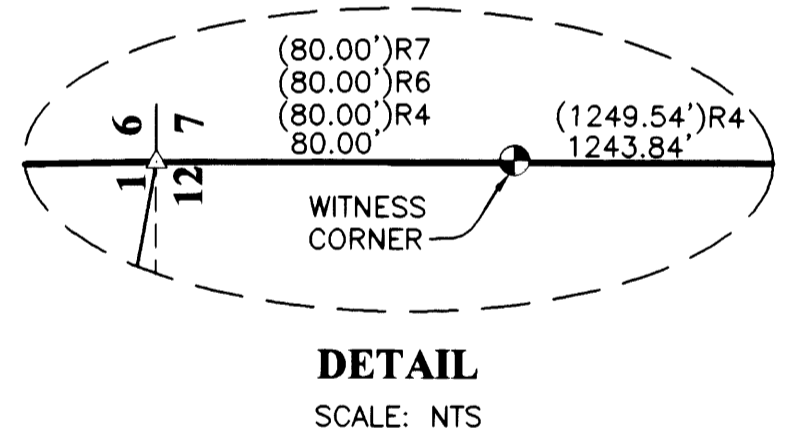
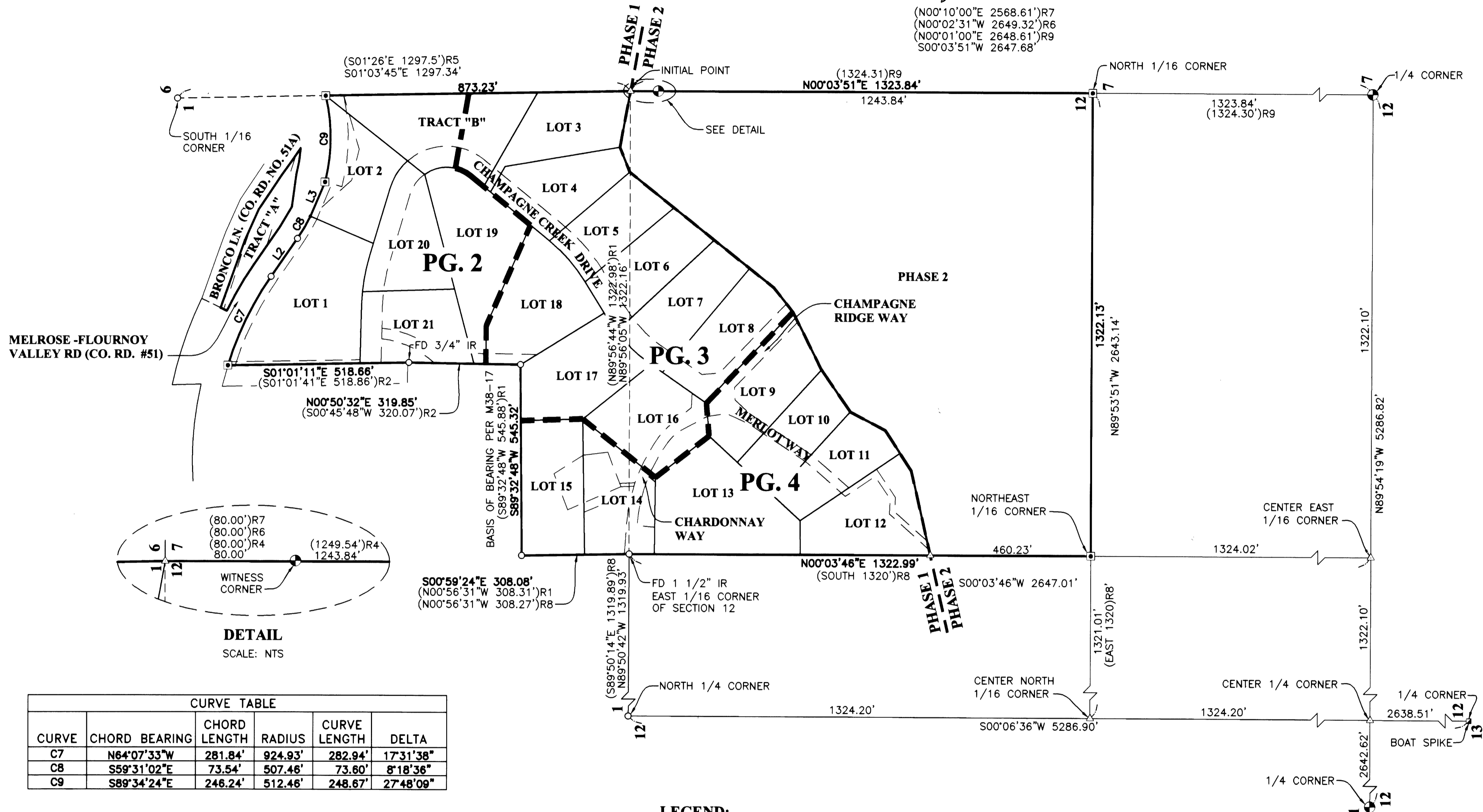


