

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK
2003-019548
NO FEE
07/23/2003 03:44:27 PM
PLAT-SUB Cnt=1 Stn=1 RECEIPTCOUNTER
This is a no fee document

SURVEYOR'S CERTIFICATE:

I, JERRY LEE ESTABROOK, BEING DULY SWORN, DEPOSE AND SAY 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 PORTION OF LOT 7 OF THE MEADOWS AT GARDEN VALLEY SUBDIVISION, LOCATED IN THE EAST HALF OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 5/8" IRON ROD FROM WHICH THE MOST EASTERLY SOUTHEAST CORNER OF SAID LOT 7 AS SHOWN IN DOUGLAS COUNTY RECORD SUBDIVISION PLATS VOLUME 20, PAGE 43B, BEARS NORTH 88°47'40" EAST 13.11 FEET; THENCE NORTH 01°37'58" WEST 100.32 FEET ALONG SAID EASTERLY BOUNDARY TO A 5/8" IRON ROD; THENCE CONTINUING ON SAID EASTERLY BOUNDARY NORTH 00°35'19" WEST 328.93 FEET TO A 5/8" IRON ROD; THENCE NORTH 00°00'57" WEST 656.19 FEET TO A 5/8" IRON ROD; THENCE NORTH 00°23'37" EAST 328.75 FEET TO A 5/8" IRON ROD; THENCE NORTH 00°22'46" EAST 168.27 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID EASTERLY BOUNDARY NORTH 89°13'27" WEST 196.92 FEET TO A 5/8" IRON ROD; THENCE NORTH 09°40'47" WEST 267.25 FEET TO A 5/8" IRON ROD; THENCE NORTH 86°46'08" WEST 173.19 FEET TO A 5/8" IRON ROD; THENCE SOUTH 04°31'43" WEST 131.42 FEET TO A 5/8" IRON ROD; THENCE SOUTH 25°48'14" WEST 36.66 FEET TO A 5/8" IRON ROD; THENCE SOUTH 51°06'04" WEST 165.85 FEET TO A 5/8" IRON ROD; THENCE SOUTH 27°06'50" WEST 96.47 FEET TO A 5/8" IRON ROD; THENCE SOUTH 40°53'03" WEST 135.14 FEET TO A 5/8" IRON ROD; THENCE SOUTH 17°23'19" WEST 116.31 FEET TO A 5/8" IRON ROD; THENCE SOUTH 07°10'39" WEST 643.41 FEET TO A POINT ON THE CENTER LINE OF HEARTWOOD LANE; THENCE ALONG SAID CENTERLINE ON A 270.00 FOOT RADIUS CURVE TO THE LEFT FOR 128.83 FEET (SAID CURVE HAVING A CHORD OF SOUTH 89°12'04" EAST 127.61 FEET) TO A POINT ON SAID CENTER LINE; THENCE CONTINUING ON SAID CENTERLINE NORTH 77°07'47" EAST 91.24 FEET TO THE INTERSECTION OF SAID CENTER LINE AND THE CENTERLINE ON WOOD DUCK LANE; THENCE LEAVING THE CENTERLINE OF HEARTWOOD LANE SOUTH 15°29'21" EAST 124.36 FEET ALONG THE CENTERLINE OF WOOD DUCK LANE TO A POINT ON SAID CENTERLINE; THENCE CONTINUING ALONG SAID CENTERLINE ON A 350.00 FOOT RADIUS CURVE TO THE LEFT FOR 49.19 FEET (SAID CURVE HAVING A CHORD OF SOUTH 19°30'56" EAST 49.15 FEET); THENCE SOUTH 23°32'32" EAST 9.51 FEET TO A POINT ON SAID CENTERLINE; THENCE ALONG A 350.00 FOOT RADIUS CURVE TO THE RIGHT FOR 92.17 FEET (SAID CURVE HAVING A CHORD OF SOUTH 15°59'51" EAST 91.91 FEET) TO A POINT ON SAID CENTERLINE; THENCE SOUTH 08°27'11" EAST 114.10 FEET TO A POINT ON SAID CENTERLINE; THENCE LEAVING SAID CENTERLINE SOUTH 82°01'09" EAST 287.67 FEET TO A 5/8" IRON ROD; THENCE SOUTH 00°00'43" EAST 145.75 FEET TO A 5/8" IRON ROD; THENCE SOUTH 29°30'02" EAST 129.66 FEET TO A 5/8" IRON ROD; THENCE NORTH 88°47'40" EAST 159.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.32 ACRES MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE A PORTION OF LOT 7 OF THE PLAT OF THE MEADOWS AT GARDEN VALLEY SUBDIVISION. ALL EXTERIOR BOUNDARIES WERE DELINEATED FROM EXISTING FOUND MONUMENTS OF RECORD AS SHOWN HERON.

