

SURVEYOR'S CERTIFICATE:

I, JERRY LEE ESTABROOK, OREGON PROFESSIONAL LAND SURVEYOR NO. 2703, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION.

THE PARENT PARCEL BEING PARCEL 2 OF LAND PARTITION 1994-0083 AS RECORDED IN THE DOUGLAS COUNTY RECORDER'S OFFICE LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON. SAID PARCEL CONTAINING 51.02 ACRES MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS MAP IS TO SUBDIVIDE SAID PARENT PARCEL INTO LOTS AS SHOWN HEREIN. THE PROCEDURE IS AS FOLLOWS: WE TIED EXISTING MONUMENTS AS SHOWN HEREIN. WE THEN SUBDIVIDED SAID PARENT PARCEL INTO LOTS AS SHOWN HEREIN.

A DRAINFIELD AND SANITARY SEWER EASEMENT TO BENEFIT LOT 3:

SAID EASEMENT BEING A PORTION OF PARCEL 1 AND A PORTION OF PARCEL 2 OF LP 1994-0083, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY BOUNDARY OF SAID PARCEL 1 FROM WHICH THE NORTHEAST CORNER OF SAID PARCEL 1 BEARS N04°54'43"E 117.83 FEET; THENCE S72°13'30"W 19.15 FEET; THENCE S10°17'56"W 68.51 FEET; THENCE N79°01'51"E 25.06 FEET TO A POINT ON SAID EASTERLY BOUNDARY; THENCE N79°01'51"E 77.18 FEET; THENCE N03°52'34"W 74.75 FEET; THENCE S72°13'30"W 68.08 FEET TO THE POINT OF BEGINNING.

A DRAINFIELD AND SANITARY SEWER EASEMENT TO BENEFIT LOT 5:

SAID EASEMENT BEING A PORTION OF PARCEL 1 AND A PORTION OF PARCEL 2 OF LP 1994-0083, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY BOUNDARY OF SAID PARCEL 1 FROM WHICH THE NORTHEAST CORNER OF SAID PARCEL 1 BEARS N04°54'43"E 186.57 FEET; THENCE S79°01'51"W 25.06 FEET; THENCE S17°17'41"E 63.77 FEET TO A POINT ON SAID EASTERLY BOUNDARY; THENCE N73°14'26"E 89.44 FEET; THENCE N04°26'11"W 54.71 FEET; THENCE S79°01'51"W 77.18 FEET TO THE POINT OF BEGINNING.

A DRAINFIELD AND SANITARY SEWER EASEMENT TO BENEFIT LOT 6:

SAID EASEMENT BEING A PORTION OF PARCEL 2 OF LP 1994-0083, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT FROM WHICH THE NORTHEAST CORNER OF PARCEL 1 OF LP1994-0083 BEARS S72°13'30"W 68.08 FEET AND N04°54'43"E 117.83 FEET; THENCE S03°52'34"E 74.75 FEET; THENCE N81°46'41"E 110.97 FEET; THENCE N33°54'24"W 79.37 FEET; THENCE S84°12'41"W 70.97 FEET TO THE POINT OF BEGINNING.

A DRAINFIELD AND SANITARY SEWER EASEMENT TO BENEFIT LOT 7:

SAID EASEMENT BEING A PORTION OF PARCEL 2 OF LP 1994-0083, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT FROM WHICH THE NORTHEAST CORNER OF PARCEL 1 OF LP1994-0083 BEARS S79°01'51"W 77.18 FEET AND N04°54'43"E 186.57 FEET; THENCE S04°26'11"E 54.71 FEET; THENCE N82°48'31"E 119.06 FEET; THENCE N12°42'58"W 56.91 FEET; THENCE S81°46'41"W 110.97 FEET TO THE POINT OF BEGINNING.

A DRAINFIELD AND SANITARY SEWER EASEMENT TO BENEFIT LOT 8:

SAID EASEMENT BEING A PORTION OF PARCEL 2 OF LP 1994-0083, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT FROM WHICH THE MOST EASTERLY NORTHEAST CORNER OF LOT 1 OF THIS PLAT BEARS S47°43'15"W 29.80 FEET; THENCE N77°34'53"E 110.42 FEET; THENCE N51°11'38"W 110.14 FEET; THENCE S62°22'23"W 75.08 FEET; THENCE S37°31'11"E 73.07 FEET TO THE POINT OF BEGINNING.

A DRAINFIELD AND SANITARY SEWER EASEMENT TO BENEFIT LOT 9:

SAID EASEMENT BEING A PORTION OF PARCEL 2 OF LP 1994-0083, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT FROM WHICH THE MOST EASTERLY NORTHEAST CORNER OF LOT 1 OF THIS PLAT BEARS S77°34'53"W 110.42 FEET AND S47°43'15"W 29.80 FEET; THENCE N67°20'43"E 93.43 FEET; THENCE N51°06'52"W 116.59 FEET; THENCE S63°42'43"W 90.67 FEET; THENCE S51°11'38"E 110.14 FEET TO THE POINT OF BEGINNING.

