

# EDGEVIEW ESTATES SUBDIVISION

SE 1/4 SECTION 19, T22S, R7W, W.M., CITY OF ELKTON

SURVEYOR'S CERTIFICATE:

### NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO CREATE A SUBDIVISION ON THE PROPERTIES DESCRIBED IN DEED INSTRUMENTS 2000-19586, 2003-19482, 2003-19481, 2005-11509, AND A PORTION OF PARCEL 3 OF LAND PARTITION 1991-0014 OF DEED INSTRUMENT 2003-31238, ALL OF DOUGLAS COUNTY DEED RECORDS.

SURVEY MAPS M59-19, M24-25, M140-14, M147-58, M148-44, AND LAND PARTITION 1991-0014 WERE USED TO CONTROL THE PERIMETER OF THIS SURVEY.

THE NORTHERLY RIGHT OF WAY OF STATE HIGHWAY 38 WAS CONTROLLED BY STATE HIGHWAY DATA AND MONUMENTS FOUND PER M140-14, M59-19, AND M24-25.

LOT CORNERS ALONG THE WEST LINE OF LOT 35 FELL IN SOLID ROCK AND I COULD NOT SET NORMAL MONUMENTS ALONG THAT LINE. I SET A P.K. NAIL WITH A WASHER IN THE ROCK AT THE CORNER COMMON TO LOTS 12, 13, AND 35. I ALSO SET A REFERENCE MONUMENT NEARBY AS SHOWN ON THE FACE OF THE MAP.

THERE WAS A CONFLICT IN THE DEED CALLS ALONG THE SOUTH EAST LINE OF LOT 31 (L1). THE CALL TO THE SOUTH LINE OF LOT 6, BLOCK 14, FIRST ADDITION TO ELKTON, WAS HELD OVER DISTANCE.

THE SOUTH BOUNDARY OF LOT 31 DOES NOT CORRESPOND WITH THE EXISTING FENCE LINES.

THIS SURVEY WAS PERFORMED BY DAVID BEEDLE AND GAYLE BEEDLE USING A SOKKIA SET 4BII TOTAL STATION. CALCULATIONS AND DRAFTING BY DAVID BEEDLE.

### DESCRIPTION OF LOT 36

A PORTION OF THE PROPERTY DESCRIBED IN DEED INSTRUMENTS: NO. 2000-19586, NO. 2003-19481, AND NO. 2005-11509, DOUGLAS COUNTY DEED RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD RESET AT THE INITIAL POINT OF ALTA VISTA, VOL. 9, PG. 53, DOUGLAS COUNTY RECORDS, WHICH IS ALSO THE INITIAL POINT OF EDGEVIEW ESTATES SUBDIVISION;

THENCE N46°31'09"E 9.94' TO A 5/8" IRON ROD ON THE SOUTHERLY RIGHT OF WAY OF THE 40' EXTENSION OF "C" STREET, CITY OF ELKTON;

THENCE 42.04' AROUND A 161.71' RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS N51°37'19"W 41.92' A 5/8" IRON ROD;

THENCE CONTINUING ALONG SAID RIGHT OF WAY N59°04'08"W 106.83' TO A 5/8" IRON ROD;

THENCE 39.62' AROUND A 198.29' RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS N53°20'39"W 39.56' TO A 5/8" IRON ROD;

THENCE N48°05'08"W 210.20' TO A 5/8" IRON ROD;

THENCE 92.82' AROUND A 160' RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS N64°14'24"W 91.53' TO A 5/8" IRON ROD;

THENCE N80°51'36"W 103.48' TO A 5/8" IRON ROD;

THENCE 116.02' AROUND A 200' RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS N64°14'29"W 114.40' TO A 5/8" IRON ROD;

THENCE N47°37'22"W 172.85' TO A 5/8" IRON ROD AT THE NORTH EAST CORNER OF LOT 22;

THENCE LEAVING SAID RIGHT OF WAY S38°41'41"W 193.63' TO A 5/8" IRON ROD;

