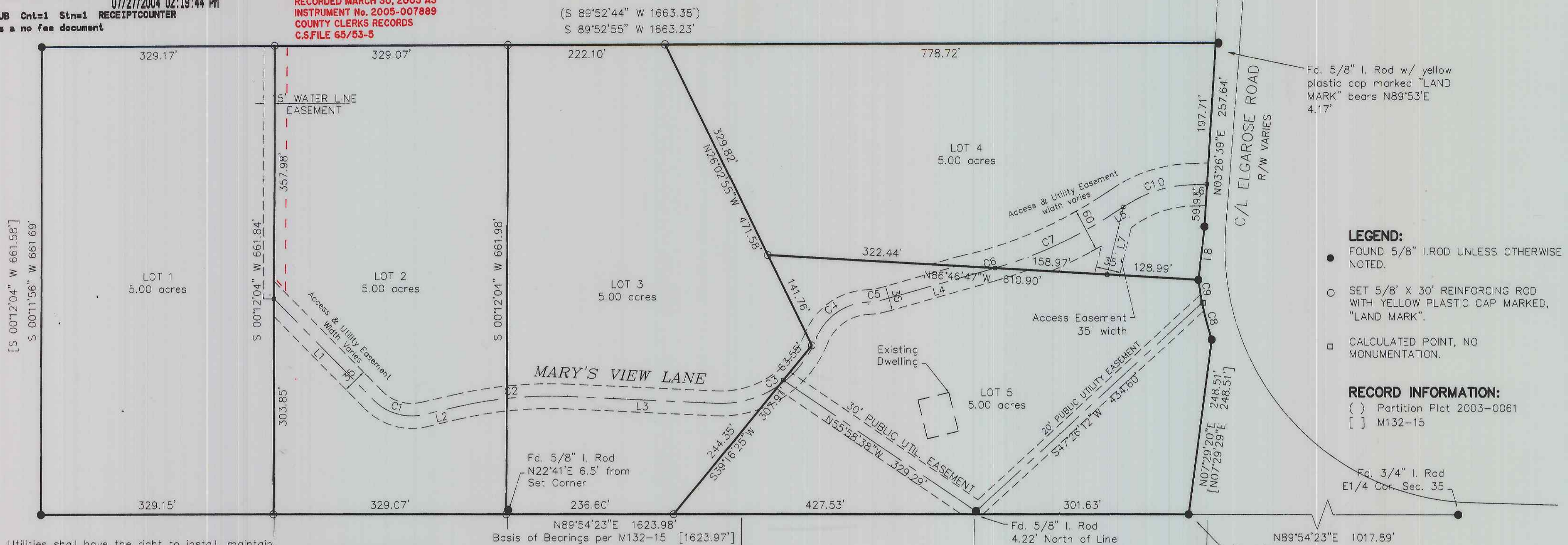




07/27/2004 02:19:44 PM  
PLAT-SUB Cnt=1 Stn=1 RECEIPTCOUNTER  
This is a no fee document

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

WATER EASEMENT  
RECORDED MARCH 30, 2005 AS  
INSTRUMENT NO. 2005-007889  
COUNTY CLERKS RECORDS  
C.S.FILE 65/53-5



Fd. 5/8" I. Rod w/ yellow plastic cap marked "LAND MARK" bears N89°53'E 4.17'

- LEGEND:**
- FOUND 5/8" I. ROD UNLESS OTHERWISE NOTED.
  - SET 5/8" X 30' REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED, "LAND MARK".
  - CALCULATED POINT, NO MONUMENTATION.

**RECORD INFORMATION:**  
( ) Partition Plat 2003-0061  
[ ] M132-15

Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and their right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE.

**SURVEYOR'S CERTIFICATE**

I, Mark A. Heimbürger, do hereby certify that have correctly surveyed and marked with proper monuments the corners so indicated on the annexed plat and that the boundaries are properly described as follows:

Being a portion of Lot 86, Melrose Orchard Tracts as platted and recorded in Volume 3, Page 2 of the Plat Records of Douglas County, Oregon and more particularly described as follows:

Beginning at a 5/8 inch iron rod at the Northwest Corner of said Lot 86, Melrose Orchard Tracts as established per record survey M132-15 as on file in the Douglas County Survey Records; thence along the West boundary of said Lot 86 South 00°11'56" West 661.69 feet to a 5/8 inch iron rod; thence North 89°54'23" East 1623.98 feet to a 5/8 inch iron rod; thence North 07°29'20" East 248.51 feet to a 5/8 inch iron rod on the westerly right of way of Elgarose County Road Number 53; thence 86.11 feet along the arc of a 398.10 foot radius non-tangent curve to the right, the chord of which bears North 12°44'49" West 85.94 feet to a 5/8 inch iron rod; thence North 06°26'24" East 75.55 feet to a 5/8 inch iron rod; thence North 03°26'39" East 257.64 feet to a 5/8 inch iron rod; thence leaving said right of way South 89°52'55" West 1659.06 feet to the Point of Beginning.