# CHAMPAGNE CREEK ESTATES, PHASE 1

(N00°10'00"E 2568.61')R7  
 (N00°02'31"W 2649.32')R6  
 (N00°01'00"E 2648.61')R9  
 S00°03'51"W 2647.68'



| CURVE TABLE |               |              |         |              |           |
|-------------|---------------|--------------|---------|--------------|-----------|
| CURVE       | CHORD BEARING | CHORD LENGTH | RADIUS  | CURVE LENGTH | DELTA     |
| C7          | N64°07'33"W   | 281.84'      | 924.93' | 282.94'      | 17°31'38" |
| C8          | S59°31'02"E   | 73.54'       | 507.46' | 73.60'       | 8°18'36"  |
| C9          | S89°34'24"E   | 246.24'      | 512.46' | 248.67'      | 27°48'09" |

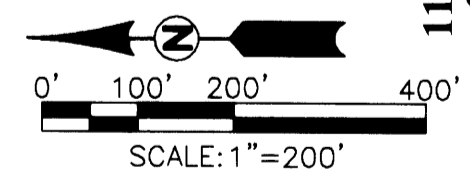
| LINE TABLE |                             |         |
|------------|-----------------------------|---------|
| LINE       | BEARING                     | LENGTH  |
| L2         | N55°21'44"W<br>(N55°22'W)R1 | 132.57' |
| L3         | N67°00'06"W                 | 106.73' |

**NOTES:**

- TRACT "A" IS A <sup>SHARED</sup> OPEN SPACE THAT SHALL BE OWNED AND MAINTAINED BY THE CHAMPAGNE CREEK ESTATES HOMEOWNERS ASSOCIATION.
- TRACT "B" IS A <sup>SHARED</sup> OPEN SPACE THAT IS SUBJECT TO A SANITARY SEWER EASEMENT OVER ITS ENTIRETY FOR THE CONSTRUCTION, MAINTENANCE, USE AND REPAIR OF A COMMUNITY WATER-CARRIED ON-SITE SEWAGE DISPOSAL SYSTEM AND SHALL BE OWNED AND MAINTAINED BY THE CHAMPAGNE CREEK ESTATES HOMEOWNERS ASSOCIATION.

**LEGEND:**

- SET 5/8" x 30" IR w/CAP MARKED "I.E. ENGINEERING" UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- △ CALCULATED POSITION
- FOUND BRASS CAP AS NOTED
- FOUND AS NOTED
- ( ) R1 RECORD AS PER M38-17
- ( ) R2 RECORD AS PER CS 55/156-1
- ( ) R3 RECORD AS PER M18-49
- ( ) R4 RECORD AS PER M22-74
- ( ) R5 RECORD AS PER M44-64
- ( ) R6 RECORD AS PER M90-57
- ( ) R7 RECORD AS PER 1995-0068
- ( ) R8 RECORD AS PER 2001-0065
- ( ) R9 RECORD AS PER 1999-0064



