

DETAIL B
SCALE: NTS

DETAIL A
SCALE: NTS

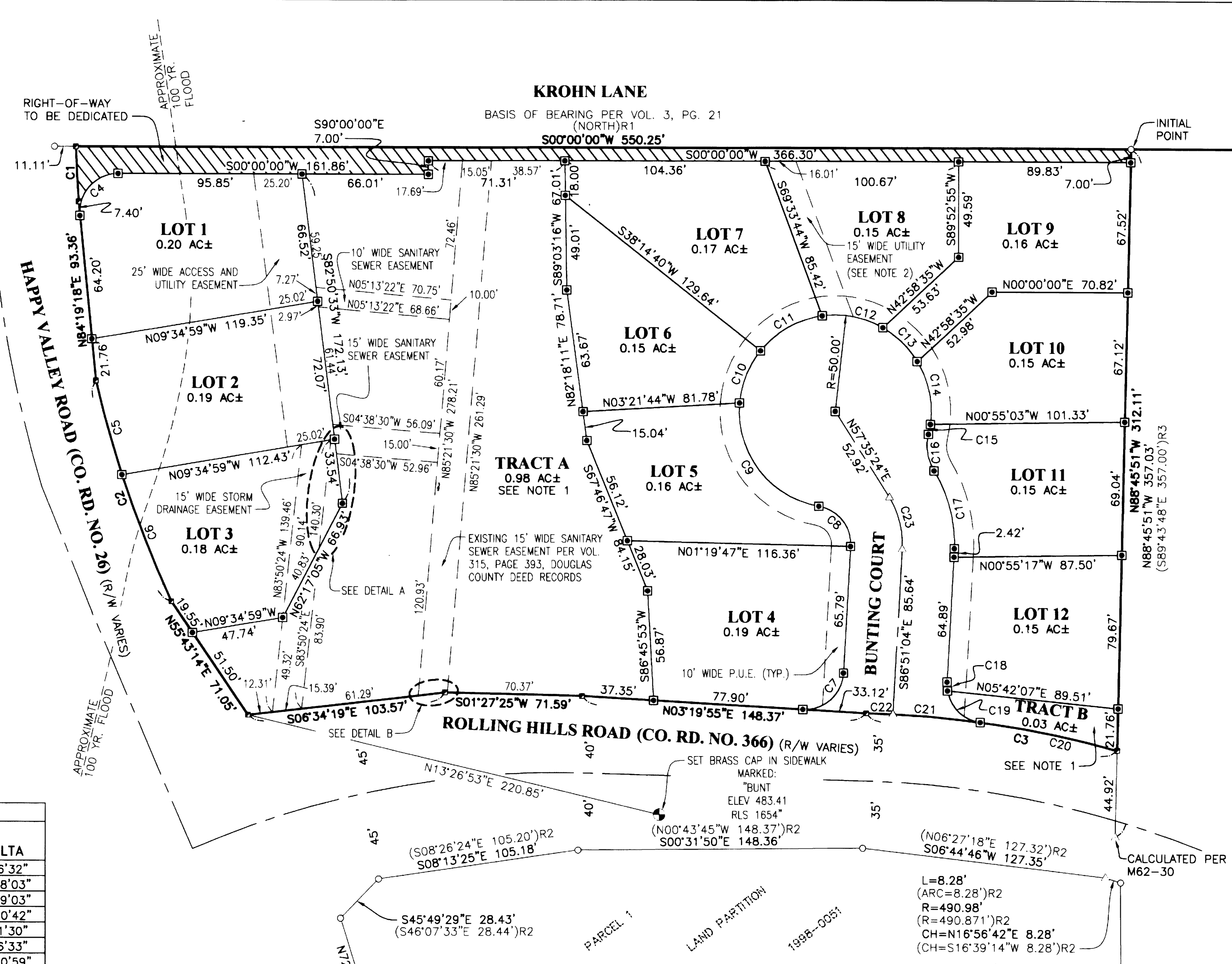
LEGEND

- SET 5/8" x 30" IR w/CAP MARKED "I.E. ENGINEERING" TO BE SET WITH THE TIME SPECIFIED IN THE SURVEYOR'S CERTIFICATE SET ON JAN 22, 2007
 - FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
 - SET 5/8" x 30" IR w/CAP MARKED "I.E. ENGINEERING" UNLESS OTHERWISE NOTED
 - ⊕ SET BENCHMARK AS NOTED
 - △ CALCULATED POSITION
- R.H.O.T. - DENOTES "ROSEBURG HOME ORCHARD TRACTS"
 ()R1 RECORD AS PER VOL. 3, PG. 21
 ()R2 RECORD AS PER LP 1998-0051
 ()R3 RECORD AS PER M62-30

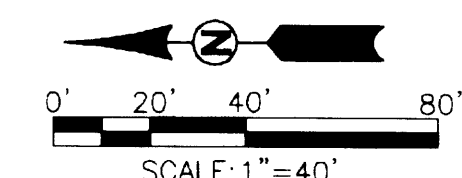
CURVE TABLE					
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH	DELTA
C1	S87°08'56"W	28.66'	591.62'	28.66'	2°46'32"
C2	S70°56'38"W	120.94'	596.62'	121.15'	11°38'03"
C3	N08°13'34"E	132.12'	555.87'	132.44'	13°39'03"
C4	N47°50'21"W	29.65'	20.00'	33.40'	95°40'42"
C5	S74°19'55"W	50.58'	596.62'	50.59'	4°51'30"
C6	S68°30'53"W	70.52'	596.62'	70.56'	6°46'33"
C7	S41°45'35"E	28.33'	20.00'	31.48'	90°10'59"
C8	N51°27'07"E	26.61'	20.00'	29.11'	83°23'38"
C9	S52°19'39"W	67.65'	50.00'	74.30'	85°08'42"
C10	N68°09'34"W	29.14'	50.00'	29.57'	33°52'53"
C11	N29°34'32"W	36.88'	50.00'	37.77'	43°17'13"
C12	N10°54'15"E	32.29'	50.00'	32.88'	37°40'20"
C13	N44°14'07"E	25.03'	50.00'	25.30'	28°59'24"
C14	N78°11'33"E	33.32'	50.00'	33.97'	38°55'27"
