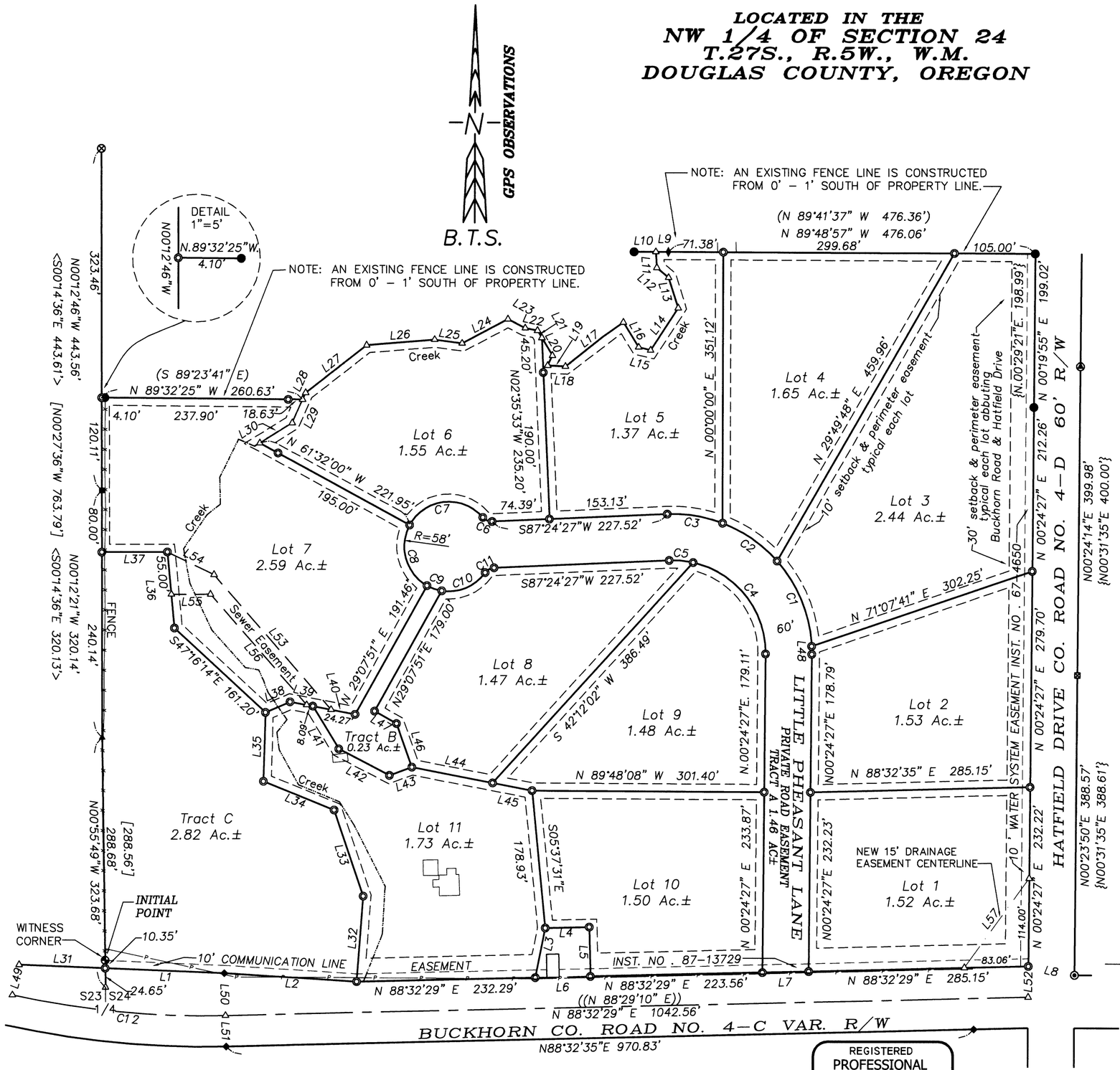
PHEASANT CREEK PUD

LOCATED IN THE
NW 1/4 OF SECTION 24
T.27S., R.5W., W.M.
DOUGLAS COUNTY, OREGON



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S87°40'55"E	154.77	L29	S23°57'38"W	33.13
L2	S86°28'05"E	172.01	L30	S58°05'01"W	49.33
L3	N11°13'19"E	65.60	L31	N87°40'55"W	112.09
L4	N88°32'29"E	57.10	L32	N04°16'59"E	111.12
L5	S01°27'31"E	64.00	L33	N18°50'45"W	117.85
L6	N88°32'29"E	71.50	L34	N68°01'39"W	99.10
L7	N88°32'29"E	60.03	L35	N01°32'20"E	89.08
L8	S79°17'06"E	60.98	L36	N05°25'25"W	98.87
L9	S89°42'22"W	16.27	L37	S89°47'39"W	85.00
L10	S89°42'22"W	28.43	L38	N66°33'55"E	34.79
L11	S03°31'46"E	20.57	L39	S79°16'05"E	30.00
L12	S50°14'35"E	20.07	L40	S79°16'05"E	56.04
L13	S17°28'25"E	41.32	L41	S31°33'28"E	64.81
L14	S33°08'23"W	65.28	L42	S62°44'50"E	74.27
L15	N76°34'26"W	16.05	L43	N69°48'52"E	31.19
L16	N31°48'38"W	37.92	L44	S79°08'56"E	106.76
L17	S52°33'39"W	94.50	L45	S79°08'56"E	52.18
L18	N87°16'07"W	22.97	L46	N19°41'42"W	59.78
L19	N25°28'02"E	14.53	L47	N60°52'09"W	32.91
