

BASIS OF BEARINGS PER SAFARI ESTATES, PHASE 2 (1317.56')

18.17  
19.20  
Fnd Brass Cap  
Section Corner  
Sec. 17, 18, 19, 20  
T. 28 S. R. 6 W.

**DECLARATION**

KNOW ALL PEOPLE BY THESE PRESENTS. Safari Estates, L.L.C. and Safari Estates, II, L.L.C., owners of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, do hereby declare the annexed map to be a correct map of the subdivision plat as shown, of said property. They have caused this subdivision plat to be prepared and the property to be subdivided into lots as shown by the name of "SAFARI ESTATES, PHASE 3", and do hereby dedicate to the public forever the use of the streets and Public Utility Easements shown thereon.

*Mark Buechley* 8/18/06  
Safari Estates, L.L.C. Date  
Mark Buechley, President

*Mark Buechley* 8/18/06  
Safari Estates, II, L.L.C. Date  
Mark Buechley, President

**ACKNOWLEDGMENT**

State of Oregon )  
ss  
County of Douglas)

KNOW ALL PEOPLE BY THESE PRESENTS: that on this 8 day of August, 2006, before me a Notary Public of and for said State and County, did personally appear Mark Buechley as President of Safari Estates, LLC, being duly sworn, did say that he is the identical person named in the foregoing instrument and that he executed said instrument freely and voluntarily.

*Danette Villaseñor*  
Notary Public (Print Name)

*Danette Villaseñor*  
Notary Public, State of Oregon (Signature)

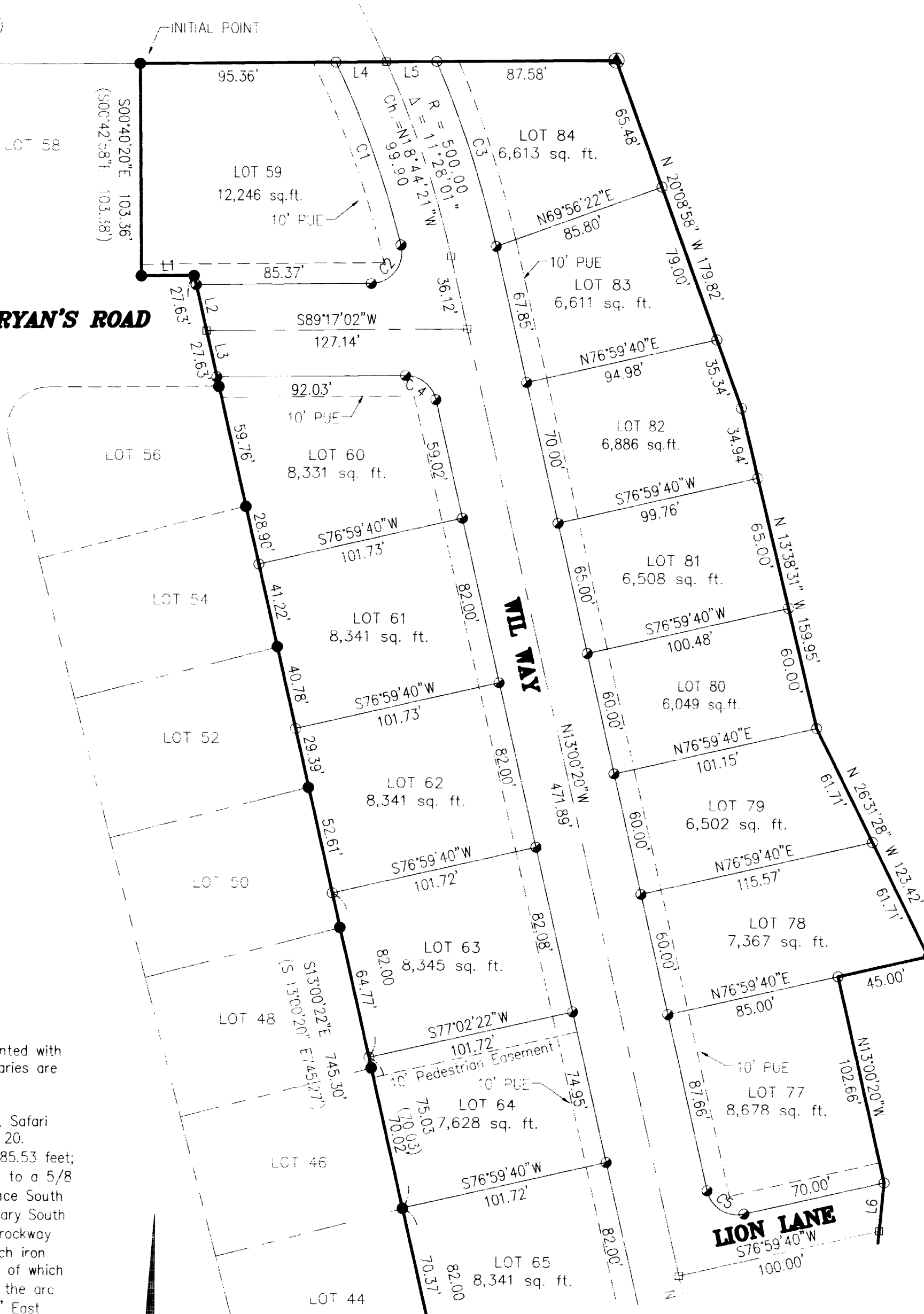
389410 2/7/2009  
Commission Number Expiration Date