THENCE S39°37'05"E 324.73' TO A TO A 5/8" IRON ROD AT THE NORTH EAST CORNER OF LOT 27;

THENCE S69°35'32"W 112.41' TO A 5/8" IRON ROD AT SOUTH EAST CORNER OF LOT 27 ALONG THE NORTHERLY RIGHT OF WAY OF EDGEVIEW DRIVE;

THENCE ALONG SAID NORTHERLY RIGHT OF WAY S36°05'24"E 2.00' TO A POINT;

THENCE 67.80' AROUND A 280' RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS S43°01'34"E 67.63' TO A 5/8" IRON ROD;

THENCE S49°57'47"E 29.32' TO A 5/8" IRON ROD;

THENCE LEAVING SAID RIGHT OF WAY N44°08'57"E 24.23' TO A 5/8" IRON ROD;

THENCE S73°51'02"E 96.06' TO A 5/8" IRON ROD;

THENCE S78°27'51"E 94.46' TO A 5/8" IRON ROD;

THENCE N53°12'11"E 122.70' TO A 5/8" IRON ROD;

THENCE S45°01'23"E 89.39' TO A 5/8" IRON ROD;

THENCE S45°01'23"E 98.00' TO A 5/8" IRON ROD;

THENCE S36°55'33"E 76.86' TO A 5/8" IRON ROD;

THENCE S33°38'47"E 63.98' TO A 5/8" IRON ROD;

THENCE S45°00'36"E 78.11' TO A 5/8" IRON ROD;

THENCE S47°08'27"E 148.48' TO A 5/8" IRON ROD;

THENCE N46°03'37"E 21.66' TO A 5/8" IRON ROD;

THENCE N47°00'49"W 145.91' TO A 5/8" IRON ROD;

THENCE N41°37'53"E 11.50' TO A 1/2" IRON ROD;

THENCE N41°38'15"E 1.00' TO A POINT;

THENCE N43°48'51"W 144.53' TO A 5/8" IRON ROD;

THENCE N41°42'19"E 196.46' TO A 1/4" IRON PIPE;

THENCE N41°18'10"E 44.35' TO A 5/8" IRON ROD;

THENCE S47°16'09"E 20.46' TO THE POINT OF BEGINNING.

I, DAVID J. BEEDLE DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE SUBDIVISION SHOWN HEREON WHICH IS DESCRIBED IN DEED INSTRUMENTS: NO. 2000-19586, 2003-19482, 2003-31238, 2003-19481, AND 2005-11509, ALL IN DOUGLAS COUNTY DEED RECORDS, THE PERIMETER OF THE PORTION TO BE SUBDIVIDED IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD RESET AT THE INITIAL POINT OF ALTA VISTA, VOL. 9, PG. 53, DOUGLAS COUNTY RECORDS, WHICH IS THE INITIAL POINT OF EDGEVIEW ESTATES SUBDIVISION, SAID POINT BY RECORD BEARS N22°04'W 1574.2' FROM THE SOUTH EAST CORNER OF SECTION 19, TWP 22S., R7W, W.M.,