*Mark A. Heimbürger*  
Mark A. Heimbürger, P.L.S.

Restrictions, Protective Covenants and By-Laws recorded in Deed Reference Number 2004-018396 of the records of Douglas County, Oregon.

**DECLARATION**

KNOW ALL PEOPLE BY THESE PRESENTS, that Edward A. Hoffman and Mary E. Hoffman, husband and wife, owners of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, do hereby declare the annexed map to be a correct map of the subdivision plat including all easements as shown on plat of said property. They have caused this subdivision plat to be prepared and the property to be subdivided into lots as shown by the name of "ASH VALLEY SUBDIVISION", and do hereby create the easements shown thereon.

*Edward A. Hoffman*  
Edward A. Hoffman  
*Mary E. Hoffman*  
Mary E. Hoffman

**ACKNOWLEDGMENT**

State of Oregon )  
County of Douglas)



KNOW ALL PEOPLE BY THESE PRESENTS: that on this 17 day of June, 2004, before me a Notary Public of and for said State and County, did personally appear Edward A. Hoffman and Mary E. Hoffman, husband and wife, who being duly sworn did say that they are the identical persons named in the foregoing instrument and they executed said instrument freely and voluntarily.

*Nancy A. Winchell*  
Notary Public, State of Oregon  
Date Oct 20, 2005 Expiration

**APPROVALS**

*Bob Williamson* for KIC 7/22/04  
Douglas County Planning Director  
Date  
*Randall W. Smith* DEPUTY  
Douglas County Surveyor  
Date 7/26/04  
*Ron Nasser*  
Douglas County Assessor  
Date 7/26/04  
I hereby certify that all taxes and special assessments or other charges required by law, have been paid.  
*Sandra K. Coone*  
Douglas County Tax Collector  
Date 7/26/04

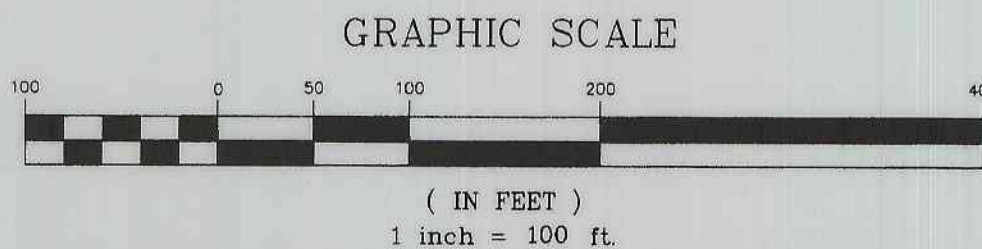
LINE TABLE

LINE	LENGTH	BEARING
L1	199.73	S44°36'01"E
L2	48.03	N76°52'11"E
L3	207.34	S87°25'26"E
L4	156.99	N74°08'54"E
L5	36.44	N57°52'30"E
L6	25.17	N87°27'32"E
L7	98.06	S13°41'32"W
L8	75.55	N06°26'24"E

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C1	75.87	77.51	S73°51'55"E	74.18	58°31'49"
C2	583.84	160.05	S84°43'23"W	159.55	15°42'24"
C3	144.92	178.97	N57°11'53"E	167.81	70°45'23"
C4	82.86	95.24	S54°44'58"W	90.09	65°51'34"
C5	100.00	23.62	N80°54'49"E	23.56	13°31'51"
C6	632.90	6.25	N73°51'55"E	6.25	0°33'57"
C7	632.90	173.51	N65°43'43"E	172.96	15°42'27"
C8	398.10	53.18	S15°06'59"E	53.14	7°39'13"
C9	398.10	32.93	S08°55'12"E	32.92	4°44'20"
C10	178.50	92.16	S72°40'01"W	91.14	29°35'02"

Plan: RC5  
Zone: 5R  
Water: UBW  
Sewer: Septic  
PD File No: 04-014



Sheet 1 of 1  
**ASH VALLEY SUBDIVISION**  
A Portion of Lot 86, Melrose Orchard Tracts  
In the N.E. 1/4, Section 35, T. 26 S., R. 7 W., W.M.  
Douglas County, Oregon  
June 4, 2004

FOR: EDWARD HOFFMAN  
1760 Elgarose Road  
Roseburg, OR 97470

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Mark A. Heimbürger*  
OREGON  
JULY 16, 1987  
MARK A. HEIMBURGER  
2287  
RENEWS 06/30/2005

**LM LAND MARK SURVEYING, INC.**  
3329 N.E. STEPHENS ST.  
ROSEBURG, OREGON 97470  
TEL (541) 677-9400  
FAX (541) 677-9401  
LM Proj. No. 2003-0112