

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK

2006-013691



NO FEE

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05/31/2006 02:07:53 PM

PLAT-SUB Cnt=1 Str=1 RECEIPT/COUNTER

This is a no fee document

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 PARCEL OF LAND BEING A PORTION OF PARCEL 3 OF PARTITION PLAT 1997-0001, DOUGLAS COUNTY PLAT RECORDS AND THAT LAND DESCRIBED IN INSTRUMENT NUMBER 2005-015348, DOUGLAS COUNTY DEED RECORDS LOCATED IN SOUTHWEST QUARTER OF SECTION 10, 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 LOCATED AT THE NORTHEAST CORNER OF SAID PARCEL 3; THENCE ALONG THE NORTH BOUNDARY OF SAID PARCEL 3 NORTH 89°09'35" WEST, 528.75 FEET TO A 5/8-INCH IRON ROD LOCATED AT THE NORTHEAST CORNER OF LOT 13 OF ROLLING HILLS ESTATES, 8TH EDITION; THENCE ALONG THE EAST BOUNDARY OF SAID LOT 13, SOUTH 00°46'36" WEST, 79.83 FEET TO A 5/8-INCH IRON ROD LOCATED AT THE NORTHEAST CORNER OF PARCEL 2, SAID PARTITION PLAT 1997-0001; THENCE ALONG SAID WEST BOUNDARY SOUTH 00°00'39" EAST, 95.06 FEET TO A 5/8-INCH IRON ROD LOCATED AT THE SOUTHEAST CORNER OF SAID PARCEL 2; THENCE ALONG THE SOUTH BOUNDARY OF SAID PARCEL 2, NORTH 87°46'24" WEST, 101.38 FEET TO A 5/8-INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID PARCEL 2; THENCE SOUTH 89°57'45" WEST, 44.13 FEET TO A POINT; THENCE SOUTH 00°17'48" WEST, 54.32 FEET TO A POINT; THENCE NORTH 89°40'10" WEST, 47.10 FEET TO A 5/8-INCH IRON ROD ON THE SOUTH RIGHT-OF-WAY BOUNDARY OF UMPQUA VIEW DRIVE; THENCE ALONG THE ARC OF A 12.00-FOOT RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS SOUTH 45°00'48" EAST, 16.97 FEET) 18.84 FEET TO A 5/8-INCH IRON ROD AT THE MOST EASTERLY NORTHEAST CORNER OF LOT 1 OF THE PLAT OF RIVERCREST ESTATES, DOUGLAS COUNTY PLAT RECORDS; THENCE ALONG THE EAST BOUNDARY OF SAID LOT 1 SOUTH 00°01'49" EAST, 58.89 FEET TO A 5/8-INCH IRON ROD AT SOUTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE SOUTH BOUNDARY OF SAID LOT 1 NORTH 89°29'56" WEST, 100.00 FEET TO A 5/8" IRON ROD ON THE EAST BOUNDARY OF LOT 2 OF SAID RIVERCREST ESTATES; THENCE ALONG SAID EAST BOUNDARY SOUTH 00°01'49" EAST, 33.10 FEET TO A 5/8-INCH IRON ROD AT THE SOUTH EAST CORNER OF SAID LOT 2; THENCE ALONG THE SOUTH BOUNDARIES OF LOTS 2, 3 AND 4 OF SAID RIVERCREST ESTATES NORTH 89°29'56" WEST, 257.44 FEET TO A 5/8-INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID LOT 4; THENCE ALONG THE WEST BOUNDARY OF SAID LOT 4 NORTH 00°01'39" EAST, 105.10 FEET TO A 5/8-INCH IRON ROD AT THE INTERSECTION OF SAID WEST BOUNDARY AND THE SOUTH BOUNDARY OF LOT 15 OF SAID RIVERCREST ESTATES; THENCE ALONG SAID SOUTH BOUNDARY NORTH 89°29'56" WEST, 100.00 FEET TO A 5/8-INCH IRON ROD ON THE EAST RIGHT-OF-WAY BOUNDARY OF CALLAHAN DRIVE; THENCE ALONG SAID EAST RIGHT-OF-WAY BOUNDARY SOUTH 00°01'39" WEST, 11.59 FEET TO A 5/8-INCH IRON ROD; THENCE, LEAVING SAID EAST RIGHT-OF-WAY BOUNDARY, NORTH 89°58'21" WEST, 54.00 FEET TO A 5/8-INCH IRON ROD AT THE SOUTHEAST CORNER OF LOT 42 OF SAID RIVERCREST ESTATES; THENCE ALONG THE SOUTH BOUNDARY OF SAID LOT 42, NORTH 89°29'56" WEST, 99.94 FEET TO A 5/8-INCH IRON ROD AT THE NORTHWEST CORNER OF SAID PARCEL 3; THENCE ALONG THE WEST BOUNDARY OF SAID PARCEL 3, SOUTH 00°01'28" WEST, 330.00 FEET TO A 5/8-INCH IRON ROD AT THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED AS UNIT 1 OF INSTRUMENT NUMBER 2005-023046, DOUGLAS COUNTY DEED RECORDS; THENCE ALONG THE NORTH BOUNDARY OF SAID UNIT 1 SOUTH 89°29'56" EAST, 99.92 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 63°52'43" EAST, 60.13 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 89°29'56" EAST, 153.74 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 77°06'02" EAST, 54.18 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 75°11'04" EAST, 147.21 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 23°50'12" EAST, 23.53 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 89°29'56" EAST, 103.00 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 81°50'36" EAST, 60.90 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 89°46'41" EAST, 210.12 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 89°46'41" EAST, 105.06 FEET TO A 5/8-INCH IRON ROD AT THE NORTHEAST CORNER OF SAID UNIT 1; THENCE ALONG THE EAST BOUNDARY OF SAID UNIT 1 SOUTH 01°40'51" EAST, 275.80 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 12°34'08" EAST, 106.40 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 31°04'56" WEST, 78.18 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 23°47'42" EAST, 97.91 FEET TO A 5/8-INCH IRON ROD ON THE NORTH BOUNDARY OF UNIT 2 OF SAID INSTRUMENT NUMBER 2005-023046; THENCE ALONG THE NORTH BOUNDARY OF SAID UNIT 2, NORTH 66°12'18" EAST, 67.84 FEET TO A 5/8-INCH IRON ROD; THENCE ALONG THE SOUTH 76°00'57" EAST, 56.81 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 89°46'41" EAST, 126.71 FEET TO A 5/8-INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID INSTRUMENT NUMBER 2005-015348; THENCE NORTH 00°14'56" EAST, 592.66 FEET TO A 3/4-INCH BOLT AT THE SOUTHEAST CORNER OF SAID PARCEL 3; THENCE ALONG THE EAST BOUNDARY OF SAID PARCEL 3, NORTH 00°03'54" EAST, 330.03 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 00°01'34" WEST, 166.44 FEET TO THE POINT OF BEGINNING AND THERE TERMINATING.

