

UNIT B OPEN SPACE
 ORIGINAL AREA 6.08 AC.±
 ADJUSTED AREA 7.69 AC.±
 (NOT FOR RESIDENTIAL USE)

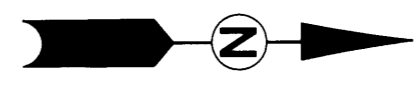
UNIT A PHASE 4
 (REMAINDER OF LOT 7)
 ORIGINAL AREA 24.93 AC.±
 ADJUSTED AREA 23.32 AC.±

GARDEN VALLEY RD. (R/W VARIES)

CHORD	RADIUS	LENGTH
A	N83°33'32"E 194.83'	870.00' 195.24'
B	N83°33'32"E 201.55'	900.00' 201.98'
C	N83°33'32"E 208.27'	930.00' 208.71'
D	N/A	
E	N/A	
F	N07°09'14"W 93.63'	470.00' 93.78'
G	N08°08'06"E 156.32'	470.00' 157.05'
H	N41°48'08"E 8.16'	10.00' 8.41'
I	N12°32'28"E 80.24'	50.00' 93.12'
J	N78°09'44"E 87.48'	50.00' 106.50'
K	N06°40'17"W 40.37'	50.00' 41.56'
L	N06°23'14"W 8.16'	10.00' 8.41'
M	N12°44'42"E 91.69'	530.00' 91.81'
N	N12°54'35"E 83.64'	500.00' 83.74'
O	N03°38'35"E 77.91'	500.00' 77.99'
P	N02°32'38"W 190.01'	530.00' 191.04'
Q	N06°50'52"W 104.92'	500.00' 105.11'
R	N88°44'38"W 117.15'	240.00' 118.34'
S	N63°48'37"W 90.00'	240.00' 90.54'
T	N89°12'04"W 141.79'	300.00' 143.14'
U	N89°12'04"W 127.61'	270.00' 128.83'
V	S19°30'56"E 53.36'	380.00' 53.41'
W	S20°44'33"E 31.26'	320.00' 31.27'
X	S13°11'52"E 52.94'	320.00' 53.00'
Y	S15°17'37"W [16.11']	20.00' [16.58']
Z	S37°50'45"W 2.25'	54.00' 2.25'

BEARING	DISTANCE
1	(N72°06'50"E 71.08')
2	S25°48'14"W 36.66'
3	N04°31'43"E 131.42'
4	(N03°13'52"E 122.12')
5	S86°46'08"E 16.73'
6	(N46°14'00"E 87.27'(87.44'))
7	(N83°35'02"E 62.73')
8	(S31°59'52"E 107.24')
9	(S55°07'21"E 62.95')
10	(N40°48'18"E 129.87')
11	(N89°59'17"E 49.19')
12	N89°59'17"E 109.39'
13	N89°59'17"E 109.48'
14	N89°59'17"E 150.89'
15	N89°59'17"E 40.00'
16	N89°59'17"E 40.00'
17	S00°11'19"E 81.91'
18	S00°11'19"E 30.00'
19	S00°11'19"E 30.00'
20	S04°31'27"W 78.21'
21	N89°59'17"E 1.50'
22	N89°59'17"E 1.41'
23	N00°00'43"W 23.06'
24	N09°22'36"W 64.61'
25	N02°42'20"W 30.03'
26	N77°07'47"E 62.58'
27	S15°29'21"E 95.70'
28	S15°29'21"E 92.95'
29	S23°32'32"E 9.51'

CHORD	RADIUS	LENGTH
AA	S25°11'26"E 95.22'	54.00' 116.57'
BB	S32°47'05"W 93.70'	54.00' 113.44'
CC	S41°40'21"E 26.63'	54.00' 26.91'
DD	S32°11'59"E 16.11'	20.00' 16.58'
EE	S11°53'53"E 45.67'	380.00' 45.70'
FF	S12°24'24"E 48.27'	350.00' 48.30'
GG	S19°57'05"E 43.84'	350.00' 43.87'
HH	S19°26'34"E 54.33'	380.00' 54.38'
II	S19°30'56"E 44.94'	320.00' 44.98'
JJ	S19°30'56"E 49.15'	350.00' 49.19'



LEGEND

- SET 5/8" x 30" IR w/CAP MARKED "I.E. ENG" UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- △ CALCULATED POSITION
- () RECORD AS PER VOL. 20, PG. 43
- [] RECORD AS PER VOL. 20, PG. 58

BEARING	DISTANCE
30	S23°32'32"E 9.51'
31	S23°32'32"E 9.51'
32	S08°27'11"E 92.14'
33	S08°27'11"E 114.10'
34	S08°27'11"E 92.14'
35	S08°27'11"E 32.60'
36	S02°58'04"W 54.00'
37	S22°15'22"W 105.56'
38	S17°42'27"W 79.47'
39	S17°42'27"W 84.20'
40	S17°42'27"W 40.00'
41	S17°42'27"W 79.47'

NOTE:
 NO STRUCTURE OTHER THAN A FENCE OR SIGN SHALL BE LOCATED CLOSER THAN 60 FEET FROM THE CENTERLINE OF THE PRIVATE ROAD EASEMENT (HEARTWOOD LANE, WOOD DUCK LANE AND TEAL LANE).

REGISTERED PROFESSIONAL LAND SURVEYOR

Jerry Lee Estabrook

OREGON
JUNE 30, 1995
JERRY LEE ESTABROOK 2703

EXPIRES: 12/31/2003

THE MEADOWS AT GARDEN VALLEY, PHASE 4 AND BOUNDARY LINE ADJUSTMENT

LYING IN THE NE & SE 1/4 OF SEC. 28, TOWNSHIP 26 SOUTH, RANGE 6 WEST, W.M., DOUGLAS COUNTY, OREGON

SURVEYED FOR:
D.P.B.S. LLC.
P.O. BOX 1082
ROSEBURG, OREGON 97470

SURVEYED BY:
i.e.
ENGINEERING

DWG. BY: MLJ

SCALE: 1" = 100' DATE: NOV., 2002 JOB NO: 1415-06 PAGE: 1 OF 2