

DOUGLAS COUNTY OFFICIAL RECORDS
 BARBARA E. NIELSEN, COUNTY CLERK 2007-011806
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 05/23/2007 09:47:41 AM
 PLAT-SUB Cnt=1 Str=1 RECEIPTCOUNTER
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EAGLE RIDGE ESTATES

CITY OF CANYONVILLE

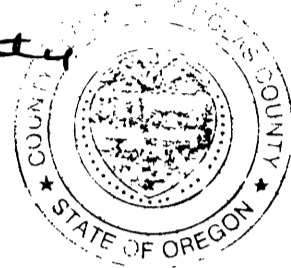
LOCATED IN THE SE 1/4 OF SECTION 27, T.30S., R.5W., W.M. DOUGLAS COUNTY, OREGON

DECLARATION AND DEDICATION:

Know all people by these presents that Stagecoach Land Co. LLC is the owner 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 Statutes have cause the same to be surveyed and subdivided in the name of "EAGLE RIDGE ESTATES" and do hereby dedicate Eagle Ridge Drive, Deer Song Court, that 15 foot wide public utility easement and that 10 foot wide drainage easement shown thereon to the use of the public forever.

Sandra Joneck President
Scott Chancey Chairperson
 Sandra Joneck, President Scott Chancey, Chairperson

Filed this 23 day of May, 2007 at 9:47 a.m.
 by BARBARA E. NIELSEN
 Douglas County Clerk by G. Reardon, Deputy
 2007-011806



APPROVALS:

| | |
|---|------------------------|
| <i>[Signature]</i> Planning Commission Chair, City of Canyonville | <u>5/16/07</u> Date |
| <i>[Signature]</i> Recorder City of Canyonville | <u>5/17/07</u> Date |
| <i>[Signature]</i> Douglas County Surveyor Deputy | <u>5-21-07</u> Date |
| <i>[Signature]</i> Douglas County Assessor | <u>5-22-07</u> Date |
| <i>[Signature]</i> Douglas County Commissioner | <u>5-22-07</u> Date |
| <i>[Signature]</i> Douglas County Commissioner | <u>5-22-07</u> Date |

SURVEYOR'S CERTIFICATE:

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

A parcel of land located in the SE 1/4 of Section 27, T.30S., R.5W., W.M. being that portion of those parcels of land described in those deeds to Stagecoach Land Co. LLC as recorded in Instrument No. 2006-005619 and Instrument No. 2006-011643 of Douglas County Official Records, described as follows:

Beginning at a 1/2" iron rod on the North Right of Way Line of Tiller Trail Highway, 90 feet left of Engineers Centerline Station 18+76.19 PSC, from which a brass capped iron pipe at the Northwest Corner of the Jackson Reynolds DLC No. 58, T.30S., R.5W., W.M. bears N.56°43'30"W., 1580.73 feet; thence the following courses along said North Right of Way Line:

145.01 feet along the arc of a 1055.92 foot radius curve to the left (the long chord of which bears N.72°52'06"E., 144.90 feet) to a 5/8" iron rod, 90 feet left of Engineers Centerline Station 20+35.52 PCS,

N.72°28'09"E., 256.87 feet to a 5/8" iron rod, 50 feet left of Engineers Centerline Station 23+00 POS,

86.95 feet along an offset spiral curve to the left (the long chord of which bears N.58°31'34"E., 86.95 feet) to a 5/8" iron rod,

30.00 feet along an offset spiral curve to the left (the long chord of which bears N.57°22'03"E., 30.00 feet) to a computed point;

30.00 feet along an offset spiral curve to the left (the long chord of which bears N.57°00'59"E., 30.00 feet) to a 5/8" iron rod;

thence N.32°50'00"W. leaving said North Right of Way Line, 109.54 feet to a 5/8" iron rod; thence N.45°52'46"W., 246.25 feet to a 5/8" iron rod; thence S.89°49'09"W., 370.65 feet to a 5/8" iron rod on the West Line of said Instrument No. 2006-005619; thence S.17°01'02"E. along said West Line, 170.02 feet to a 5/8" iron rod; thence S.08°44'56"E. along said West Line, 173.01 feet to the point of beginning and containing 3.72 acres, more or less.

ACKNOWLEDGMENT:

STATE OF OREGON)
) SS
 COUNTY OF DOUGLAS)

Know all people by these presents, on this 19th day of April, 2007, before me, a Notary Public in and for said State and County, personally appeared Sandra Joneck, President and Scott Chancey, Chairperson of Stagecoach Land Company LLC to me known to be the persons described, in and who executed the foregoing Declaration, who, being duly sworn, did say that they 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.