SAID PARCEL CONTAINS 15.79, 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 SURVEY IS TO SUBDIVIDE A PORTION OF PARCEL 3 AND THAT TRACT OF LAND AS DESCRIBED IN INSTRUMENT NUMBER 2005-015348, INTO THE LOTS AS SHOWN HEREON. EXTERIOR BOUNDARY MONUMENTS WERE TIED AND HELD AS SHOWN WITH THE LINES BETWEEN THE SOUTHWEST CORNER OF PARCEL 2, PARTITION PLAT 1997-0001, AND THE MOST WESTERLY NORTHEAST CORNER OF LOT 1, RIVERCREST ESTATES AS RECORDED IN VOLUME 21, PAGE 41, BEING PROPORTIONED BETWEEN FOUND MONUMENTS USING RECORD BEARINGS AND DISTANCES AS SHOWN. MONUMENTS WERE SET TO DELINEATE THE PARCELS AS SHOWN.

FIELD CREW: DEREK FEIGEL AND JEREMY LEONARD

EQUIPMENT: TOPCON TOTAL STATION AND TDS RECON DATA COLLECTOR

OFFICE: BRENT KNAPP

DRAFTING: JOE COOK

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

PLANNING DEPARTMENT FILE NO. 05-047

NOTE:

- SUBJECT TO COVENANTS AS RECORDED IN INSTRUMENT NO. 2006-013689 OF DEED RECORDS OF DOUGLAS COUNTY.
- SUBJECT TO COVENANTS FOR RESOURCE MANAGEMENT AS RECORDED IN INSTRUMENT NO. 2006-013688 OF DEED RECORDS OF DOUGLAS COUNTY.

P.U.E. NOTE:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS MAP ARE SUBJECT TO RESTRICTIONS RECORDED IN INSTRUMENT NUMBER 2006-018490 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. 2006-025342 DOUGLAS COUNTY DEED RECORDS.

APPROVED THE 19 DAY OF Oct., 2006

Randy Wan
DOUGLAS COUNTY SURVEYOR

DATE

ACKNOWLEDGMENT:

STATE OF Oregon
COUNTY OF DeWheeler ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 31st DAY OF March, 2006, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED HAYDEN WATSON, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Ella DeLisle
NOTARY SIGNATURE