**REGISTERED PROFESSIONAL LAND SURVEYOR**

*Ronald A. Gumbly*  
**OREGON**  
 JULY 14, 1978  
**RONALD A. GUMBLY**  
 1654

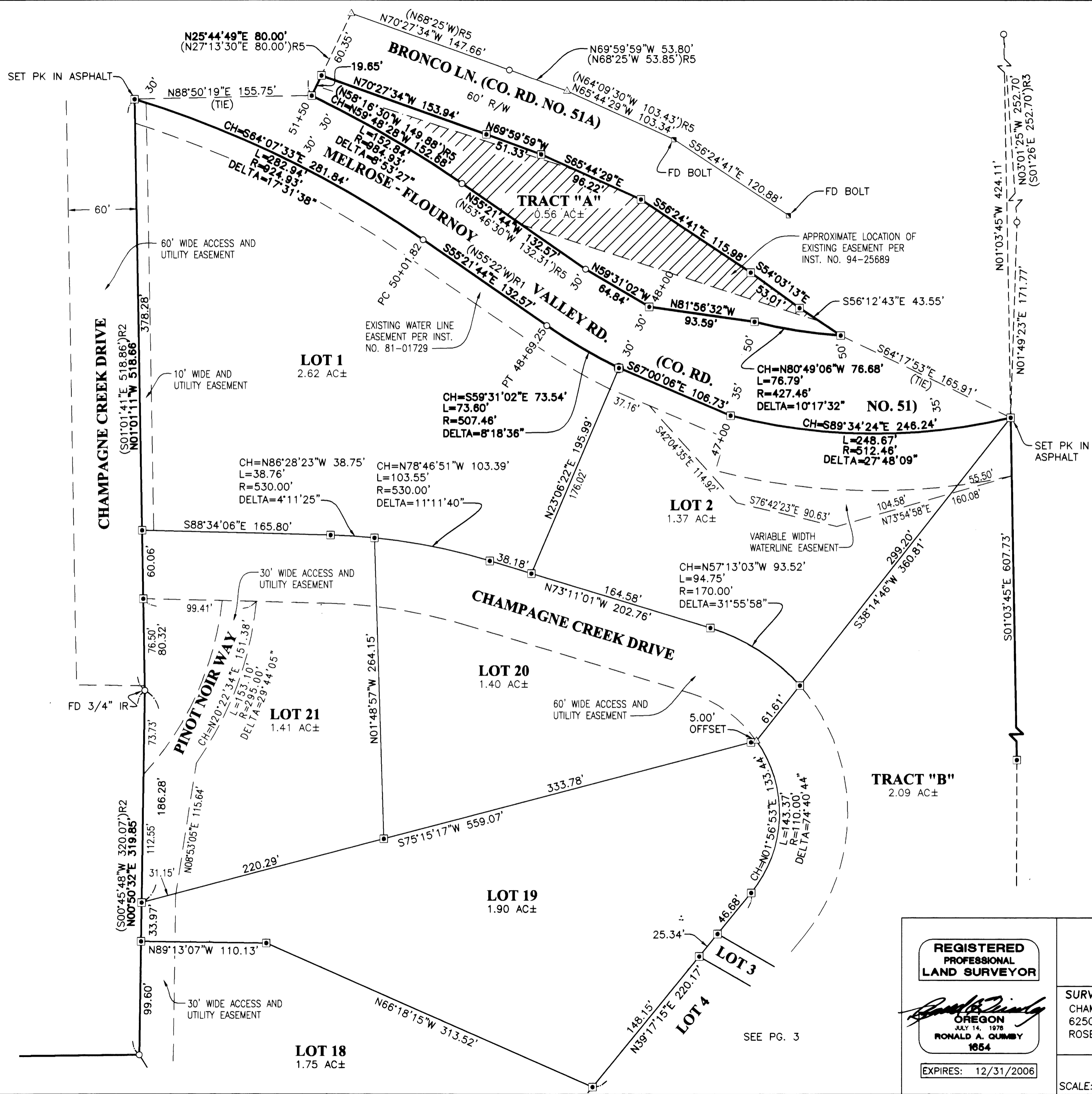
EXPIRES: 12/31/2006

**CHAMPAGNE CREEK ESTATES, PHASE 1**  
 LYING IN THE SE 1/4 SEC. 1 AND NE 1/4 SEC. 12, T 27 S, R 7 W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

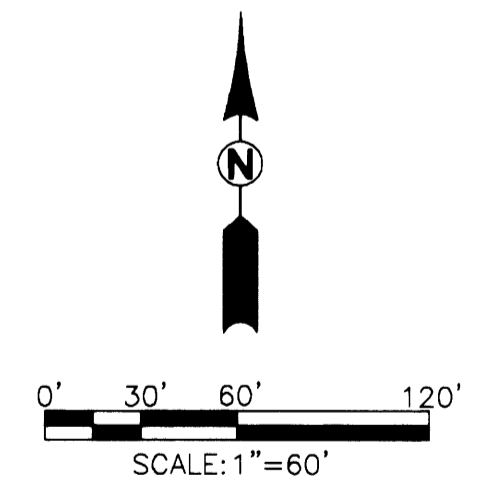
**SURVEYED FOR:**  
 CHAMPAGNE CREEK ESTATES, L.L.C.  
 6250 GARDEN VALLEY BLVD.  
 ROSEBURG, OR 97470

**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    JOB NO: 2063-01    DWG. BY: JAC  
 DATE: SEPT., 2006    PM: BHK    PAGE: 1 OF 5