Mary L. Moore
 NOTARY PUBLIC, STATE OF OREGON



NARRATIVE:

The purpose of this survey is to subdivide EAGLE RIDGE ESTATES, a 3.72 acre portion of the Stagecoach Land Co. LLC property described in Instrument No. 2006-005619 and Instrument No. 2006-011643 of Douglas County Official Records, as approved by the City of Canyonville Planning Commission under Canyonville Planning Commission File No. SUB-02-05. This survey establishes the monuments of Lots 1-10, Eagle Ridge Drive and Deer Song Court and is based on M 151-69. The exterior boundary lines and exterior corner monuments of EAGLE RIDGE ESTATES were set under M 151-69. A M 106-10 monument shown on the North Right of Way Line of the Tiller-Trail Highway under M 151-69 falls 1.48 feet NW of the computed right of way line and is rejected as a controlling corner under this survey. I have driven the M 106-10 monument 12" under the surface of the ground and removed my M 151-69 monument at the SE corner of this subdivision plat and set a new monument at the SE Corner on the North Right of Way Line.

A control survey was performed utilizing a GPS static control survey with RTK and conventional traverse loops and ties surveyed to controlling corners. All survey observations were taken with a Leica System 1200 Total Station and GPS Receivers. All survey observations are adjusted by least squares methods. This survey was performed by Les Fanning, Adam DeGroot, Joel Herzberg and Tony Bellando with computations and drafting by Kris DeGroot.

TAX COLLECTORS CERTIFICATE:

I hereby certify that all taxes and special assessments or other charges required by land have been paid.

Sandra K. Concell 5/22/07 DATE
 DOUGLAS COUNTY TAX COLLECTOR

PROTECTIVE COVENANTS:

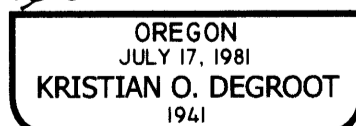
Protective Covenants of EAGLE RIDGE ESTATES are recorded in Book _____, Pages _____ as Instrument No. 2007-011248 of Douglas County Official Records.

ZONING & UTILITIES:

Zoning: Residential
 Comprehensive Plan: Residential
 Canyonville Planning Commission File No. SUB-02-05
 Water: City of Canyonville
 Sewer: City of Canyonville



Kristian O. DeGroot



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" = 50' | FOR: Stagecoach Land Co. LLC 1595 NE 6th Street, Suite D Grants Pass, OR. 97526 | Job #: 06-039 06-039 Mtn View.dwg Sheet 1 of 2 |
| Date: April 18, 2007 | | |