C15	S79°19'06"E	5.28'	50.00'	5.28'	6°03'15"
C16	S81°16'42"W	19.08'	25.00'	19.57'	44°51'39"
C17	N75°59'54"E	43.64'	74.00'	44.30'	34°18'03"
C18	S86°35'59"W	4.56'	20.00'	4.57'	13°05'53"
C19	S43°47'24"W	23.66'	20.00'	25.31'	72°31'17"
C20	N11°17'26"E	72.93'	555.87'	72.98'	7°31'20"
C21	N05°11'01"E	45.50'	555.87'	45.51'	4°41'29"
C22	N02°07'10"E	13.94'	555.87'	13.94'	1°26'14"
C23	N75°59'54"E	27.72'	47.00'	28.14'	34°18'03"

NOTE:

- TRACTS A AND B ARE WETLAND AREAS THAT ARE NOT AVAILABLE FOR RESIDENTIAL USE OR DEVELOPMENT. MAINTENANCE IS TO BE GOVERNED BY THE COVENANTS (SEE NOTE, PAGE 2) AS REQUIRED
- THE SOUTH 10 FEET OF THE 15-FOOT UTILITY EASEMENT ON LOT 8 SHALL BE USED EXCLUSIVELY FOR SANITARY SEWER TRANSPORTATION TO BENEFIT GREEN SANITARY DISTRICT



L=8.28'
(ARC=8.28')R2
R=490.98'
(R=490.871')R2
CH=N16°56'42"E 8.28'
(CH=S16°39'14"W 8.28')R2



PLANNING DEPARTMENT FILE NO. 05-158

REGISTERED PROFESSIONAL LAND SURVEYOR

Ronald A. Gumbay

OREGON
JULY 14, 1978
RONALD A. GUMBAY
1654

EXPIRES: 12/31/2006

BUNTING COURT SUBDIVISION

LYING IN SE 1/4 OF SECTION 3, TOWNSHIP 28 SOUTH, RANGE 6, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

SURVEYED FOR: UCDC 738 SE KANE ST. ROSEBURG, OR 97470	SURVEYED BY: i.e. ENGINEERING 505 SE Main Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com
SCALE: AS SHOWN	DATE: MAY, 2006
DWG. BY: JAC	JOB NO: 973-14
PAGE: 1 OF 2	