**SURVEYOR'S CERTIFICATE**

I, Mark A. Heimbürger, do hereby certify that I have correctly surveyed and monumented with proper monuments the corners so indicated on the annexed plot and that the boundaries are properly described as follows:

Beginning at the Initial Point, a 5/8 inch iron rod at the Northeast corner of Lot 58, Safari Estates, Phase 2 from which the Section Corner common to Sections 17, 18, 19 and 20, Township 28 South, Range 6 West, Willamette Meridian bears South 89°18'06" West 1085.53 feet; thence along the East boundary of said Phase 2, South 00°40'20" East 103.36 feet to a 5/8 inch iron rod; thence North 89°12'34" East 25.71 feet to a 5/8 inch iron rod; thence South 13°00'22" East 745.30 feet to a 5/8 inch iron rod; thence leaving said East boundary South 75°23'59" West 122.87 feet to a 5/8 inch iron rod on the East right of way of Brockway Road; thence along said right of way South 04°04'08" East 23.19 feet to a 5/8 inch iron rod; thence 47.44 along the arc of a 228.10 foot radius curve to the left, the chord of which bears South 10°01'39" East 47.36 feet to a 5/8 inch iron rod; thence 22.59 along the arc of a 228.10 foot radius curve to the left, the chord of which bears South 18°49'21" East 22.58 feet to a 5/8 inch iron rod; thence South 21°39'33" East 106.32 feet to a 5/8 inch iron rod; thence 12.01 along the arc of a 130.00 foot radius curve to the right, the chord of which bears South 19°00'47" East 12.00 feet to a 5/8 inch iron rod; thence leaving said right of way North 75°21'55" East 108.55 feet to a 5/8 inch iron rod at the Northeast corner of Lot 31, Safari Estates Phase 2; thence South 12°11'29" East 70.13 feet to a 5/8 inch iron rod; thence North 75°28'35" East 91.83 feet to a 5/8 inch iron rod on the West right of way line of Wil Way; thence North 75°53'21" East 54.00 feet to a 5/8 inch iron rod on the East right of way of said Wil Way; thence along said right of way South 14°01'44" East 30.63 feet to a 5/8 inch iron rod; thence leaving said right of way North 78°07'18" East 88.70 feet to a 5/8 inch iron rod at the Northeast corner of Lot 29, Safari Estates, Phase 2; thence North 23°13'24" West 86.37 feet to a 5/8 inch iron rod; thence North 22°44'51" West 66.99 feet to a 5/8 inch iron rod; thence North 14°54'12" West 63.61 feet to a 5/8 inch iron rod; thence North 08°42'31" West 52.24 feet to a 5/8 inch iron rod; thence North 00°46'08" West 63.46 feet to a 5/8 inch iron rod; thence North 00°21'40" East 78.70 feet to a 5/8 inch iron rod; thence South 78°26'09" West 23.27 feet to a 5/8 inch iron rod; thence North 13°00'20" West 99.41 feet to a 5/8 inch iron rod; thence North 05°25'46" East 47.43 feet to a 5/8 inch iron rod; thence North 13°00'20" West 102.66 feet to a 5/8 inch iron rod; thence North 76°59'40" East 45.00 feet to a 5/8 inch iron rod; thence North 26°31'28" West 123.42 feet to a 5/8 inch iron rod; thence North 13°38'31" West 159.95 feet to a 5/8 inch iron rod; thence North 20°08'58" West 179.82 feet to a 5/8 inch iron rod; thence South 89°18'06" West 232.12 feet to the POINT OF BEGINNING, containing 6.53 acres more or less.