A DRAINFIELD AND SANITARY SEWER EASEMENT TO BENEFIT LOT 10:

SAID EASEMENT BEING A PORTION OF PARCEL 2 OF LP 1994-0083, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT FROM WHICH THE MOST EASTERLY NORTHEAST CORNER OF LOT 1 OF THIS PLAT BEARS S67°20'43"W 93.43 FEET, S77°34'53"W 110.42 FEET AND S47°43'15"W 29.80 FEET; THENCE N11°32'16"E 107.81 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF LOT 3 OF THIS PLAT; THENCE ALONG SAID BOUNDARY N65°05'41"W 64.80 FEET; THENCE LEAVING SAID BOUNDARY S41°52'46"W 80.21 FEET; THENCE S51°06'52"E 116.59 FEET TO THE POINT OF BEGINNING.

AN ACCESS AND UTILITY EASEMENT TO BENEFIT THIS SUBDIVISION AND UNITS 1 AND 2 OF BLA UNDER D.C. PLANNING FILE #04-M010:

SAID EASEMENT BEING A PORTION OF PARCEL 2 OF LP 1994-0083, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(PORTION A) THE CENTERLINE OF A 60' WIDE PORTION OF SAID EASEMENT BEGINNING AT A POINT ON THE SOUTHEASTERLY BOUNDARY FROM WHICH THE SOUTHWEST CORNER OF LOT 21 OF EDENBOWER BEARS N47°19'41"E 97.87 FEET; THENCE N75°24'14"W 3.17 FEET; THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE RIGHT FOR 156.93 FEET THE CHORD OF WHICH BEARS N30°26'53"W 141.31 FEET; THENCE N14°30'29"E 255.75 FEET; THENCE N11°24'10"E 250.74 FEET; THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE LEFT FOR 102.41 FEET THE CHORD OF WHICH BEARS N17°56'10"W 97.99 FEET; THENCE N47°16'29"W 230.60 FEET; THENCE N47°16'29"W 11.46 FEET; THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE LEFT FOR 98.21 FEET THE CHORD OF WHICH BEARS N75°24'32"W 94.31 FEET; THENCE S76°27'25"W 70.63 FEET; THENCE S76°27'25"W 40.82 FEET; THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE LEFT FOR 164.78 FEET THE CHORD OF WHICH BEARS S29°15'06"W 146.76 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF LOT 4 OF THIS PLAT FROM WHICH THE NORTHWEST CORNER OF SAID LOT 4 BEARS N82°08'56"W 158.92; THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE LEFT FOR 2.33 FEET THE CHORD OF WHICH BEARS S18°37'20"E 2.33 FEET; THENCE S19°17'27"E 0.70 FEET; THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE RIGHT FOR 28.77 FEET THE CHORD OF WHICH BEARS S11°02'53"E 28.67 FEET; THENCE S02°48'20"E 40.00 FEET TO A POINT FROM WHICH THE NORTHWEST CORNER OF SAID LOT 4 BEARS N60°48'17"W 190.00 FEET AND THERE TERMINATING.

(PORTION B) ALSO THE CENTERLINE OF A 25' WIDE PORTION CONTINUING FROM THE END OF SAID 60 FOOT WIDE EASEMENT THENCE S02°48'20"E 132.15 FEET; THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE LEFT FOR 47.16 FEET THE CHORD OF WHICH BEARS S16°18'57"E 46.72 FEET TO A POINT ON THE SOUTH BOUNDARY OF LOT 4 OF THIS PLAT FROM WHICH THE SOUTHWEST CORNER THEREOF BEARS N72°22'30"W 216.61 FEET AND THERE TERMINATING.

(PORTION C) ALSO A PORTION OF LOTS 2, 3, AND 9 OF THIS PLAT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY OF SAID LOT 3 FROM WHICH THE SOUTHWEST CORNER THEREOF BEARS N65°05'41"W 296.73 FEET; THENCE N19°01'08"E 165.86 FEET; THENCE ALONG THE ARC OF AN 87.50 FOOT RADIUS CURVE TO THE LEFT FOR 114.53 FEET THE CHORD OF WHICH BEARS N18°28'43"W 106.53 FEET; THENCE N55°58'33"W 38.67 FEET; THENCE ALONG THE ARC OF A 112.50 FOOT RADIUS CURVE TO THE RIGHT FOR 64.19 FEET THE CHORD OF WHICH BEARS N39°37'45"W 63.33 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID LOT 3; THENCE ALONG SAID BOUNDARY S72°22'30"E 181.33 FEET; THENCE LEAVING SAID BOUNDARY S19°01'08"W 301.02 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID LOT 3; THENCE ALONG SAID BOUNDARY S61°58'00"E 13.15 FEET; THENCE LEAVING SAID BOUNDARY S11°32'16"W 20.86 FEET; THENCE N61°58'00"W 15.09 FEET; THENCE S19°01'08"W 44.33 FEET; THENCE ALONG THE ARC OF A 112.50 FOOT RADIUS CURVE TO THE RIGHT FOR 54.98 FEET THE CHORD OF WHICH BEARS S33°01'09"W 54.43 FEET; THENCE S47°01'10"W 244.69 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF SAID LOT 2; THENCE ALONG SAID BOUNDARY N25°26'15"W 121.05 FEET TO THE MOST WESTERLY NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTHWESTERLY BOUNDARY THEREOF N47°43'15"E 29.80 FEET; THENCE N77°34'53"E 110.42 FEET; THENCE N67°20'43"E 93.43 FEET; THENCE N11°32'16"E 107.81 FEET TO THE MOST NORTHERLY CORNER THEREOF; THENCE ALONG THE NORTHEASTERLY BOUNDARY THEREOF S65°05'41"E 23.67 FEET TO THE POINT OF BEGINNING.