SURVEYOR'S CERTIFICATE

I, RONALD A. QUIMBY, OREGON PROFESSIONAL LAND SURVEYOR NO. 1654, 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 PORTION OF LOT 39 OF ROSEBURG HOME ORCHARD TRACTS, PLAT H, RECORDED IN VOLUME 3, PAGE 21, DOUGLAS COUNTY PLAT RECORDS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 5/8-INCH IRON ROD AT THE SOUTHEAST CORNER OF THAT LAND AS DESCRIBED IN INSTRUMENT NUMBER 2005-010644, DOUGLAS COUNTY DEED RECORDS; THENCE NORTH 89°45'51" WEST, ALONG THE SOUTH BOUNDARY OF SAID INSTRUMENT NUMBER 2005-010644, 312.11 FEET TO A 5/8-INCH IRON ROD ON THE EASTERLY RIGHT-OF-WAY BOUNDARY OF ROLLING HILLS ROAD (COUNTY ROAD NO. 366); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY BOUNDARY ALONG THE ARC OF A 555.87-FOOT RADIUS CURVE TO THE LEFT, (THE LONG CHORD OF WHICH BEARS NORTH 08°13'34" EAST, 132.12 FEET) 132.44 TO A 5/8-INCH IRON ROD; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY BOUNDARY THE FOLLOWING COURSES: NORTH 03°19'55" EAST, 148.38 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 01°27'25" EAST, 71.59 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 06°34'19" WEST, 103.57 FEET TO THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY BOUNDARY AND THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF HAPPY VALLEY ROAD (COUNTY ROAD NO. 26); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY THE FOLLOWING COURSES: NORTH 55°43'14" EAST, 71.05 FEET TO A 5/8-INCH IRON ROD; THENCE ALONG THE ARC OF A 596.62-FOOT RADIUS CURVE TO THE RIGHT, (THE LONG CHORD OF WHICH BEARS NORTH 70°56'38" EAST, 120.94 FEET) 121.15 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 84°19'18" EAST, 93.36 FEET TO A 5/8-INCH IRON ROD; THENCE ALONG THE ARC OF A 591.62-FOOT CURVE TO THE RIGHT, (THE LONG CHORD OF WHICH BEARS NORTH 87°08'56" EAST, 28.66 FEET) 28.66 FEET TO A 5/8-INCH IRON ROD AT THE NORTHEAST CORNER OF THAT PARCEL AS DESCRIBED IN SAID INSTRUMENT NUMBER 2005-010644 ALSO BEING ON THE WEST RIGHT-OF-WAY BOUNDARY OF KROHN LANE; THENCE SOUTH 00°00'00" WEST, ALONG SAID WEST RIGHT-OF-WAY BOUNDARY, 550.25 FEET TO THE POINT OF BEGINNING AND THERE TERMINATING.

CONTAINS 3.48 ACRES, MORE OR LESS.

NOTE:
 SUBJECT TO COVENANTS AS RECORDED IN INSTRUMENT NO. 2006-012194 OF DEED RECORDS OF DOUGLAS COUNTY.

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. 2007-021581 DOUGLAS COUNTY DEED RECORDS.