L20	N31°16'17"W	26.87	L48	N01°14'51"W	10.39
L21	N31°16'17"W	10.78	L49	S12°28'29"W	40.00
L22	N78°25'55"W	16.11	L50	S01°28'45"E	54.96
L23	N62°50'36"W	25.28	L51	S01°28'45"E	39.97
L24	S61°57'49"W	67.08	L52	N00°24'27"E	40.02
L25	N82°35'33"W	35.98	L53	N41°05'18"W	231.91
L26	S85°12'28"W	88.89	L54	N64°11'48"W	67.30
L27	S51°58'17"W	100.63	L55	N89°47'22"E	50.89
L28	S23°57'38"W	9.60	L56	S41°05'18"E	190.38
			L57	S35°49'58"W	143.22

NO.	DELTA	RADIUS	ARC	BEARING	CHORD
C1	38°40'53"	180.00	121.52	N22°14'33"W	119.23
C2	27°40'23"	180.00	86.94	N55°25'11"W	86.09
C3	23°20'09"	180.00	73.31	N80°55'27"W	72.81
C4	78°02'28"	120.00	163.45	N38°36'49"W	151.10
C5	14°57'29"	120.00	31.33	N85°06'47"W	31.24
C6	51°56'38"	15.00	13.60	S66°37'14"E	13.14
C7	110°53'04"	58.00	112.25	S83°54'32"W	95.53
C8	89°20'09"	58.00	90.43	S16°12'04"E	81.55
C9	20°10'17"	58.00	20.42	S70°57'17"E	20.31
C10	63°29'43"	58.00	64.28	N67°12'43"E	61.04
C11	51°56'36"	15.00	13.60	S61°26'09"W	13.14
C12	13°56'00"	1145.92	278.67	S84°29'31"E	277.98

LEGEND:

- ◎ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MARKED "BTS ENG-SURV"
- ⊕ = FOUND DCSO BCIP & ACCESSORIES PER PLSS ID NO. 600340
- ▲ = FOUND 3/4" IRON ROD PER M 10-22
- ⧫ = FOUND 5/8" IRON ROD PER M 50-28
- ⊙ = FOUND 5/8" IRON ROD PER M 73-16
- ● = FOUND 5/8" IRON ROD PER M 93-59
- ⊠ = FOUND 5/8" IRON ROD PER RM 3-70
- ⊗ = FOUND 5/8" IRON ROD PER PARTITION PLAT 1990-0029
- ◭ = FOUND 5/8" IRON ROD PER PARTITION PLAT 1999-0042
- ■ = FOUND 5/8" IRON ROD PER PARTITION PLAT 2004-0056
- ◆ = FOUND 5/8" IRON ROD PER 1969 PLANS COUNTY ROAD NO. 4C
- △ = COMPUTED POINT
- ——P—— = POWER EASEMENT CENTERLINE PER INST. NO. 69-4414
- ( ) = RECORD PER M 93-59
- [ ] = RECORD PER PARTITION PLAT 1990-0029
- { } = RECORD PER PARTION PLAT 1999-0042
- < > = RECORD PER PARTITION PLAT 2004-0056
- (( )) = RECORD PER 1969 PLANS COUNTY ROAD NO. 4C

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
JULY 17, 1981
KRISTIAN O. DEGROOT
1941
RENEWAL DATE: 12-31-07

BTS ENGINEERING & SURVEYING, INC.
431 S.E. MAIN ST., ROSEBURG, OR 97470
PHONE (541) 673-0966 FAX (541) 673-0105

SCALE: 1" = 100'
DATE: OCTOBER 6, 2006
FOR: JOHN & NORMA HATFIELD
5377 SUNSHINE ROAD
ROSEBURG, OREGON 97470
JOB #: 05-117
FILE: Hatfield Sub.dwg
SHEET 1 OF 2

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DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK 2006-028932
NO FEE
00169216200600289320060063
12/07/2006 10:16:25 AM
PLAT-SUB Cnt=1 Stn=1 RECEIPTCOUNTER
This is a no fee document

PHEASANT CREEK PUD

LOCATED IN THE
NW 1/4 OF SECTION 24
T.27S., R.5W., W.M.
DOUGLAS COUNTY, OREGON

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FILED THIS 7th DAY OF DECEMBER 2006, AT 10:16 A.M.

BY BARBARA E. NIELSEN, DOUGLAS COUNTY CLERK — Gloria G. Burnett By: DEPUTY
2006-028932

BARBARA E. NIELSEN, DOUGLAS COUNTY CLERK STATE OF OREGON

APPROVALS:

Keith L. Cubic — 12/1/06
DOUGLAS COUNTY PLANNING DIRECTOR — DATE

Rany Wm — 12-4-06
DOUGLAS COUNTY SURVEYOR — DATE

Ron Northcraft — 12-6-06
DOUGLAS COUNTY ASSESSOR — DATE

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT JOHN M. HATFIELD AND NORMA HATFIELD ARE THE OWNERS OF THE LAND REPRESENTED ON THIS SUBDIVISION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUES HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS A CLASS II PLANNED COMMUNITY UNDER THE OREGON PLANNED COMMUNITY ACT (ORS 94.550–94.783) IN THE NAME OF "PHEASANT CREEK PUD" AS SHOWN ON THE FACE OF THIS SUBDIVISION PLAT. SAID OWNERS ALSO HEREBY CAUSE THE SEWER EASEMENT, 15 FOOT DRAINAGE EASEMENT AND PERIMETER EASEMENTS TO BE CREATED AND ALSO HEREBY CAUSE TRACT A, TRACT B AND TRACT C TO BE CREATED AS COMMON AREAS UNDER THE TERMS AND PROVISIONS OF THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR PHEASANT CREEK PUD".