As per ORS 92.070(2), I also certify that the post-monumentation of the interior monuments in this subdivision will be accomplished within 90 calendar days following the completion of the improvements or on year following the original plat recordation, whichever occurs first, in accordance with ORS 92-060.



**Legend**

- Found 5/8" Iron Rod per Safari Estates, Phase 2 Unless Noted
- ▲ Found Brass Cap per M101-33
- Found 5/8" Iron Rod per M146-30.
- Set 5/8" x 30" Iron Rod w/Yellow Plastic Cap Marked "LANDMARK"
- Post-Monumentation Set same as above
- Calculated Point, No Monumentation.

PUE Public Utility Easement

**Record Information**

- ( ) Volume 21, Page 35 A & B (Safari Estates Phase 2)
- [ ] Record of Survey m146-30

**INTERIOR CORNER MONUMENTATION**

In accordance with 92.070, the interior corners of this subdivision have been correctly set with proper monumentation. An affidavit has been prepared regarding the setting of said monuments, and is recorded in Douglas County Deed Records Book \_\_\_\_\_ Page \_\_\_\_\_

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2006

Douglas County Surveyor

Sheet 1 of 2

**SAFARI ESTATES PHASE 3**  
& Boundary Line Adjustment perfected by  
Replat of Lots 32, 34 & 36, SAFARI ESTATES, PHASE 2  
in the NW 1/4, Sec. 20 T. 28 S., R. 6 W., W.M.  
May 15, 2006

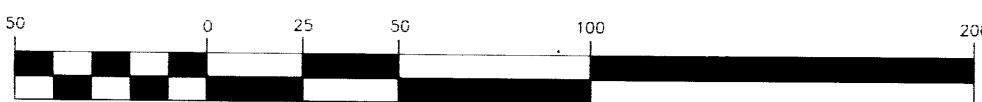
REGISTERED PROFESSIONAL LAND SURVEYOR  
*Mark A. Heimbürger*  
OREGON  
JULY 16, 1987  
MARK A. HEIMBURGER  
2287  
RENEWS JUNE 30, 2007

FOR: Safari Estates L.L.C.  
P.O. Box 13  
Roseburg, Oregon 97470

**LM LAND MARK SURVEYING, INC.**  
3329 N.E. STEPHENS ST.  
ROSEBURG, OREGON 97470  
TEL. (541) 677-9400  
FAX (541) 677-9401  
LM Proj. No. 2005-0004

CURVE	RADIUS	LENGTH	CHORD
C1	477.50	94.73	N19°59'03"W 94.57
C2	15.00	27.12	N37°29'30"E 23.57
C3	522.50	94.70	N18°11'52"W 94.57
C4	15.00	20.34	N51°51'39"W 18.82
C5	15.00	23.56	S58°00'20"E 21.21

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 50 ft.