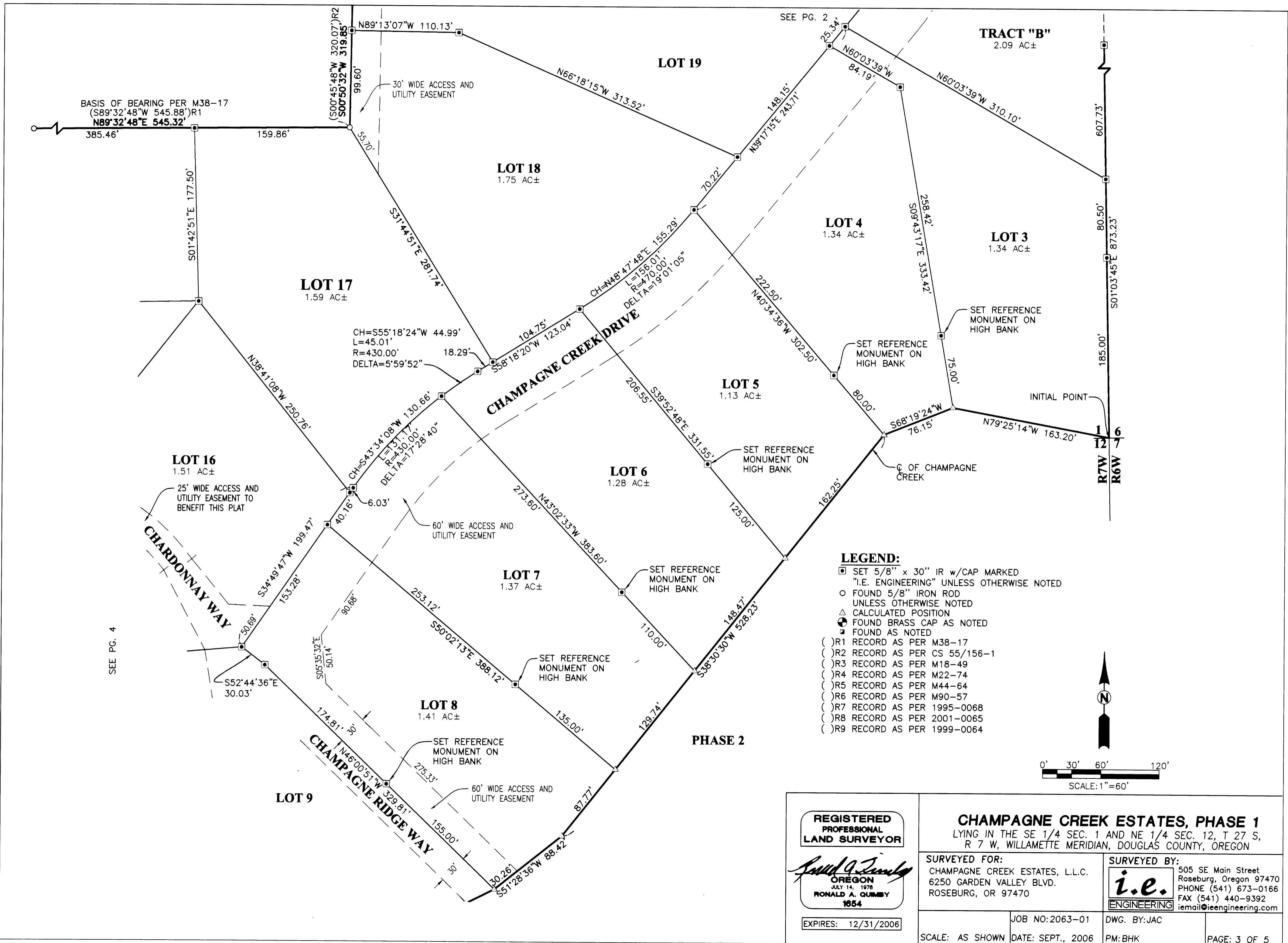


- LEGEND:**
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  - FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
  - △ CALCULATED POSITION
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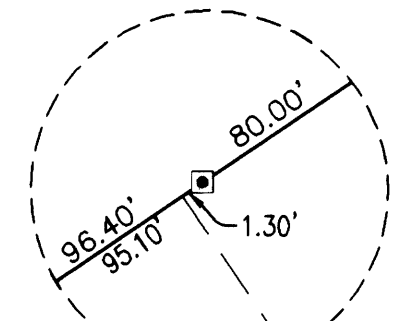
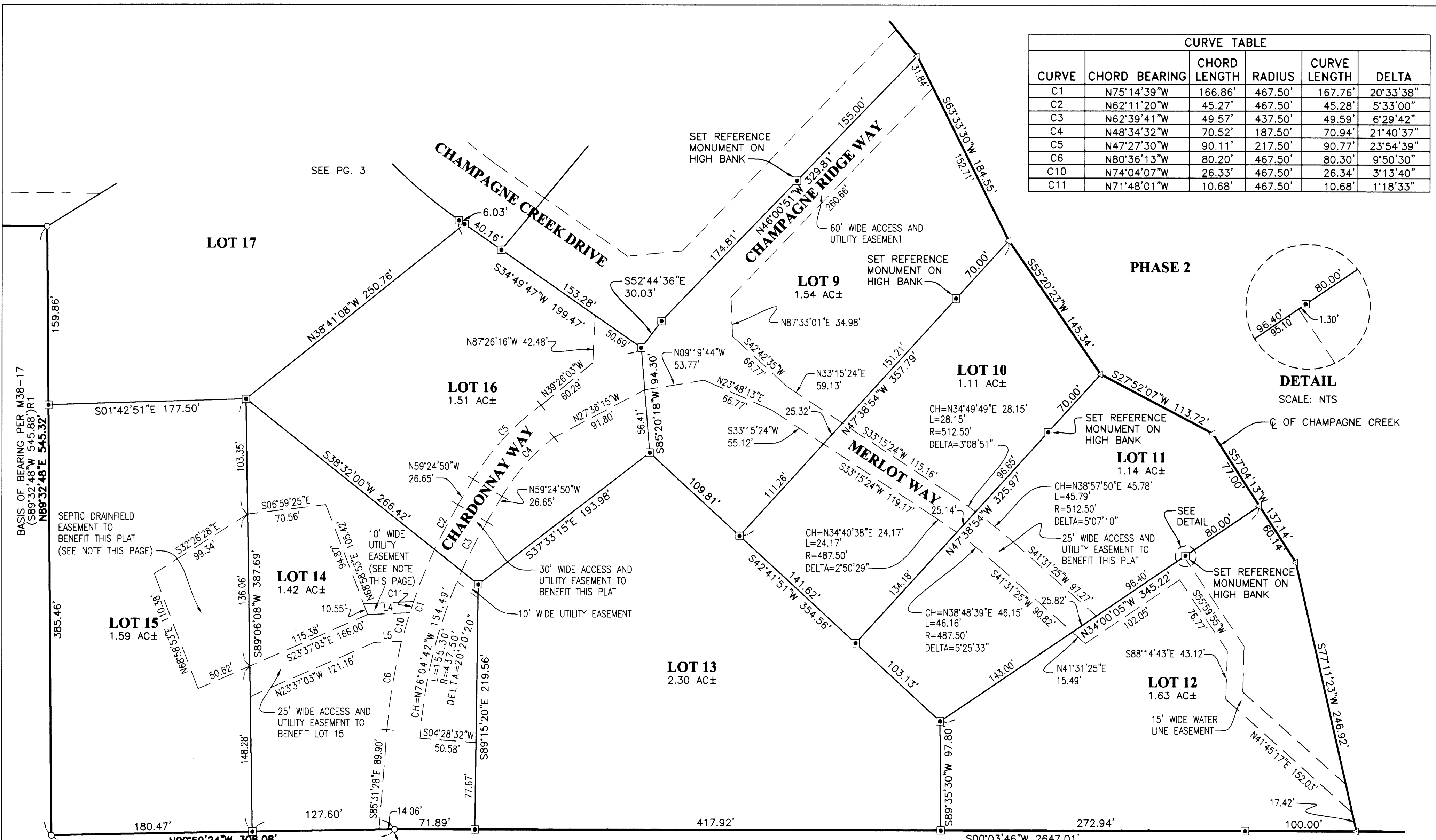


|   |  |  |
|---|--|--|
| <p><b>REGISTERED PROFESSIONAL LAND SURVEYOR</b></p> <p><i>Ronald A. Gumbly</i></p> <p><b>OREGON</b><br/>JULY 14, 1978<br/><b>RONALD A. GUMBLY</b><br/>1954</p> <p>EXPIRES: 12/31/2006</p> | <p><b>CHAMPAGNE CREEK ESTATES, PHASE 1</b><br/>LYING IN THE SE 1/4 SEC. 1 AND NE 1/4 SEC. 12, T 27 S, R 7 W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON</p> |  |
|   | <p>SURVEYED FOR:<br/>CHAMPAGNE CREEK ESTATES, L.L.C.<br/>6250 GARDEN VALLEY BLVD.<br/>ROSEBURG, OR 97470</p>   | <p>SURVEYED BY:<br/><b>i.e.</b><br/>ENGINEERING<br/>505 SE Main Street<br/>Roseburg, Oregon 97470<br/>PHONE (541) 673-0166<br/>FAX (541) 440-9392<br/>iemail@ieengineering.com</p> |
| <p>SCALE: AS SHOWN</p>  | <p>JOB NO: 2063-01<br/>DATE: SEPT. 2006</p>  | <p>DWG. BY: JAC<br/>PM: BHK</p>  |
|   |  | <p>PAGE: 2 OF 5</p>  |

