

DECLARATION OF COVENANTS AND RESTRICTIONS
 FOR SYLVAN OAKS ESTATES SUBDIVISION, PHASE 1,

RECORDER'S NO. 2007-005784

P.U.E. NOTE:
 PUBLIC UTILITY EASEMENTS SHOWN ON THIS MAP
 ARE SUBJECT TO RESTRICTIONS RECORDED

IN INSTRUMENT NO. 2007-005785 OF
 DEED RECORDS OF DOUGLAS COUNTY.

SYLVAN OAKS ESTATES, PHASE 1

SE 1/4, SECTION 22, TWP 27 S, R 6 W, WM
 UNIT 1, SURVEY M149-45

DOUGLAS COUNTY, OREGON
 DECEMBER 2006
 SCALE 1" = 50'

SURVEYED FOR

SYLVAN OAKS ESTATES, LLC
 PAUL & ELIZABETH MORGAN, MEMBERS
 3150 W MILITARY AVE.
 ROSEBURG, OR 97470

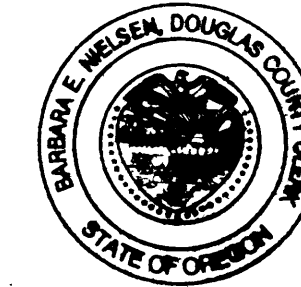
APPROVALS

Keith L. Cubie 3/6/07
 DOUGLAS COUNTY PLANNING DIRECTOR DATE
Ramy Wan 3-6-07
 DOUGLAS COUNTY SURVEYOR DATE
Ron Northcutt 3-8-07
 DOUGLAS COUNTY ASSESSOR DATE

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

Sandra K. Corvex 3/7/07
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 8th DAY OF MARCH, 2007, 3:11 O'CLOCK PM
 2007-005786



BARBARA E. NIELSEN *Barbara E. Nielsen*
 DOUGLAS COUNTY CLERK BY: DEPUTY

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT SYLVAN OAKS ESTATES, LLC, OF WHICH PAUL MORGAN AND ELIZABETH MORGAN ARE MEMBERS, IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO LOTS AS SHOWN ON THIS MAP, AND HEREBY CREATE THE EASEMENTS AND PUBLIC UTILITY EASEMENTS SHOWN HEREON AND DO DEDICATE THE STREET RIGHT OF WAY TO THE PUBLIC FOREVER.

Paul Morgan
 SYLVAN OAKS ESTATES, LLC
 BY PAUL MORGAN, MEMBER

Elizabeth Morgan
 SYLVAN OAKS ESTATES, LLC
 BY ELIZABETH MORGAN, MEMBER

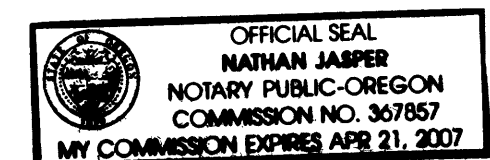
ACKNOWLEDGMENT

STATE OF OREGON)
 COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 25 DAY OF Jan 2007, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED PAUL MORGAN AND ELIZABETH MORGAN, MEMBERS OF SYLVAN OAKS ESTATES, LLC, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

