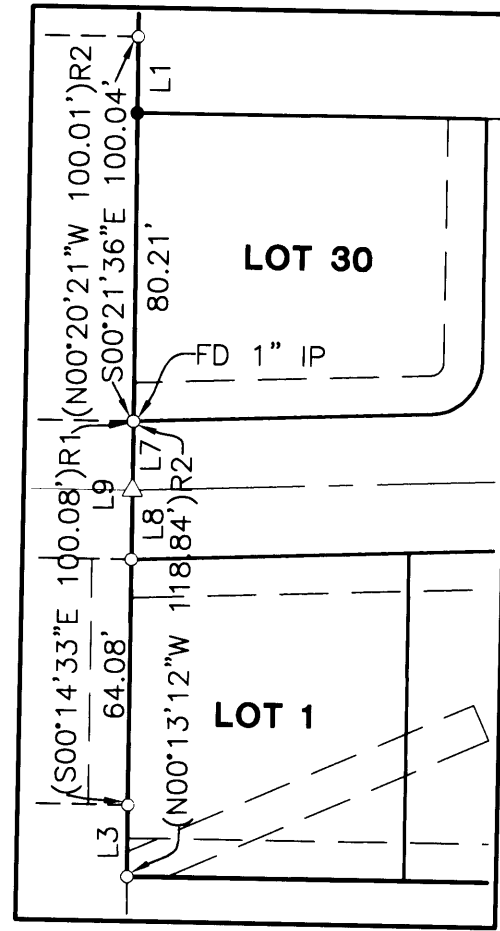


15' WIDE DRAINAGE EASEMENT DESCRIPTION

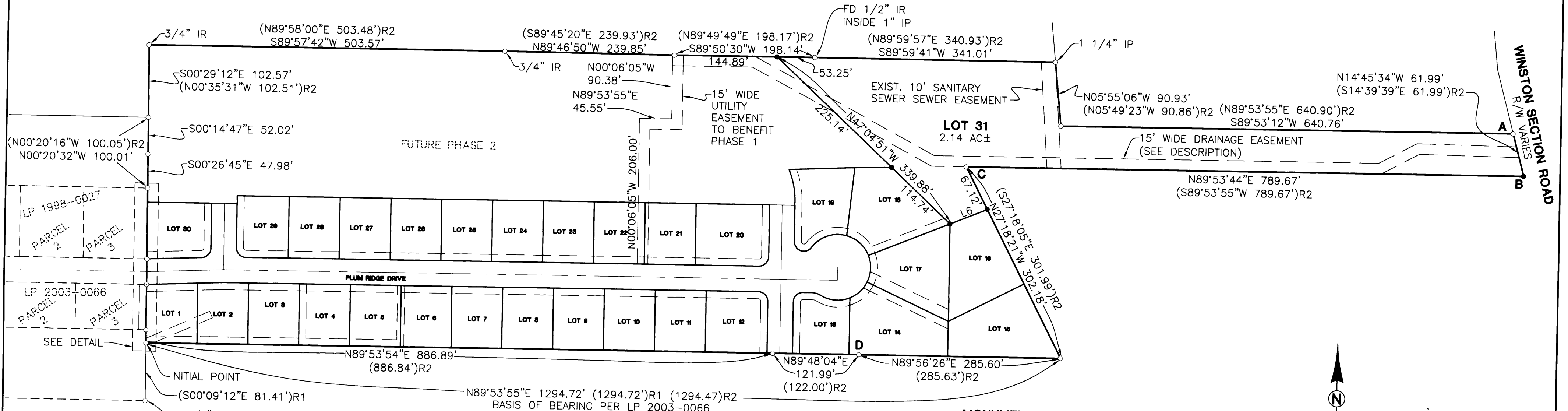
BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY BOUNDARY OF WINSTON SECTION ROAD FROM WHICH POINT "A" BEARS NORTH 14°45'34" WEST 19.02 FEET; THENCE ALONG SAID RIGHT OF WAY SOUTH 14°45'34" EAST 15.57 FEET; THENCE LEAVING SAID RIGHT OF WAY NORTH 89°15'36" WEST 140.78 FEET; THENCE SOUTH 61°44'58" WEST 60.60 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF LOT 31 OF THIS PLAT; THENCE ALONG SAID BOUNDARY SOUTH 89°53'44" WEST 588.54 FEET TO POINT "C"; THENCE LEAVING SAID BOUNDARY SOUTH 89°53'44" WEST 49.45 FEET; THENCE NORTH 62°07'21" WEST 289.53 FEET; THENCE SOUTH 89°50'30" WEST 109.98 FEET; THENCE NORTH 89°46'50" WEST 2.41 FEET; THENCE NORTH 00°06'05" WEST 14.89 FEET TO A POINT ON THE NORTH BOUNDARY OF FUTURE PHASE 2; THENCE ALONG SAID BOUNDARY SOUTH 89°46'50" EAST 2.39 FEET TO A 5/8" IRON ROD; THENCE NORTH 89°50'30" EAST 113.80 FEET; THENCE LEAVING SAID BOUNDARY SOUTH 62°07'21" EAST 289.46 FEET; THENCE NORTH 89°53'44" EAST 630.49 FEET; THENCE NORTH 61°44'58" EAST 60.72 FEET; THENCE SOUTH 89°15'36" EAST 140.50 FEET TO THE POINT OF BEGINNING AND THERE TERMINATING.



