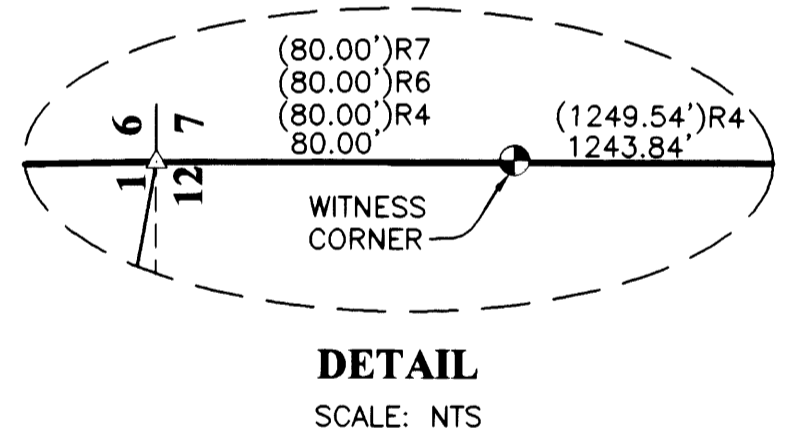
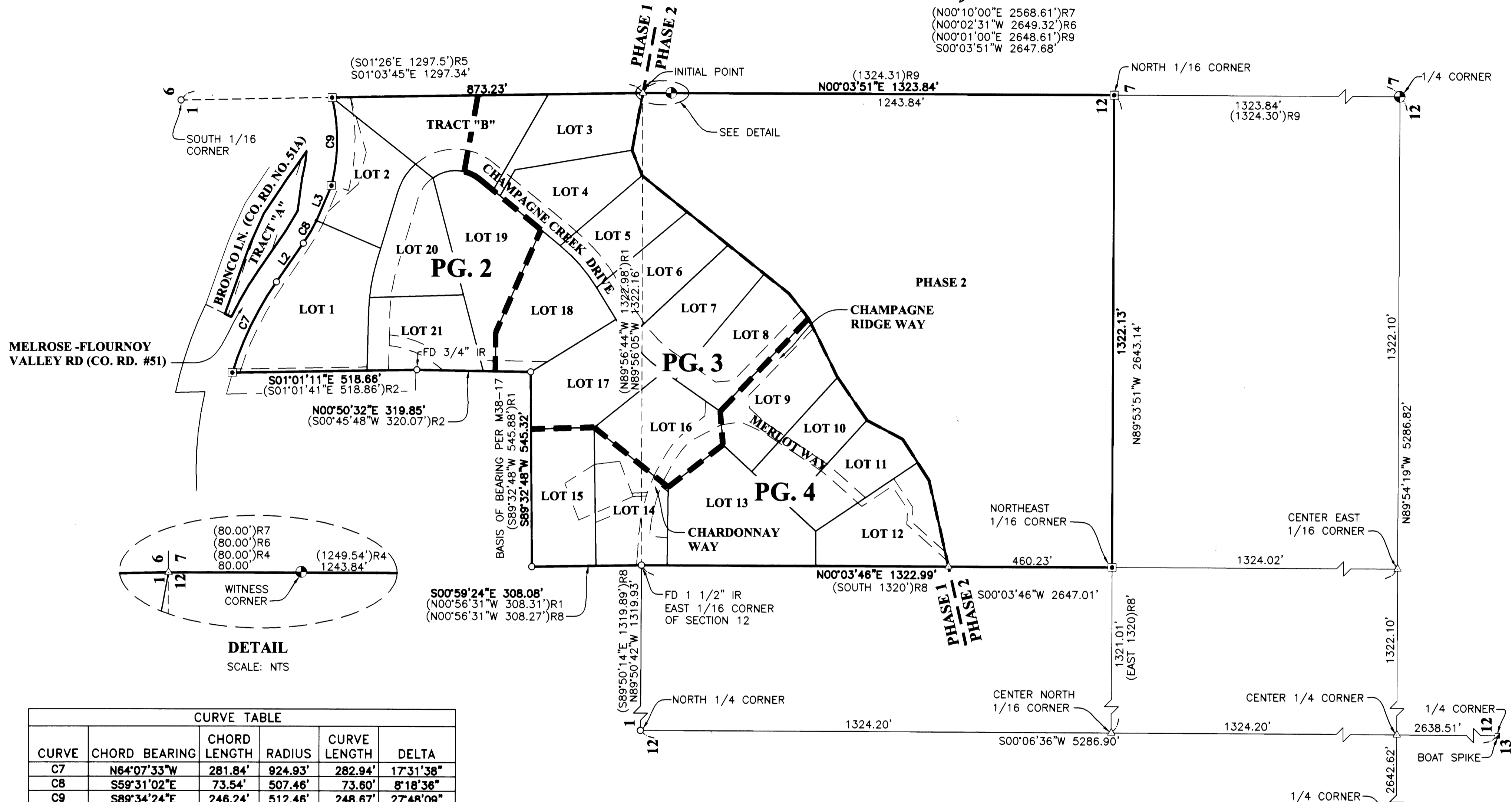


# CHAMPAGNE CREEK ESTATES, PHASE 1

(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"

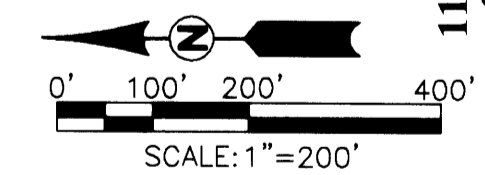
LINE TABLE		
LINE	BEARING	LENGTH
L2	N55°21'44"W (N55°22'W)R1	132.57'
L3	N67°00'06"W	106.73'

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