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

Nathan Jasper
 NOTARY PUBLIC OF OREGON
 MY COMMISSION EXPIRES:
 COMMISSION NUMBER

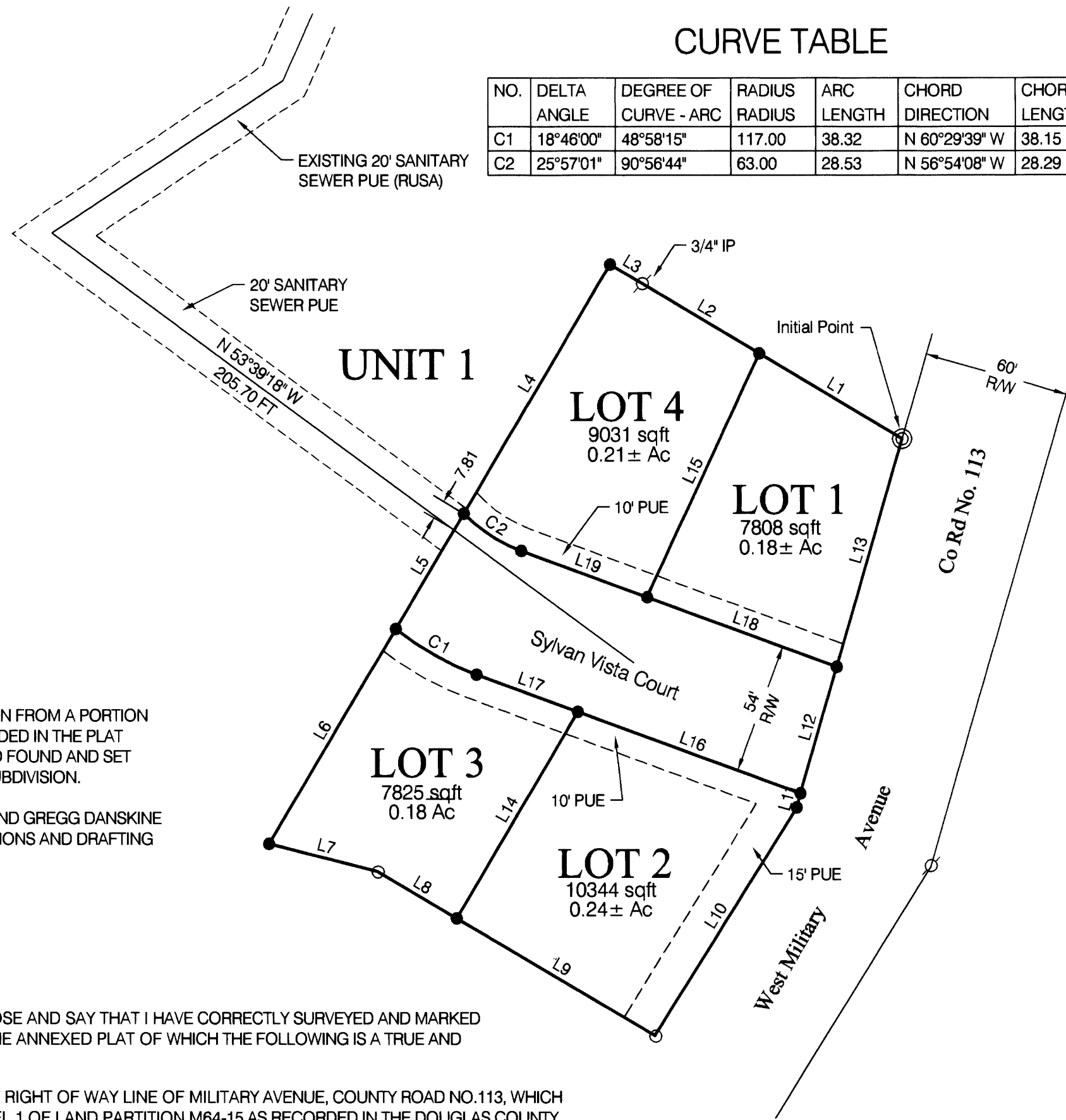


CURVE TABLE

NO.	DELTA ANGLE	DEGREE OF CURVE - ARC	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	18°46'00"	48°58'15"	117.00	38.32	N 60°29'39" W	38.15
C2	25°57'01"	90°56'44"	63.00	28.53	N 56°54'08" W	28.29