John M. Hatfield — Norma Hatfield BY John M. Hatfield A.I.F.
JOHN M. HATFIELD — NORMA HATFIELD BY JOHN M HATFIELD ATTORNEY–IN–FACT INST. NO. 2006–027616

ACKNOWLEDGMENT:

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 4 DAY OF Dec., 2006, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOHN M. HATFIELD TO ME KNOWN TO BE THE PERSON DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT HE EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET FORTH MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Nancy A. Winchell
NOTARY PUBLIC, STATE OF OREGON

OFFICIAL SEAL
NANCY A WINCHELL
NOTARY PUBLIC-OREGON
COMMISSION NO. 397654
MY COMMISSION EXPIRES OCT. 20, 2009

ACKNOWLEDGMENT:

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 4 DAY OF Dec, 2006, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOHN M. HATFIELD TO ME KNOWN TO BE THE PERSON DESCRIBED, AS ATTORNEY–IN–FACT OF NORMA HATFIELD, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT HE EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET FORTH MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Nancy A. Winchell
NOTARY PUBLIC, STATE OF OREGON

OFFICIAL SEAL
NANCY A WINCHELL
NOTARY PUBLIC-OREGON
COMMISSION NO. 397654
MY COMMISSION EXPIRES OCT. 20, 2009

ZONING & UTILITIES:

ZONING: RURAL RESIDENTIAL – 2 ACRE (RR)
COMP. PLAN: COMMITTED RESIDENTIAL (RC2)
WATER: DIXONVILLE WATER ASSOCIATION
SEWER: COMMON WASTEWATER SYSTEM
PLANNING FILE NO. 05–336

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO CREATE PHEASANT CREEK PUD AS A 11 LOT CLUSTERED SUBDIVISION IN ACCORDANCE WITH SECTION 4.275 OF THE DOUGLAS COUNTY LAND USE AND DEVELOPMENT ORDINANCE AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 05–336. THIS SURVEY WAS PERFORMED UTILIZING A STATIC GPS CONTROL SURVEY, RTK TIES AND CONVENTIONAL TRAVERSE LOOPS AND TIES TO LOCATE CONTROLLING CORNERS. ALL SURVEY OBSERVATIONS ARE ADJUSTED BY LEAST SQUARES METHODS. THE SURVEY IS CONTROLLED BY MONUMENTS FOUND PER M 10–22, M 50–28, M 73–16, M 93–59, PARTITION PLAT 1990–0029, PARTITION PLAT 1999–0042, PARTITION PLAT 2004–0056 AND THE 1969 PLANS FOR BUCKHORN COUNTY ROAD NO. 4C. THE SOUTH LINE IS COMPUTED AND CONTROLLED FROM MONUMENTS FOUND PER THE 1969 PLANS FOR BUCKHORN COUNTY ROAD NO. 4C. THE EAST LINE IS CONTROLLED BY A M 73–16 MONUMENT ON THE EASTERLY RIGHT OF WAY LINE OF HATFIELD DRIVE AND BY M 93–59 MONUMENTS ON THE WESTERLY RIGHT OF WAY LINE OF HATFIELD DRIVE. THE NORTH LINE IS COMPUTED FROM AND CONTROLLED BY M 50–28 AND M 93–59 MONUMENTS AND BY THE SURVEY OF THE CENTERLINE OF AN EXISTING CREEK CHANNEL AS SHOWN ON THE FACE OF THE PLAT. THE WEST LINE IS COMPUTED ON THE EAST LINE OF SECTION 24 AS CONTROLLED BY THE WITNESS CORNER TO THE 1/4 CORNER OF SECTIONS 23 AND 24 AND MONUMENTS FOUND PER M 10–22, PARTITION PLAT 1990–0029 AND PARTITION PLAT 2004–0056. TRACT A (LITTLE PHEASANT LANE) IS CREATED AS A COMMON AREA PRIVATE ROAD EASEMENT AND TRACTS B AND C ARE CREATED AS COMMON AREAS FOR WASTEWATER COLLECTION AND TREATMENT PURPOSES.