ZONE: RURAL RESIDENTIAL
COMP. PLAN: RURAL COMMITTED 2 ACRE
WATER: UMPQUA BASIN WATER
SEWER: COMMUNITY SEWER SYSTEMS (SEPTIC)

FIELD CREW: RYAN PALMER & JIM FERRIS

EQUIPMENT: NIKON TOTAL STATION AND SDR 33 DATA COLLECTOR

OFFICE: JERRY ESTABROOK

DRAFTING: MICHAEL JONES

AFFIDAVIT OF CORRECTION:
RECORDED OCT 7, 2003 AS
INSTRUMENT No. 2003-027421
COUNTY CLERK RECORDS
C.S. FILE 65/47-5

THE ABOVE SAID PLAT IS SUBJECT TO COVENANTS AS RECORDED IN INSTRUMENT #2003-027091 OF DOUGLAS CO. DEED RECORDS AND NOT SUBJECT TO COVENANTS RECORDED IN BK. 1770 PG. 005 OF DEED RECORDS DOUGLAS COUNTY.

PLANNING DEPARTMENT FILE NO. 00-092
AND MAJOR AMENDMENT FILE NO. 02-197

NOTE: SUBJECT TO COVENANTS AS RECORDED IN BOOK 1770, PG. 005 OF DEED RECORDS OF DOUGLAS COUNTY.

APPROVALS:

Keith L. Cubic JULY 16, 2003
DOUGLAS COUNTY PLANNING DIRECTOR DATE
Romy Ware 7-16-03
DOUGLAS COUNTY SURVEYOR DATE
Ron NORTUGRAS 7/23/03
DOUGLAS COUNTY ASSESSOR DATE

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

Natalie Kelley, Chief Deputy 7-23-03
DOUGLAS COUNTY TAX COLLECTOR DATE
FILED THIS 23 DAY OF JULY, 2003, 3:44 O'CLOCK PM /PM
2003-019548
BARBARA E. NIELSEN Janis J. Burnett 7-23-03
DOUGLAS COUNTY CLERK BY: DEPUTY DATE
Jerry Estabrook
DOUGLAS COUNTY COMMISSIONER DATE
Eric K. See
DOUGLAS COUNTY COMMISSIONER DATE



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT COYOTE DEVELOPMENT 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 "THE MEADOWS AT GARDEN VALLEY, PHASE 4" TOGETHER WITH EASEMENTS AS SHOWN HEREON.

Michael K. Phelps 7/15/2003
MICHAEL K. PHELPS PRESIDENT DATE

ACKNOWLEDGMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 15th DAY OF July, 2003, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED MICHAEL K. PHELPS, 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 SIGNATURE

Elaine Berg
NOTARY NAME

NOTARY PUBLIC - OREGON
COMMISSION NO.: 358908
MY COMMISSION EXPIRES: JUNE 23, 2006

<p>REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p><u>Jerry Estabrook</u></p> <p>OREGON JUNE 30, 1995 JERRY LEE ESTABROOK 2703</p> <p>EXPIRES: 12/31/2003</p>	<p>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</p>	
	<p>SURVEYED FOR: D.P.B.S. LLC. P.O. BOX 1082 ROSEBURG, OREGON 97470</p>	<p>SURVEYED BY: i.e. ENGINEERING</p> <p>741 S.E. Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392</p>
<p>SCALE: NO SCALE</p>	<p>DATE: NOV., 2002</p>	<p>DWG. BY: MLJ JOB NO: 1415-06 PAGE: 2 OF 2</p>

VOL. 21 PAGE 7 B

VOL. 21 PAGE 7 B