

SURVEYOR'S CERTIFICATE:

I, LARRY E. MONREAN, OREGON PROFESSIONAL LAND SURVEYOR NO. 1830, 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.

A PARCEL OF LAND BEING A PORTION OF PARCEL 3 OF LAND PARTITION 1997-0001 AS RECORDED IN THE DOUGLAS COUNTY CLERK PLAT RECORDS AND A PORTION OF LOT 33 OF PLAT H ROSEBURG HOME-ORCHARD TRACTS AS RECORDED IN THE DOUGLAS COUNTY PLAT RECORDS. SAID PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF LOT 37 OF RIVER VIEW SUBDIVISION, PHASE 1, VOLUME 20, PAGE 30, RECORDED AS INSTRUMENT NUMBER 2000-21484 IN THE DOUGLAS COUNTY CLERK PLAT RECORDS; THENCE RUNNING ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 37 AND THE RIGHT-OF-WAY BOUNDARY OF CHAR STREET SOUTH 89°44'31" EAST 148.33 FEET TO A 5/8 INCH IRON ROD; THENCE RUNNING ALONG THE WESTERLY BOUNDARY OF LOT 20 OF SAID RIVER VIEW SUBDIVISION, PHASE 1 SOUTH 00°19'30" WEST 60.58 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID LOT 20; THENCE RUNNING ALONG THE SOUTHERLY BOUNDARIES OF LOTS 20 THRU 25 OF SAID RIVER VIEW SUBDIVISION, PHASE 1 THE FOLLOWING COURSES: SOUTH 89°48'23" EAST 264.64 FEET TO A 5/8 INCH IRON ROD, SOUTH 89°56'24" EAST 65.03 FEET TO A 5/8 INCH IRON ROD AND SOUTH 89°56'45" EAST 65.30 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 25; THENCE RUNNING ALONG THE WESTERLY BOUNDARIES OF LOTS 27 THRU 34 OF SAID RIVER VIEW SUBDIVISION, PHASE 1 THE FOLLOWING COURSES: SOUTH 00°48'48" WEST 25.36 FEET TO A 5/8 INCH IRON ROD, SOUTH 00°11'17" WEST 65.05 FEET TO A 5/8 INCH IRON ROD, SOUTH 31°18'41" WEST 59.85 FEET TO A 5/8 INCH IRON ROD, SOUTH 37°40'42" WEST 54.77 FEET TO A 5/8 INCH IRON ROD, SOUTH 46°12'44" WEST 64.94 FEET TO A 5/8 INCH IRON ROD, SOUTH 46°20'36" WEST 65.13 FEET TO A 5/8 INCH IRON ROD, SOUTH 34°58'49" WEST 93.86 FEET TO A 5/8 INCH IRON ROD AND SOUTH 26°56'28" WEST 65.00 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID LOT 34; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 34 SOUTH 63°06'18" EAST 123.00 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHEAST CORNER THEREOF, SAID POINT ALSO BEING THE SOUTHWESTERLY RIGHT-OF-WAY CORNER OF UMPQUA VIEW DRIVE; THENCE RUNNING ALONG SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY THE FOLLOWING COURSES: SOUTH 61°29'57" EAST 27.00 FEET AND SOUTH 52°02'49" EAST 27.66 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID RIGHT-OF-WAY BOUNDARY; THENCE RUNNING ALONG SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY AND THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF SILVERADO ROAD THE FOLLOWING COURSES: ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT FOR 34.53 FEET TO A 5/8 INCH IRON ROD, THE CHORD OF WHICH BEARS NORTH 74°43'49" EAST 30.40 FEET, SOUTH 55°56'49" EAST 80.22 FEET TO A 5/8 INCH IRON ROD, ALONG THE ARC OF A 160.00 FOOT RADIUS CURVE TO THE LEFT FOR 30.81 FEET TO A 5/8 INCH IRON ROD, THE CHORD OF WHICH BEARS SOUTH 61°19'01" EAST 30.77 FEET AND SOUTH 66°08'12" EAST 9.20 FEET TO A 5/8 INCH IRON ROD AT THE NORTHWEST CORNER OF LOT 16 OF ROLLING HILLS ESTATES SUBDIVISION 8TH ADDITION, VOLUME 18, PAGE 5, RECORDED AS INSTRUMENT NUMBER 93-25147 IN THE DOUGLAS COUNTY CLERK PLAT RECORDS; THENCE RUNNING ALONG THE WESTERLY BOUNDARY OF LOTS 14 THRU 16 OF SAID ROLLING HILLS ESTATES SUBDIVISION 8TH ADDITION THE FOLLOWING COURSES: SOUTH 26°21'17" WEST 73.58 FEET TO A 5/8 INCH IRON ROD, SOUTH 17°51'51" WEST 73.17 FEET TO A 5/8 INCH IRON ROD AND SOUTH 13°51'34" WEST 79.94 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID LOT 14 ALSO BEING THE NORTHWEST CORNER OF PARCEL 1 OF SAID LAND PARTITION 1997-0001; THENCE RUNNING ALONG THE WESTERLY BOUNDARY OF SAID PARCEL 1 SOUTH 01°04'34" WEST 125.51 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHWEST CORNER THEREOF; THENCE RUNNING ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL 1 SOUTH 89°37'01" EAST 80.35 FEET TO A 5/8 INCH IRON ROD; THENCE RUNNING ALONG THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF ROLLING HILLS ROAD NORTH 89°38'08" EAST 55.12 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY BOUNDARY OF SAID ROLLING HILLS ROAD; THENCE RUNNING ALONG SAID WESTERLY RIGHT-OF-WAY BOUNDARY SOUTH 00°01'49" EAST 54.17 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY BOUNDARY NORTH 89°59'47" WEST 46.99 FEET TO A 5/8 INCH IRON ROD; THENCE ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE RIGHT FOR 18.84 FEET TO A 5/8 INCH IRON ROD, THE CHORD OF WHICH BEARS SOUTH 45°00'48" EAST 16.97 FEET; THENCE SOUTH 00°01'49" EAST 58.89 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 89°29'56" WEST 100.00 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 00°01'49" EAST 33.10 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 89°29'56" WEST 257.44 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 00°01'39" EAST 105.10 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 89°29'56" WEST 100.00 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 00°01'39" WEST 11.59 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 89°58'21" WEST 54.00 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 89°29'56" WEST 99.94 FEET TO A 5/8 INCH IRON ROD ON THE WESTERLY BOUNDARY OF SAID PARCEL 3; THENCE RUNNING ALONG SAID WESTERLY BOUNDARY OF PARCEL 3 AND THE WESTERLY BOUNDARY OF SAID LOT 33 OF PLAT H ROSEBURG HOME-ORCHARD TRACTS NORTH 00°01'28" EAST 1011.43 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 11.56 ACRES MORE OR LESS.