SEE PG. 3



| CURVE TABLE |               |              |         |              |           |
|-------------|---------------|--------------|---------|--------------|-----------|
| CURVE       | CHORD BEARING | CHORD LENGTH | RADIUS  | CURVE LENGTH | DELTA     |
| C1          | N75°14'39"W   | 166.86'      | 467.50' | 167.76'      | 20°33'38" |
| C2          | N62°11'20"W   | 45.27'       | 467.50' | 45.28'       | 5°33'00"  |
| C3          | N62°39'41"W   | 49.57'       | 437.50' | 49.59'       | 6°29'42"  |
| C4          | N48°34'32"W   | 70.52'       | 187.50' | 70.94'       | 21°40'37" |
| C5          | N47°27'30"W   | 90.11'       | 217.50' | 90.77'       | 23°54'39" |
| C6          | N80°36'13"W   | 80.20'       | 467.50' | 80.30'       | 9°50'30"  |
| C10         | N74°04'07"W   | 26.33'       | 467.50' | 26.34'       | 3°13'40"  |
| C11         | N71°48'01"W   | 10.68'       | 467.50' | 10.68'       | 1°18'33"  |

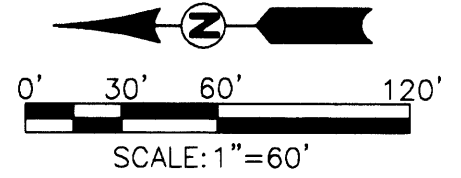


**DETAIL**  
SCALE: NTS

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L1         | N00°03'46"E | 54.20' |
| L4         | N02°22'39"W | 37.51' |
| L5         | S02°22'39"E | 24.55' |

**NOTE:**  
EASEMENT IS FOR THE CONSTRUCTION, MAINTENANCE, USE, AND REPAIR OF A COMMUNITY WATER CARRIED ON SITE SEWAGE DISPOSAL SYSTEM

- LEGEND:**
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  - FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
  - △ CALCULATED POSITION
  - FOUND BRASS CAP AS NOTED
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- ( ) R1 RECORD AS PER M38-17  
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 ( ) R9 RECORD AS PER 1999-0064



**REGISTERED PROFESSIONAL LAND SURVEYOR**

*Ronald A. Gumbay*

**OREGON**  
JULY 14, 1978  
**RONALD A. GUMBAY**  
1954

EXPIRES: 12/31/2006

**CHAMPAGNE CREEK ESTATES, PHASE 1**  
LYING IN THE SE 1/4 SEC. 1 AND NE 1/4 SEC. 12, T 27 S, R 7 W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

**SURVEYED FOR:**  
CHAMPAGNE CREEK ESTATES, L.L.C.  
6250 GARDEN VALLEY BLVD.  
ROSEBURG, OR 97470

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JOB NO: 2063-01  
DATE: SEPT., 2006  
DWG. BY: JAC  
PM: BHK