THENCE N46°31'09"E 49.94' TO A 5/8" IRON ROD; THENCE 52.91' AROUND A 201.71' RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS N51°33'11"W 52.76' TO A 5/8" IRON ROD; THENCE N59°04'08"W 106.83' TO A 5/8" IRON ROD; THENCE 31.63' AROUND A 158.29' RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS N53°20'39"W 31.58' TO A 5/8" IRON ROD; THENCE N47°35'42"W 141.93' TO A 5/8" IRON ROD; THENCE N49°06'17"W 68.28' TO A 5/8" IRON ROD; THENCE 89.75' AROUND A 200' RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS N60°28'34"W 89.00' TO A 5/8" IRON ROD; THENCE N47°32'50"W 5.05' TO A 5/8" IRON ROD; THENCE N47°38'45"W 374.86' TO A 5/8" IRON ROD; THENCE N47°37'01"W 629.79' TO A 5/8" IRON ROD; THENCE S29°30'55"W 683.50' TO A 1/2" IRON ROD; THENCE S29°30'07"W 112.15' TO A 5/8" IRON ROD; THENCE S56°54'13"E 283.47' TO A 5/8" IRON ROD; THENCE S27°24'54"W 59.50' TO A 5/8" IRON ROD ON THE NORTHERLY RIGHT OF WAY OF STATE HIGHWAY 38; THENCE ALONG SAID RIGHT OF WAY S66°14'38"E 488.12' TO A 5/8" IRON ROD AT STATE HIGHWAY PC STATION 1044+78.2'; THENCE 338.31' AROUND A 2904.79' RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS S62°53'44"E 338.12' TO A 5/8" IRON ROD AT STATION 1048+16.43; THENCE CONTINUING 299.09' AROUND SAID CURVE, THE LONG CHORD OF WHICH BEARS S56°35'47"E 298.95' TO A 5/8" IRON ROD; THENCE CONTINUING 60.01' AROUND SAID CURVE, THE LONG CHORD OF WHICH BEARS S53°08'00"E 60.01' TO A 5/8" IRON ROD; THENCE LEAVING SAID RIGHT OF WAY N38°10'50"E 64.60' TO A 1/2" IRON PIPE; THENCE S53°57'09"E 264.18' TO A 3/4" IRON ROD; THENCE N34°38'07"E 31.71' TO A 5/8" IRON ROD ON THE SOUTH LINE OF BLOCK 14, FIRST ADDITION TO ELKTON, VOL. 1, PG. 11; THENCE N43°32'47"W 81.34' ALONG SAID SOUTH LINE AND THE EXTENSION THEREOF TO A 5/8" IRON ROD; THENCE N46°15'36"E 75.00' TO A 5/8" IRON ROD; THENCE N50°46'22"W 30.20' TO A 5/8" IRON ROD; THENCE N46°03'37"E 21.66' TO A 5/8" IRON ROD; THENCE N47°00'49"W 145.91' TO A 5/8" IRON ROD; THENCE N41°37'53"E 11.50' TO A 1/2" IRON ROD; THENCE N41°38'15"E 1.00' TO A POINT; THENCE N43°48'51"W 144.53' TO A 5/8" IRON ROD; THENCE N41°42'19"E 196.46' TO A 1-1/4" IRON PIPE; THENCE N41°18'10"E 44.35' TO A POINT; THENCE S47°16'09"E 20.46' TO THE POINT OF BEGINNING, CONTAINING 22.91 ACRES OF LAND, MORE OR LESS.

### SUBJECT TO THE FOLLOWING EASEMENTS:

AN EASEMENT FOR ELECTRICAL TRANSMISSION TO CALIFORNIA OREGON POWER COMPANY, NON-SPECIFIC LOCATION, INST. NO. 13091.

AND EASEMENT FOR ELECTRICAL TRANSMISSION TO DOUGLAS ELECTRIC CO-OPERATIVE, NON-SPECIFIC LOCATION, INST. NO. 164468.

### NOTE:

TELEPHONE TRANSMISSION LINES EXIST THROUGH PORTIONS OF LOTS 34, 35, AND 12, BUT NO RECORD OF EASEMENT HAS BEEN FOUND TO DATE. LINES ARE TO BE RELOCATED IN PUBLIC UTILITY EASEMENTS.

TOGETHER WITH EASEMENTS FOR PUBLIC UTILITIES, STORM WATER DRAINAGE, AND A WATER LINE, ALL SHOWN ON THE FACE OF THE MAP AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PUBLIC UTILITY EASEMENT, 5' IN WIDTH THROUGH ALL THE LOTS ALONG BOTH SIDES OF "C" STREET AND EDGEVIEW DRIVE, EXCEPT: WHERE IT IS 10' WIDE ALONG THE NORTHERLY PORTION OF "C" STREET, SHOWN ON MAP M147-58 AND DESCRIBED IN DEED INST. NO. 2005-11509; WHERE IT IS 7' WIDE ALONG THE SOUTH SIDE OF "C" STREET, STARTING NEAR THE INITIAL POINT OF THIS SUBDIVISION AND FOLLOWING THE RIGHT OF WAY TO THE P.C. OF CURVE "C7"; WHERE IT IS THE NORTHERLY 10' OF LOTS 7,19,20,21, AND 22; AND 5' WIDE FOLLOWING ALONG THE NORTHERLY RIGHT OF WAY OF "C" STREET THROUGH PARCEL 3 OF LAND PARTITION 1991-0014.