APPROVED THE 5 DAY OF Oct., 2007

Randy Wren
 DOUGLAS COUNTY SURVEYOR DATE

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THAT TRACT OF LAND AS DESCRIBED IN INSTRUMENT NUMBER 2005-010644, ALSO BEING A PORTION OF LOT 39, ROSEBURG HOME ORCHARD TRACTS, PLAT H, INTO THE LOTS AS SHOWN HEREON. MONUMENTS WERE TIED AND HELD AS SHOWN. THE WESTERLY BOUNDARY OF SAID TRACT OF LAND WAS ESTABLISHED BY HOLDING THE EASTERLY MONUMENTED BOUNDARY OF PARTITION PLAT 1998-0051, DOUGLAS COUNTY PLAT RECORDS, AS SHOWN IN ORDER TO ESTABLISH THE CENTERLINE OF ROLLING HILLS ROAD. ENGINEERS STATIONING AND OFFSETS FOUND IN THE DEED RECORDED AS INSTRUMENT NUMBER 95-21577, DOUGLAS COUNTY DEED RECORDS WERE USED IN ORDER TO ESTABLISH SAID WESTERLY BOUNDARY. THE NORTHERLY BOUNDARY OF SAID TRACT OF LAND WAS ESTABLISHED BY HOLDING THE NORTHERLY MONUMENTED BOUNDARY OF SAID PARTITION PLAT 1998-0051 AS SHOWN IN ORDER TO ESTABLISH THE CENTERLINE OF HAPPY VALLEY ROAD. ENGINEERS STATIONING AND OFFSETS FOUND IN THE DEED RECORDED AS INSTRUMENT NUMBER 95-10553, DOUGLAS COUNTY DEED RECORDS, WERE USED IN ORDER TO ESTABLISH SAID NORTHERLY BOUNDARY. MONUMENTS WERE SET TO DELINEATE THE RIGHT-OF-WAY AND PARCELS AS SHOWN.

ZONE: R-1
COMP. PLAN: MEDIUM DENSITY RESIDENTIAL
WATER: ROBERTS CREEK WATER DISTRICT
SEWER: GREEN SANITARY

FIELD CREW: DEREK FEIGEL
 JOSH MAXWELL

EQUIPMENT: TOPCON TOTAL STATION AND
 TDS RECON DATA COLLECTOR

OFFICE: BRENT KNAPP

DRAFTING: JOE COOK

P.U.E. NOTE:
 PUBLIC UTILITY EASEMENTS SHOWN ON THIS MAP ARE SUBJECT TO RESTRICTIONS RECORDED IN INSTRUMENT NUMBER 2006-012195 OF DEED RECORDS OF DOUGLAS COUNTY.

APPROVALS:

Keith L. Cubie 5/11/06
 DOUGLAS COUNTY PLANNING DIRECTOR DATE
Ed Wilson 5-12-06
 DOUGLAS COUNTY SURVEYOR DEPUTY DATE
Ron Northcraft 5-12-06
 DOUGLAS COUNTY ASSESSOR DATE

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

Sandra K. Corneil 5/12/06
 DOUGLAS COUNTY TAX COLLECTOR DATE
 FILED THIS 15th DAY OF MAY, 2006, 9:05 O'CLOCK AM/PM
BARBARA E. NIELSEN 2006-012196
 DOUGLAS COUNTY CLERK By: Deputy 5-15-06 DATE



DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT UMPQUA COMMUNITY DEVELOPMENT CORPORATION, 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 "BUNTING COURT SUBDIVISION" TOGETHER WITH EASEMENTS AS SHOWN AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS SHOWN HEREON.

Betty Tamm 05/04/2006
 BETTY TAMM, EXECUTIVE DIRECTOR DATE

ACKNOWLEDGMENT

STATE OF Oregon
 COUNTY OF Douglas } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 4th DAY OF May, 2006, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BETTY TAMM, WHO DID SAY THAT SHE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT SHE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Karan B. Reed
 NOTARY SIGNATURE

Karan B. Reed
 NOTARY NAME

NOTARY PUBLIC - 399522 Oregon
 COMMISSION NO.: 399522
 MY COMMISSION EXPIRES: 12-30-2009

REGISTERED PROFESSIONAL LAND SURVEYOR OREGON JULY 14, 1978 RONALD A. QUIMBY 1654 EXPIRES: 12/31/2006	BUNTING COURT SUBDIVISION LYING IN SE 1/4 OF SECTION 3, TOWNSHIP 28 SOUTH, RANGE 6, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON	
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