(PORTION D) ALSO A PORTION OF LOT 5, LOT 6, AND THE OPEN SPACE OF THIS PLAT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE CENTERLINE OF A 60 FOOT WIDE PORTION OF SAID EASEMENT BEGINNING AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID LOT 6; THENCE N37°31'46"W 46.54 FEET; THENCE N37°31'46"W 201.98 FEET; THENCE N20°30'16"W 210.92 FEET TO A 5/8" IRON ROD ON THE WESTERLY BOUNDARY OF SAID PARCEL 2.

AN ACCESS AND UTILITY EASEMENT TO SATELLITE PARCELS:

SAID EASEMENT BEING A PORTION OF PARCEL 2 OF LP 1994-0083 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY BOUNDARY OF LOT 20 OF EDENBOWER ORCHARD TRACTS, VOLUME 4, PAGE 56 RECORDED IN THE DOUGLAS COUNTY RECORDER'S OFFICE FROM WHICH THE NORTHWEST CORNER THEREOF BEARS N00°38'33"E 86.84 FEET; THENCE S58°39'14"W 75.04 FEET; THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE LEFT 9.49 FEET THE CHORD OF WHICH BEARS N44°33'19"W 9.49 FEET; THENCE N47°16'29"W 190.85 FEET; THENCE S89°21'27"E 212.03 FEET; THENCE S00°38'33"W 94.84 FEET TO THE POINT OF BEGINNING.

ALSO PORTION "A" OF THAT ACCESS AND UTILITY EASEMENT TO BENEFIT THIS SUBDIVISION AND UNITS 1 AND 2 OF BLA UNDER D.C. PLANNING FILE #04-M010 DESCRIBED ON THIS PLAT.

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 30 DAY OF August, 2004, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED WILLIAM E. HAYNES, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Elaine Berg
NOTARY: ELAINE BERG
NOTARY PUBLIC - OREGON
COMMISSION NO.: 358908
MY COMMISSION EXPIRES: JUNE 23, 2006

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT OLIVE HEIGHTS, INC., IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED BY THE NAME OF "OLIVE HEIGHTS SUBDIVISION" TOGETHER WITH EASEMENTS AS SHOWN AND INCLUDING EASEMENTS FOR THE CONSTRUCTION, MAINTENANCE, USE AND REPAIR OF AN INDIVIDUAL WATER-CARRIED ON SITE SEWAGE DISPOSAL SYSTEM (HEREAFTER CALLED "SYSTEM" APPURTENANT TO THE ABOVE DESCRIBED PROPERTY OF GRANTEES). GRANTORS, FOR THEMSELVES AND THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE TO AND WITH THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT THE PROPERTY DESIGNATED AS DRAINFIELD AND EFFLUENT SEWER TRANSPORT LINES HEREON SHALL NOT BE USED FOR ANY PURPOSE DETRIMENTAL TO SAID SYSTEM OR CONTRARY TO LAWS AND RULES OF GOVERNMENTAL AGENCIES APPLICABLE OR RELATED TO SAID SYSTEM.

William E. Haynes 8/30/04
WILLIAM E. HAYNES (PRESIDENT) DATE

ZONE: 5R
COMP. PLAN: RR5
WATER: UBWA
SEWER: SEPTIC

PLANNING DEPARTMENT FILE NO. 03-121

ENCUMBRANCES AND RESTRICTIONS:

THIS SUBDIVISION PLAT IS SUBJECT TO THE FOLLOWING INSTRUMENT NUMBERS FOR RESTRICTIVE COVENANTS AND NON-REVOCABLE DEED RESTRICTIONS ON THE LOTS AND SHARED OPEN SPACE WITHIN THIS PLAT:

2004-021020 & 2004-021158

	OLIVE HEIGHTS SUBDIVISION LYING IN THE SE 1/4 OF SECTION 2, TOWNSHIP 27, SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON	
	SURVEYED FOR: OLIVE HEIGHTS, INC. 164 CLYDE WILLIAM LN. ROSEBURG, OREGON 97470	SURVEYED BY: 741 SE Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com
DWG. BY: MLJ	SCALE: AS SHOWN	DATE: FEB., 2003
JOB NO: 1918-01		PAGE: 4 OF 4