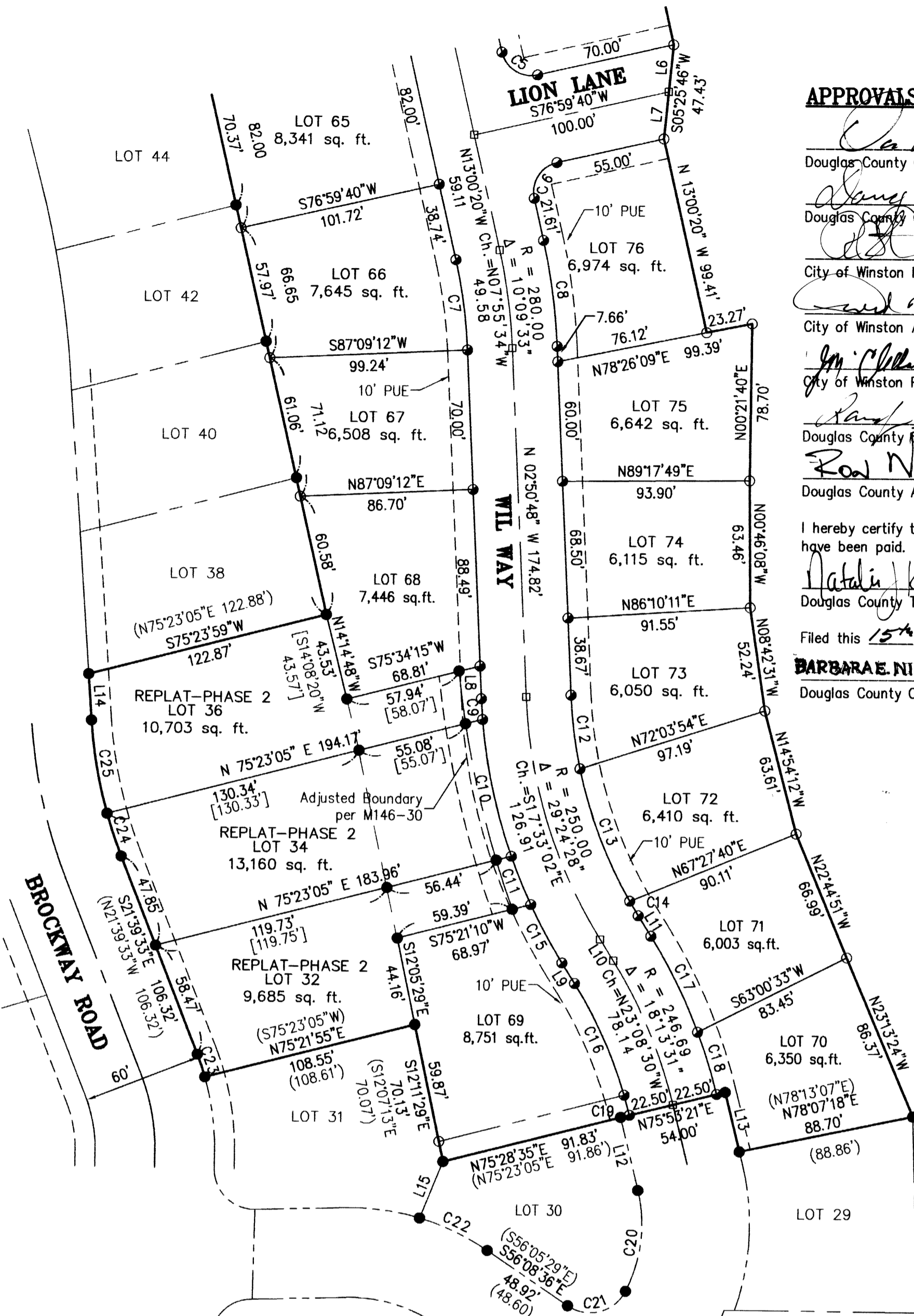
**NARRATIVE**

The purpose of this plat is to show the subdivision of a portion of Parcel 1, Land Partition 1997-0099 of the Plat Records of Douglas County, Oregon in conformance with a tentative plan submitted to and approved by the City of Winston Planning Commission.

The boundary of the subject tract was determined by holding the monumentation of Parcel 1 of Land Partition 1997-0099, Safari Estates, Phase 1 and Phase 2 as shown. The lots were determined at the discretion of the property owner.