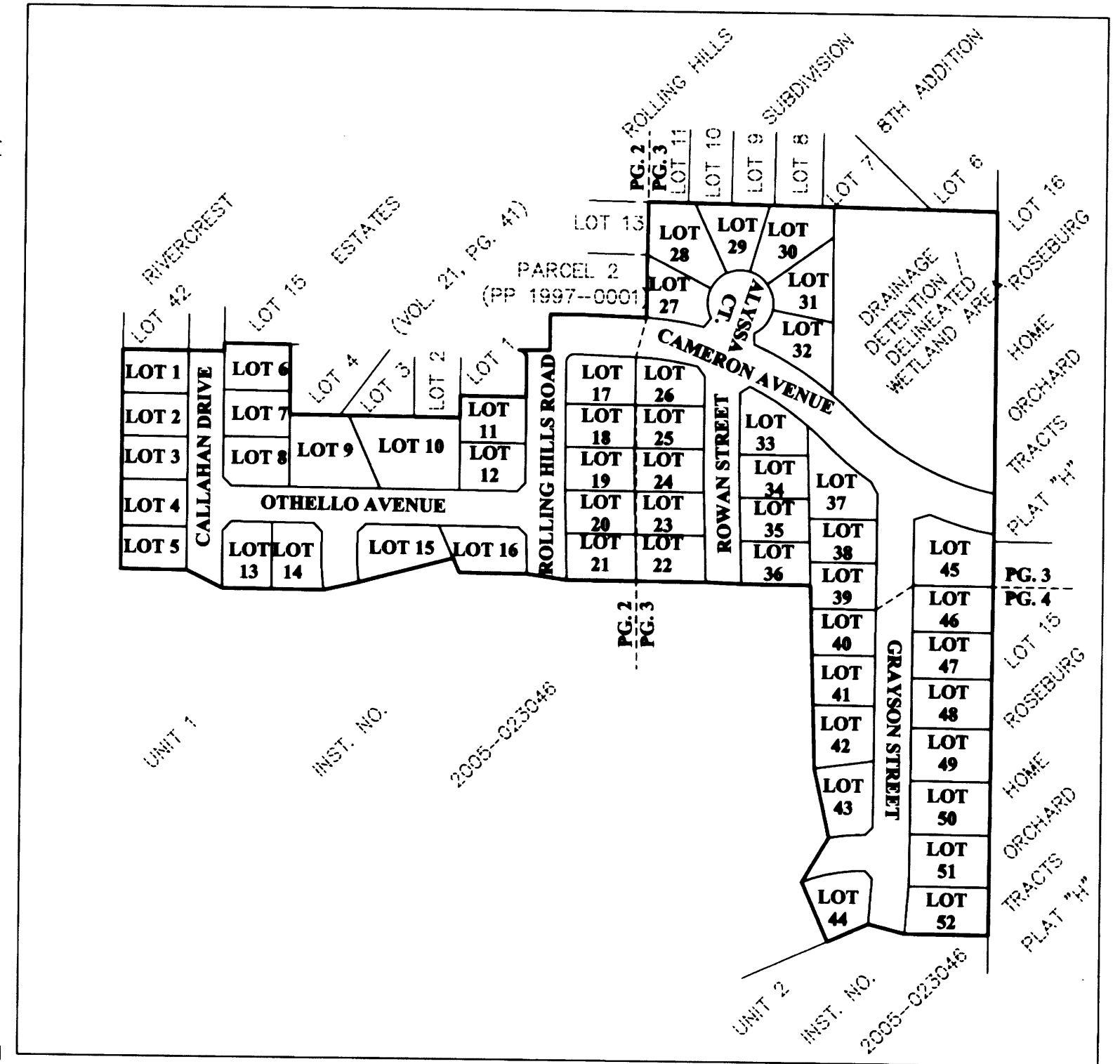
Ella DeLisle
NOTARY NAME

NOTARY PUBLIC - Oregon
COMMISSION NO.: 369198
MY COMMISSION EXPIRES: 06/01/07

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 2, PHASE 1" TOGETHER WITH EASEMENTS AS SHOWN AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS SHOWN HEREON.

Hayden Watson
HAYDEN WATSON, CEO
DATE: 3/31/06



OVERALL SCHEMATIC

SCALE: NTS

APPROVALS:

Bob Williamson for KLC
DOUGLAS COUNTY PLANNING DIRECTOR
DATE: 5-26-06

Randy Wan
DOUGLAS COUNTY SURVEYOR
DATE: 5-30-06

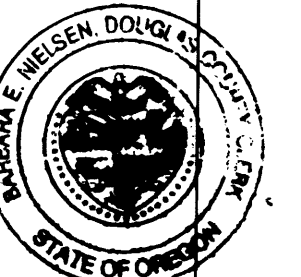
Paul Noyes
DOUGLAS COUNTY ASSESSOR
DATE: 5-31-06

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

Sandra K. Conner
DOUGLAS COUNTY TAX COLLECTOR
DATE: 5/31/06

FILED THIS 31ST DAY OF MAY, 2006, 2:07 O'CLOCK PM

Barbara E. Nielsen
DOUGLAS COUNTY CLERK
By: *Deputy*
DATE: 5-31-06



REGISTERED PROFESSIONAL LAND SURVEYOR

Ronald A. Quimby
OREGON
JULY 14, 1978
RONALD A. QUIMBY
1654

EXPIRES: 12/31/2006

RIVERCREST ESTATES 2, PHASE 1
LYING IN THE NW AND SW 1/4S OF SECTION 10, TOWNSHIP 28 SOUTH RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

SURVEYED FOR:
HAYDEN HOMES
2622 SW GLACIER PLACE SUITE 110
REDMOND, OR 97756

SURVEYED BY:
i.e.
ENGINEERING
505 SE Main Street
Roseburg, Oregon 97470
PHONE (541) 673-0166
FAX (541) 440-9392
iemail@engineering.com

DWG. BY: JAC
SCALE: NONE
DATE: JAN., 2006
JOB NO: 1944-03
PAGE: 1 OF 4