THIS SURVEY WAS PERFORMED BY LES FANNING, ADAM DEGROOT, JOEL HERZBERG AND JERED CARPENTER USING LEICA SYSTEM 1200 GPS RECEIVERS AND TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

COVENANTS:

THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PHEASANT CREEK PUD" ARE RECORDED AS INSTRUMENT NO. 2006-028930 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 17, 1981
KRISTIAN O. DEGROOT
1941
RENEWAL DATE: 12-31-07

SURVEYOR'S CERTIFICATE:

I, Kristian O. DeGroot hereby certify that I have correctly surveyed and marked with proper monuments the lands represented on this subdivision plat of which the following is a true and correct description:

A portion of those parcels of land described in a deed to John M. Hatfield and Norma Hatfield as recorded in Instrument No. 84–15049 of the Official Records of Douglas County, Oregon and being more particularly described as follows:

Beginning at the Initial Point, a brass capped iron pipe at the Witness Corner to the ¼ Section Corner of Sections 23 and 24 of T.27S., R.5W., W.M.; thence S.00°55'49"E. along the West Line of said Section 24, 10.35 feet to a 5/8" iron rod on the North Right of Way Line of Buckhorn County Road No. 4C; thence S.87°40'55"E. along said North Right of Way Line, 154.77 feet to a 5/8" iron rod; thence S.86°28'05"E. along said North Right of Way Line, 172.01 feet to a 5/8" iron rod; thence N.88°32'29"E. along said North Right of Way Line, 232.29 feet to a 5/8" iron rod; thence N.11°13'19"E., 65.60 feet to a 5/8" iron rod; thence N.88°32'29"E., 57.10 feet to a 5/8" iron rod; thence S.01°27'31"E., 64.00 feet to a 5/8" iron rod on said North Right of Way Line; thence N.88°32'29"E. along said North Right of Way Line, 568.74 feet to a 5/8" iron rod on the West Right of Way Line of Hatfield Drive County Road No. 4C; thence N.00°24'27"E. along said West Right of Way Line, 724.18 feet to a 5/8" iron rod; thence N.00°19'55"E. along said West Right of Way Line, 199.02 feet to a 5/8" iron rod on the North Line of said Instrument No. 84–15049; thence N.89°48'57"W. along said North Line, 476.06 feet to a 5/8" iron rod; thence S.89°42'22"W. along said North Line, 16.27 feet to a point on the centerline of an existing creek channel; thence the following courses along said creek channel centerline:

S.03°31'46"E., 20.57 feet to a point, S.50°14'35"E., 20.07 feet to a point,
S.17°28'25"E., 41.32 feet to a point, S.33°08'23"W., 65.28 feet to a point,
N.76°34'26"W., 16.05 feet to a point, N.31°48'38"W., 37.92 feet to a point,
S.52°33'39"W., 94.50 feet to a point, N.87°16'07"W., 22.97 feet to a point,
N.25°28'02"E., 14.53 feet to a point, N.31°16'17"W., 37.65 feet to a point,
N.78°25'55"W., 16.11 feet to a point, N.62°50'36"W., 25.28 feet to a point,
S.61°57'49"W., 67.08 feet to a point, N.82°35'33"W., 35.98 feet to a point,
S.85°12'28"W., 88.89 feet to a point, S.51°58'17"W., 100.63 feet to a point,
S.23°57'38"W., 9.60 feet to a point;

thence N.89°32'25"W. leaving said creek channel centerline and along said North Line, 260.63 feet to a 5/8" iron rod on the West Line of said Section 24; thence S.00°12'46"E., along said West Line, 120.11 feet to a 5/8" iron rod; thence S.00°12'21"E. along said West Line, 320.14 feet to a 3/4" iron rod; thence S.00°55'49"E. along said West Line, 288.68 feet to the point of beginning and containing 23.36 acres, more or less.

TAX COLLECTORS CERTIFICATE:

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

Sandra K. Cruse — 12/7/06
DOUGLAS COUNTY TAX COLLECTOR — DATE

BTS ENGINEERING & SURVEYING, INC.
431 S.E. MAIN ST., ROSEBURG, OR 97470
PHONE (541) 673–0966 FAX (541) 673–0105

SCALE: N/A	FOR: JOHN & NORMA HATFIELD	JOB #: 05–117
DATE: OCTOBER 6, 2006	5377 SUNSHINE ROAD	FILE: Hatfield Sub.dwg
	ROSEBURG, OREGON 97470	SHEET 2 OF 2

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