LINE	LENGTH	BEARING	RECORD
L1	25.71	N89°12'34"E	(S89°17'02"W 25.71')
L2	23.03	S13°00'22"E	
L3	23.03	S13°00'22"E	
L4	24.70	N89°18'06"E	
L5	24.48	N89°18'06"E	
L6	23.72	S05°25'46"W	

DOUGLAS COUNTY OFFICIAL RECORDS  
 BARBARA E. NIELSEN, COUNTY CLERK  
 2006-019908  
 NO FEE  
 0015843320600199080606064  
 PLAT-SUB Ch1-1 Stmt1 RECEIPT/COUNTER  
 This is a no fee document  
 08/15/2006 09:13:17 AM



**APPROVALS**

*[Signature]* 8-10-06  
 Douglas County Commissioner Date  
*[Signature]* 8-10-06  
 Douglas County Commissioner Date  
*[Signature]* 6/23/06  
 City of Winston Mayor Date  
*[Signature]* 7/11/06  
 City of Winston Administrator Date  
*[Signature]* 6/21/06  
 City of Winston Planning Commission President Date  
*[Signature]* 8-9-06  
 Douglas County Surveyor Date  
*[Signature]* 8-10-06  
 Douglas County Assessor Date  
 I hereby certify that all taxes and special assessments or other charges required by law, have been paid.  
*[Signature]* 8-10-06  
 Douglas County Tax Collector Date  
 Filed this 15<sup>th</sup> day AUGUST of 2006. 9:13 A.M.  
 BARBARAE NIELSEN *[Signature]*  
 Douglas County Clerk By: DEPUTY



**PUBLIC UTILITY EASEMENTS.**

"Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE." As used herein, PUE means any and all of the following. Any service operated by public utility or municipality. Including but not limited to power, phone, gas, electric, sewer, storm sewer, and street signage.

LINE	LENGTH	BEARING	RECORD
L7	23.72	S05°25'46"W	
L8	16.34	N02°50'48"W	
L9	12.62	S32°15'15"E	
L10	12.62	N32°15'15"W	
L11	12.62	S32°15'15"E	
L12	37.41	N14°01'44"W	(N14°01'44"W 37.65')
L13	30.63	S14°01'44"E	
L14	23.19	S04°04'08"E	[N04°04'08"W 23.19']
L15	30.59	N21°58'09"E	

CURVE	RADIUS	LENGTH	CHORD	RECORD
C6	15.00	23.56	S31°59'40"W 21.21	
C7	257.50	45.66	N07°55'34"W 45.60	
C8	302.50	53.64	N07°55'34"W 53.57	
C9	272.50	10.41	S03°56'26"E 10.41	
C10	272.50	70.25	S12°25'10"E 70.05	
C11	272.50	26.07	S22°32'41"E 26.06	
C12	227.50	37.19	S07°31'49"E 37.15	
C13	227.50	71.15	S21°10'25"E 70.86	
C14	227.50	8.42	S31°11'38"E 8.42	
C15	272.50	33.14	S28°46'11"E 33.12	
C16	224.19	60.91	N24°28'15"W 60.72	
C17	269.19	52.93	N26°37'19"W 52.84	
C18	269.19	32.67	N17°30'46"W 32.65	
C19	224.19	10.44	N15°21'15"W 10.43	
C20	73.00	52.09	N06°24'52"E 51.00	(N06°25'15"E 51.01)
C21	20.00	33.88	N75°23'00"E 29.97	(N75°23'22"E 29.97)
C22	120.07	37.76	N65°00'34"W 37.60	(N64°59'54"W 37.93)
C23	130.00	12.01	N19°00'47"W 12.00	(N19°00'47"W 12.00)
C24	228.10	22.59	S18°49'21"E 22.58	[S18°49'21"E 22.58]
C25	228.10	47.44	S10°01'39"E 47.36	[S10°01'39"E 47.36]

Restrictions, Protective Covenants and By-Laws recorded in Deed Reference Number 2006-015677 of the records of Douglas County, Oregon.

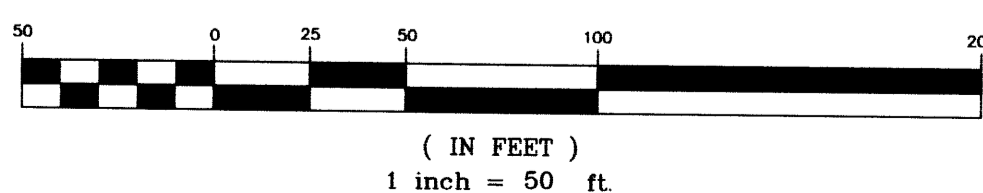
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