SCALE: AS SHOWN  
PAGE: 4 OF 5



**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 CONSISTING OF A PORTION OF THAT LAND DESCRIBED IN INSTRUMENT NUMBER 2005-030349, DOUGLAS COUNTY DEED RECORDS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1 AND THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 27 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF CHAMPAGNE CREEK, SAID POINT BEING THE SECTION CORNER COMMON TO SECTIONS 1 AND 12, TOWNSHIP 27 SOUTH, RANGE 7 WEST, AND SECTIONS 6 AND 7, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, FROM WHICH THE WITNESS CORNER OF SAID SECTIONS BEARS SOUTH 01°03'45" EAST 80.00 FEET; THENCE ALONG THE SECTION LINE COMMON TO SAID SECTIONS 12 AND 7, SOUTH 00°03'51" WEST 1323.84 FEET TO A 5/8-INCH IRON ROD AT THE NORTH ONE-SIXTEENTH CORNER ON SAID SECTION LINE; THENCE ALONG THE SOUTH BOUNDARY OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12, NORTH 89°53'51" WEST 1322.13 FEET TO A 5/8-INCH IRON ROD AT THE CENTER NORTHEAST ONE-SIXTEENTH CORNER OF SAID SECTION 12; THENCE ALONG THE WESTERLY BOUNDARY OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, NORTH 00°03'46" EAST, 1322.99 FEET TO A 1 1/2-INCH IRON ROD AT THE EAST ONE-SIXTEENTH OF SAID SECTION 12; THENCE ALONG THE WESTERLY BOUNDARY OF SAID LAND DESCRIBED IN INSTRUMENT NUMBER 2005-030349 NORTH 00°59'24" WEST 308.08 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF THAT LAND DESCRIBED IN INSTRUMENT NUMBER 69-9179 RECORDED IN THE DOUGLAS COUNTY DEED RECORDS; THENCE ALONG THE SOUTH BOUNDARY OF SAID LAND DESCRIBED IN INSTRUMENT NUMBER 69-9179 NORTH 89°32'48" EAST 545.32 FEET TO A 5/8 INCH IRON ROD AT THE MOST SOUTHERLY CORNER OF THAT LAND DESCRIBED IN INSTRUMENT NUMBER 70-8004 RECORDED IN THE DOUGLAS COUNTY DEED RECORDS; THENCE ALONG THE EAST BOUNDARY OF SAID LAND DESCRIBED IN INSTRUMENT NUMBER 70-8004 NORTH 00°50'32" EAST 319.85 FEET TO A 3/4 INCH IRON ROD; THENCE CONTINUING ALONG SAID EAST BOUNDARY NORTH 01°01'11" WEST 518.66 FEET TO A 5/8 INCH IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF SAID MELROSE-FLOURNOY VALLEY ROAD (COUNTY ROAD NUMBER 51); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY ALONG THE ARC OF A 924.93 FOOT RADIUS CURVE TO THE RIGHT FOR 282.94 FEET (THE LONG CHORD OF WHICH BEARS SOUTH 64°07'33" EAST 281.84 FEET) TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY SOUTH 55°21'44" EAST 132.57 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY ALONG THE ARC OF A 507.46 FOOT RADIUS CURVE TO THE LEFT FOR 73.60 FEET (THE LONG CHORD OF WHICH BEARS SOUTH 59°31'02" EAST 73.54 FEET) TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY SOUTH 67°00'06" EAST 106.73 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY ALONG THE ARC OF A 512.46 FOOT RADIUS CURVE TO THE LEFT FOR 248.67 FEET (THE LONG CHORD OF WHICH BEARS SOUTH 89°34'24" EAST 246.24 FEET) TO A 5/8 INCH IRON ROD AT THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY BOUNDARY AND THE SECTION LINE COMMON TO SAID SECTIONS 1 AND 6, SOUTH 01°03'45" EAST, 873.23 FEET TO THE POINT OF BEGINNING.

ALSO, BEGINNING AT A 5/8 INCH IRON ROD AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF BRONCO LANE (COUNTY ROAD NUMBER 51A) AND THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF MELROSE-FLOURNOY VALLEY ROAD (COUNTY ROAD NUMBER 51) FROM WHICH FROM WHICH THE SECTION CORNER COMMON TO SAID SECTIONS 1, 6, 7 AND 12 BEARS SOUTH 64°17'53" EAST 165.91 FEET AND SOUTH 01°03'45" EAST 873.23 FEET; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY BOUNDARY OF MELROSE-FLOURNOY VALLEY ROAD (COUNTY ROAD NUMBER 51) THE FOLLOWING COURSES: ALONG THE ARC OF A 427.46 FOOT RADIUS CURVE TO THE RIGHT FOR 76.79 FEET (THE LONG CHORD OF WHICH BEARS NORTH 80°49'06" WEST 76.68 FEET) TO A 5/8 INCH IRON ROD, NORTH 81°56'32" WEST 93.59 FEET TO A 5/8 INCH IRON ROD, NORTH 59°31'02" WEST 64.84 FEET TO A 5/8 INCH IRON ROD, NORTH 55°21'44" WEST 132.57 FEET TO A 5/8 INCH IRON ROD, ALONG THE ARC OF A 984.93 FOOT RADIUS CURVE TO THE LEFT FOR 152.84 FEET (THE LONG CHORD OF WHICH BEARS NORTH 59°48'28" WEST 152.68 FEET) TO A 5/8 INCH IRON ROD AND NORTH 25°44'49" EAST 19.65 FEET TO A 5/8 INCH IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF SAID BRONCO LANE (COUNTY ROAD NUMBER 51A); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY THE FOLLOWING COURSES: SOUTH 70°09'10" EAST 153.94 FEET TO A 5/8 INCH IRON ROD, SOUTH 69°59'59" EAST 51.33 FEET TO A 5/8 INCH IRON ROD, SOUTH 65°44'29" EAST 96.22 FEET TO A 5/8 INCH IRON ROD, SOUTH 56°24'41" EAST 115.98 FEET TO A 5/8 INCH IRON ROD, SOUTH 54°03'13" EAST 53.01 FEET TO A 5/8 INCH IRON ROD AND SOUTH 56°12'43" EAST 43.55 FEET TO THE POINT OF BEGINNING.  
ALL CONTAINING 34.78 ACRES, MORE OR LESS.