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 59°10'00" W	68.54 FT
L2	N 59°10'00" W	56.10 FT
L3	N 59°37'21" W	15.37 FT
L4	S 30°33'52" W	118.74 FT
L5	S 30°39'47" W	55.06 FT
L6	S 30°33'52" W	102.68 FT
L7	S 75°47'12" E	45.98 FT
L8	S 59°26'08" E	37.88 FT
L9	S 59°26'08" E	95.00 FT
L10	N 31°54'22" E	110.46 FT
L11	N 16°03'22" E	5.99 FT
L12	N 16°03'22" E	54.14 FT
L13	N 16°03'22" E	97.47 FT
L14	N 30°33'52" E	98.52 FT
L15	N 24°48'23" E	110.33 FT
L16	N 69°52'39" W	97.70 FT
L17	N 69°52'39" W	44.59 FT
L18	N 69°52'39" W	83.27 FT
L19	N 69°52'39" W	55.19 FT



NARRATIVE:

THIS IS A SURVEY TO CREATE A FOUR-LOT SUBDIVISION FROM A PORTION OF UNIT 1 DESCRIBED IN SURVEY M149-45, AS RECORDED IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON. WE USED FOUND AND SET MONUMENTS FROM SAID UNIT 1 TO CONTROL THIS SUBDIVISION.

THE SURVEY WAS COMPLETED BY MAURICE E FARR AND GREGG DANSKINE USING A NIKON DTM-520 TOTAL STATION. COMPUTATIONS AND DRAFTING WAS PERFORMED BY MAURICE E FARR.

SURVEYOR'S CERTIFICATE

I, MAURICE E. FARR, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

BEGINNING AT THE INITIAL POINT ON THE NORTHERLY RIGHT OF WAY LINE OF MILITARY AVENUE, COUNTY ROAD NO. 113, WHICH IS THE SOUTHEASTERLY PROPERTY CORNER OF PARCEL 1 OF LAND PARTITION M64-15 AS RECORDED IN THE DOUGLAS COUNTY SURVEYOR'S OFFICE; THENCE NORTH 59°10'00" WEST A DISTANCE OF 68.54 FEET TO A 5/8" IRON ROD; THENCE NORTH 59°10'00" WEST A DISTANCE OF 56.10 FEET TO A 5/8" IRON ROD; THENCE NORTH 59°37'21" WEST A DISTANCE OF 15.37 FEET TO A 5/8" IRON ROD; THENCE SOUTH 30°33'52" WEST A DISTANCE OF 118.74 FEET TO A 5/8" IRON ROD; THENCE SOUTH 30°39'47" WEST A DISTANCE OF 55.06 FEET TO A 5/8" IRON ROD; THENCE SOUTH 30°33'52" WEST A DISTANCE OF 102.68 FEET TO A 5/8" IRON ROD; THENCE SOUTH 75°47'12" EAST A DISTANCE OF 45.98 FEET TO A 5/8" IRON ROD; THENCE SOUTH 59°26'08" EAST A DISTANCE OF 37.88 FEET TO A 5/8" IRON ROD; THENCE SOUTH 59°26'08" EAST A DISTANCE OF 95.00 FEET TO A 5/8" IRON ROD; THENCE NORTH 31°54'22" EAST A DISTANCE OF 110.46 FEET TO A 5/8" IRON ROD; THENCE NORTH 16°03'22" EAST A DISTANCE OF 5.99 FEET TO A 5/8" IRON ROD; THENCE NORTH 16°03'22" EAST A DISTANCE OF 54.14 FEET TO A 5/8" IRON ROD; THENCE NORTH 16°03'22" EAST A DISTANCE OF 97.47 FEET TO THE POINT OF BEGINNING; CONTAINING 1.02 ACRES MORE OR LESS, ALL LOCATED IN NE1/4SE1/4, SECTION 22, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON..

SURVEYED BY

Maurice Farr
 MAURICE E. FARR
 PROFESSIONAL LAND SURVEYOR
 395 NE KIRBY AVENUE
 ROSEBURG, OR 97470
 PH (541) 957-9442