A 10' STORM WATER EASEMENT THROUGH LOT 32, THE CENTER LINE OF WHICH BEGINS S47°38'45E 22.5' FROM THE NORTH WEST CORNER OF LOT 32 AND RUNS S42°22'38"W TO THE SOUTH LINE OF LOT 32.

A 10' STORM WATER EASEMENT THROUGH THE NORTH WEST CORNER OF LOT 23 TO THE SOUTH LINE OF LOT 18, AND THE SOUTHERLY 10' OF LOT 18.

A STORM WATER EASEMENT, THE SOUTHERLY 10' OF LOT 22 AND THE EASTERLY 10' OF LOT 25.

A STORM WATER EASEMENT, THE NORTHERLY 10' OF LOT 10, THE WESTERLY 10' OF LOT 10 AND LOT 11, AND THE SOUTHERLY 10' OF LOT 11 FOR A LENGTH OF 145' FROM THE SOUTH WEST CORNER THEREOF.

A 15' WIDE STORM WATER EASEMENT, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON EDGEVIEW DRIVE N31°04'06"W 4.5' FROM THE CORNER OF LOTS 10 AND 16; THENCE S82°49'44"W 43.43'; THENCE S45°32'56"W 40.33'; THENCE S20°26'36"W 70.20'; THENCE S15°35'46"W 64.92'; THENCE S23°51'10"W 96.08', MORE OR LESS, TO SOUTH LINE OF LOT 11.

A 15' WIDE STORM WATER EASEMENT, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON ROD ON THE NORTH LINE OF LOT 30, SAID ROD IS S36°55'33"E 76.86' FROM THE NORTH WEST CORNER OF LOT 30; THENCE S66°41'54"W 57.20'; THENCE S54°03'37"W 46.52'; THENCE N77°07'18"W 46.74' TO THE EAST LINE OF LOT 29; THENCE CONTINUING THROUGH LOT 29 N77°07'18"W 9.64'; THENCE S41°35'13"W 47.31' TO THE NORTHERLY RIGHT OF WAY OF EDGEVIEW DRIVE; THENCE CONTINUING FROM THE SOUTHERLY RIGHT OF WAY OF EDGEVIEW DRIVE, FROM A POINT BEARING S59°48'06"E 149' FROM THE NORTH WEST CORNER OF LOT 33, THENCE THROUGH LOT 33 N82°05'27"W 90.85' TO THE NORTHERLY RIGHT OF WAY OF STATE HWY. NO. 38.

A STORMWATER EASEMENT, THROUGH THE EASTERLY 5' OF LOTS 13 AND 12, AND THROUGH THE WESTERLY 10' OF LOT 27 AND AND THE WESTERLY 5' OF LOT 35.


AN EASEMENT FOR WATER LINE AND MAINTENANCE THEREOF, THROUGH THE NORTHERLY 5' OF LOTS 1 THROUGH 6 AND LOT 32.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*David J. Beedle*

OREGON  
JANUARY 21, 1997  
DAVID J. BEEDLE  
#2798

EXPIRES 12-31-05

 <b>DAVID J. BEEDLE</b> <b>BEEDLE</b> <b>LAND SURVEYING, LLC</b>	TEL 541-874-3258 163 TRAYLOR ROAD RIDDLE, OREGON 97469	SURVEYED FOR: CAROL A. BECKLEY PO BOX 480 ELKTON, OR 97436
	DATE: 12-07-05	

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