AS PER O.R.S. 92.070 (PARAGRAPH 2) I ALSO CERTIFY THAT THE POST MONUMENTATION IN THIS SUBDIVISION WILL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF PAVING IMPROVEMENTS OR ONE YEAR FOLLOWING THE ORIGINAL PLAT RECORDATION. WHICHEVER OCCURS FIRST, IN ACCORDANCE WITH O.R.S. 92.060.

NARRATIVE:

THE PURPOSE OF THIS MAP IS TO SUBDIVIDE THE ABOVE DESCRIBED PARCEL INTO LOTS AS SHOWN.

THE PROCEDURE WAS AS FOLLOWS: WE TIED EXISTING MONUMENTS AS SHOWN. WE CALCULATED THE WESTERLY RIGHT-OF-WAY BOUNDARY OF ROLLING HILLS ROAD BY HOLDING A 30 FOOT OFFSET FROM THE WESTERLY BOUNDARY OF PARCEL 2 OF LAND PARTITION 1997-0001 AS SHOWN. WE TIED EXISTING MONUMENTS SHOWN AS TIES ON THE NORTHWEST PIPELINE CORPORATION AS-BUILT ALIGNMENT DRAWING ON FILE IN THE DOUGLAS COUNTY SURVEYOR'S OFFICE FOR THE NATURAL GAS LINE AND CALLED OUT IN THE RECORDED EASEMENT IN INSTRUMENT NUMBER 327417. THE MONUMENTS DID NOT FIT THE GAS LINE SHOWN ON SAID PLANS VERY WELL. WE THEN HELD FIELD TIES ON THE GAS LINE TO CALCULATE THE 60' WIDE GAS EASEMENT WITH OFFSETS PER SAID PLANS. THE GAS COMPANY AND THE OWNER OF THE LAND THEN AGREED ON AMENDING THE ORIGINAL EASEMENT DESCRIPTION WITH A NEW RECORDING OF THE CALCULATED EASEMENT. LOCATIONS FOR MONUMENTS WERE CALCULATED AS SHOWN.

ACKNOWLEDGMENT:

STATE OF Oregon }
COUNTY OF Deschutes } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 2nd DAY OF November, 2004, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DENNIS P. MURPHY, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Betty J. Powell
NOTARY SIGNATURE

Betty J. Powell
NOTARY NAME

NOTARY PUBLIC - Oregon
COMMISSION NO.: 369799
MY COMMISSION EXPIRES: June 1, 2007

NOTE: SUBJECT TO COVENANTS AS RECORDED IN INSTRUMENT NO. 2004-029729 OF DEED RECORDS OF DOUGLAS COUNTY.