DETAIL
SCALE: 1" = 50'

LINE	BEARING	LENGTH
L1	S00°21'36"E	19.83'
L2	S00°06'05"E	11.03'
L3	(S00°37'53"E	18.67')R1
L4	N89°53'55"E	12.45'
L5	S00°06'05"E	5.00'
L6	S67°46'18"W	56.61'
L7	S00°14'33"E	18.01'
L8	S00°14'33"E	18.01'
L9	S00°14'33"E	36.02'
L10	N00°04'42"W	18.50'

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH
C1	N43°46'31"E	18.71'	13.50'	20.68'
C2	S45°06'05"E	19.09'	13.50'	21.21'
C3	N44°53'55"E	19.09'	13.50'	21.21'
C4	N45°06'05"W	19.09'	13.50'	21.21'
C5	S44°53'55"W	19.09'	13.50'	21.21'
C6	N74°36'00"W	12.56'	23.50'	12.72'
C7	S85°58'56"E	42.05'	46.50'	43.64'
C8	N46°16'35"E	33.11'	46.50'	33.86'
C9	N01°35'42"E	37.56'	46.50'	38.67'
C10	N48°44'46"W	41.52'	46.50'	43.04'
C11	S70°20'41"W	52.53'	46.50'	55.82'
C12	S72°04'27"E	25.67'	13.50'	33.92'
C13	N11°24'25"W	46.27'	118.00'	46.57'



LEGEND

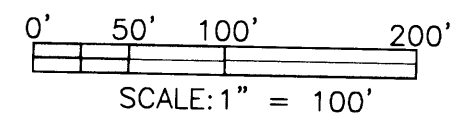
- SET 5/8" x 30" IR w/CAP MARKED "I.E. ENGINEERING" UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- △ CALCULATED POSITION
- ()R1 RECORD AS PER LP 2003-0066
- ()R2 RECORD AS PER LP 2001-0007

MONUMENTATION NOTES:

A-C SEE EASEMENT DESCRIPTION ON THIS PAGE AND NARRATIVE ON PG. 3

SHEET INDEX

- 1 PARENT PARCEL
- 2 PHASE 1
- 3 NOTES AND SIGNATURES



DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK 2003-030761



NO FEE

11/12/2003 08:00:00 AM

PLAT-SUB Cnt=1 Stn=18 RECORDINGDESK
This is a no fee document

<p>REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p><i>Jon Lee Estabrook</i></p> <p>OREGON JERRY LEE ESTABROOK 2703</p> <p>EXPIRES: 12/31/2003</p>	<p>PLUM RIDGE SUBDIVISION, PHASE 1</p> <p>LYING IN THE NW 1/4 OF SEC. 22, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON</p>	
	<p>SURVEYED FOR:</p> <p>PDR L.L.C. 360 S. WOODRIDGE COQUILLE, OREGON 97423</p>	<p>SURVEYED BY:</p> <p>i.e. ENGINEERING</p> <p>741 SE Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@engineering.com</p>
<p>SCALE: AS SHOWN</p>	<p>DATE: OCT., 2003</p>	<p>DWG. BY: MLJ</p> <p>JOB NO: 1903-01</p> <p>PAGE: 1 OF 3</p>