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE ABOVE DESCRIBED PARCEL OF LAND INTO 21 LOTS WITH TRACT AS SHOWN. THE PROCEDURE WAS AS FOLLOWS: EXISTING MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN. THE SOUTH AND EAST BOUNDARIES OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER WERE CALCULATED BY HOLDING FOUND MONUMENTS AND PROPORTIONING BETWEEN THEM. THE RIGHT-OF-WAY BOUNDARIES OF MELROSE-FLOURNOY VALLEY ROAD (COUNTY ROAD NUMBER 51) WERE CALCULATED BY HOLDING FOUND RIGHT-OF-WAY MONUMENTS AND CENTERLINE/OFFSET DATA PER DOUGLAS COUNTY ROAD DEPARTMENT DRAWING NUMBER 00160078 DATED 1-17-63 AND FILED WITH THE DOUGLAS COUNTY SURVEYOR. THE RIGHT-OF-WAY OF BRONCO LANE (COUNTY ROAD NUMBER 51A) WAS CALCULATED BY HOLDING FOUND MONUMENTS ON THE NORTHERLY RIGHT-OF-WAY BOUNDARY AND TIED CENTERLINE OF EXISTING ROAD AS SHOWN. MONUMENTS WERE SET TO DELINEATE LOTS, EASEMENTS, RIGHT-OF-WAY AND TRACT AS SHOWN.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CHAMPAGNE CREEK ESTATES PHASE I 2006-026351

DEED No. 2006-026352

ZONE: (RR) RURAL RESIDENTIAL-2 ACRE  
COMP. PLAN: (RC2) COMMITTED RESIDENTIAL-2 ACRE  
WATER: UBWA  
SEWER: SEPTIC

FIELD CREW: MIKE FROMDAHL AND JOSH MAXWELL  
EQUIPMENT: NIKON TOTAL STATION AND TDS RECON DATA COLLECTOR  
OFFICE: BRENT KNAPP  
DRAFTING: JOE COOK

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT CHAMPAGNE CREEK ESTATES LTD., 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 "CHAMPAGNE CREEK ESTATES, PHASE 1" TOGETHER WITH EASEMENTS AND OPEN SPACE AS SHOWN.  
SHARED

Michael K. Phelps 9/25/06  
MICHAEL K. PHELPS, PRESIDENT DATE

**ACKNOWLEDGMENT:**

STATE OF OREGON }  
COUNTY OF DOUGLAS }ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 25<sup>th</sup> DAY OF September, 2006, 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: ELAINE BERG  
NOTARY PUBLIC - OREGON  
COMMISSION NO.: 405611  
MY COMMISSION EXPIRES: JUNE 23, 2010

**APPROVALS:**

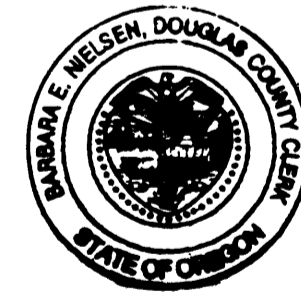
Keith L. Cubic 10/20/06  
DOUGLAS COUNTY PLANNING DIRECTOR DATE  
Randy Wain 10-20-06  
DOUGLAS COUNTY SURVEYOR DATE  
Ron Northcraft 10-30-06  
DOUGLAS COUNTY ASSESSOR DATE

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

Sandra K. Corneil 10/31/06  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 31<sup>st</sup> DAY OF OCT., 2006, 2:49 O'CLOCK PM

BARBARA E. NIELSEN 10-31-06  
DOUGLAS COUNTY CLERK By: Deputy DATE  
2003-026353



REGISTERED PROFESSIONAL LAND SURVEYOR

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

EXPIRES: 12/31/2006

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LYING IN THE SE 1/4 SEC. 1 AND NE 1/4 SEC. 12, T 27 S, R 7 W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

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