PLANNING DEPARTMENT FILE NO. 04-013

APPROVALS:

Keith L. Cubic DECEMBER 6, 2004
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Randy Wom 12-7-04
DOUGLAS COUNTY SURVEYOR DATE

Ron NORTHCRAFT 12-9-04
DOUGLAS COUNTY ASSESSOR DATE

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

Sandra K. Covace 12/9/04
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 10th DAY OF DEC, 2004, 9:58 O'CLOCK AM/PM
BARBARA E. NELSEN 12-10-04
DOUGLAS COUNTY CLERK By: DEPUTY DATE

POST MONUMENTATION:

IN ACCORDANCE WITH O.R.S. 92.070, INTERIOR CORNERS OF THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH PROPER MONUMENTS. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS, AND IS RECORDED IN DOCUMENT NO. 2005-029041 DOUGLAS COUNTY DEED RECORDS.

APPROVED THE 28th DAY OF Nov., 2005.

Randy Smith 11-28-05
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

FIELD CREW: DEREK FEIGEL
MIKE FROMDAHL

EQUIPMENT: TOPCON TOTAL STATION AND
TDS RECON DATA COLLECTOR

OFFICE: MICHAEL JONES

DRAFTING: SEAN HIRTLE

ZONE: R1
COMP. PLAN: MEDIUM DENSITY RESIDENTIAL
WATER: ROBERTS CREEK WATER DIST.
SEWER: GREEN SANITARY DIST.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT HAYDEN ENTERPRISES 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 "RIVERCREST ESTATES" TOGETHER WITH EASEMENTS AS SHOWN AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS SHOWN HEREON.

Dennis P. Murphy 11/2/04
PRESIDENT DATE

CURVE TABLE				
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH
C1	N02°53'54"E	10.34'	12.00'	10.69'
C2	S12°50'38"W	58.01'	50.00'	61.88'
C3	S66°52'44"W	31.86'	50.00'	32.43'
C4	N80°07'16"W	24.91'	50.00'	25.17'
C5	N45°19'06"W	34.83'	50.00'	35.57'
C6	N01°04'18"E	43.85'	50.00'	45.39'
C7	N53°15'20"E	44.11'	50.00'	45.68'
C8	S53°55'11"W	10.34'	12.00'	10.69'
C9	S28°10'58"W	1.76'	223.00'	1.76'
C10	S17°11'40"W	83.28'	223.00'	83.77'
C11	S03°13'47"W	24.91'	223.00'	24.93'
C12	S23°04'41"W	51.47'	277.00'	51.55'
C13	S08°53'14"W	85.33'	277.00'	85.67'
C15	S14°13'06"W	122.58'	250.00'	123.84'
C16	S45°28'50"E	17.12'	12.00'	19.06'
C17	S44°38'44"W	16.86'	12.00'	18.69'
C18	N80°00'27"E	77.62'	248.00'	77.94'
C19	S80°30'56"W	107.41'	325.00'	107.91'
C20	N80°30'56"E	90.89'	275.00'	91.31'
C21	N80°08'01"E	95.84'	302.00'	96.25'
C22	S80°05'57"W	94.22'	298.00'	94.61'
C23	N45°23'20"W	17.09'	12.00'	19.02'
C24	S80°44'33"W	105.65'	352.00'	106.05'
C25	N44°42'01"E	16.87'	12.00'	18.71'
C26	S03°56'32"W	31.00'	227.00'	31.02'
C27	S17°21'59"W	75.01'	227.00'	75.35'
C28	S61°19'01"E (S61°22'16"E	30.77' 30.79'	160.00' 160.00'	30.81' 30.84')R1
C29	S74°43'49"W (S74°46'00"W	30.40' 30.36'	20.00' 20.00'	34.53' 34.48')R1
C30	S12°26'36"W	74.43'	173.00'	75.01'
C31	S13°20'44"W	92.14'	200.00'	92.98'
C32	S44°59'04"E	32.53'	23.00'	36.14'
C33	N15°57'03"E	13.72'	25.00'	13.90'
C34	S02°53'04"E	77.54'	68.00'	82.51'
C35	S47°21'58"E	22.97'	68.00'	23.08'
C36	S74°05'11"E	39.76'	68.00'	40.35'
C37	N73°53'54"E	35.24'	68.00'	35.65'
C38	S74°26'33"W	13.41'	25.00'	13.58'
C39	N45°00'48"W	16.97'	12.00'	18.84'
C40	S44°59'04"E	70.73'	50.00'	78.56'
C41	S71°33'28"W	6.81'	352.00'	6.81'



REGISTERED PROFESSIONAL LAND SURVEYOR

Larry E. Monrean

OREGON
JULY 13, 1979
LARRY E. MONREAN
1830

EXPIRES: 12/31/2004

RIVERCREST ESTATES

LYING IN THE NW 1/4 OF SECTION 10, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

SURVEYED FOR:

HAYDEN HOMES
2464 SW GLACIER PLACE
REDMOND, OREGON 97756

SURVEYED BY:

i.e.
ENGINEERING

741 SE Jackson Street
Roseburg, Oregon 97470
PHONE (541) 673-0166
FAX (541) 440-9392
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SCALE: NO SCALE

DATE: SEPT., 2004

JOB NO: 1944-01 T5

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