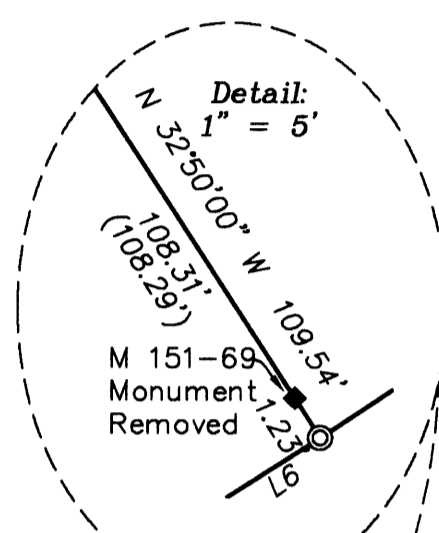
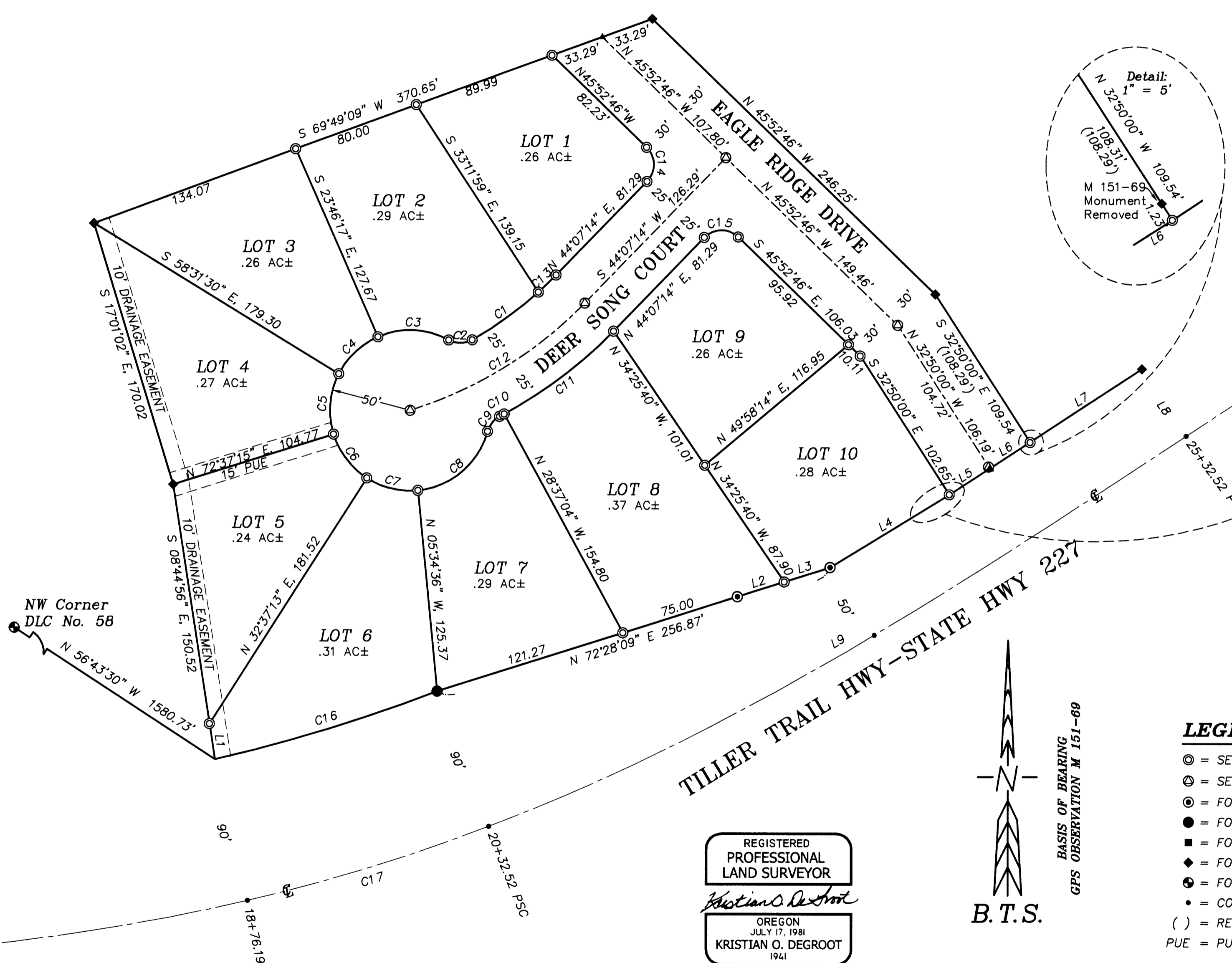
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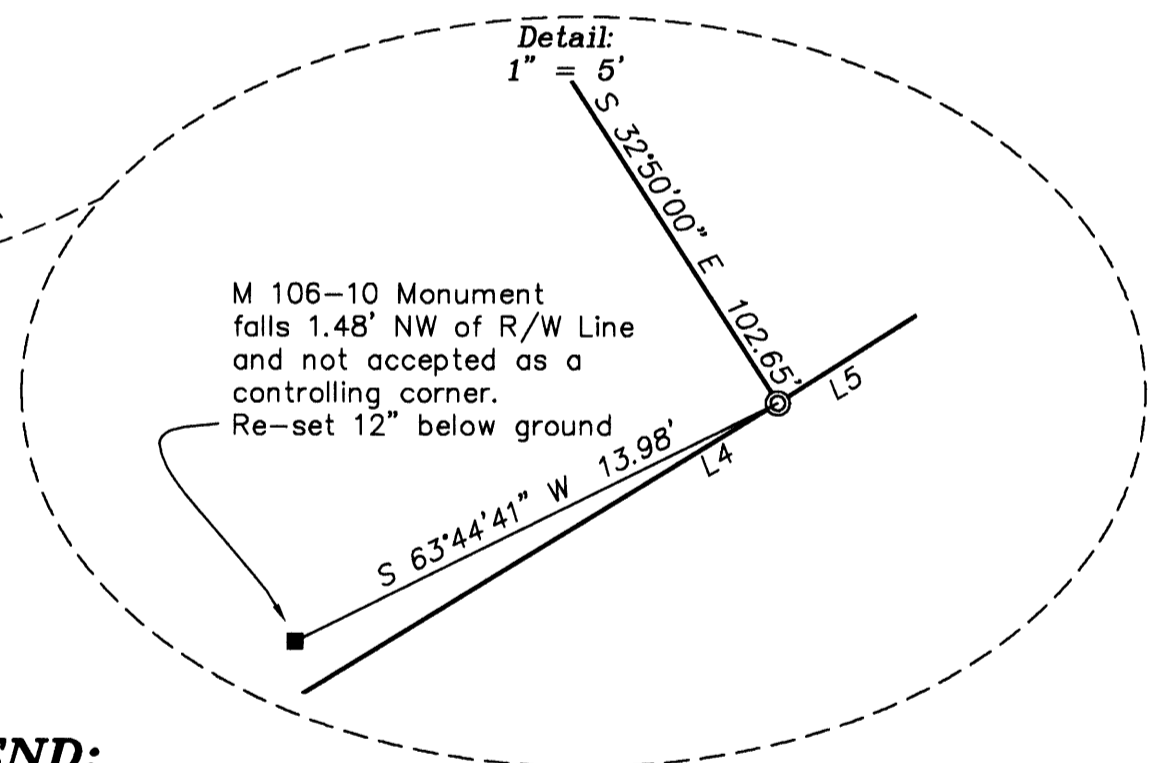
EAGLE RIDGE ESTATES

CITY OF CANYONVILLE
 LOCATED IN THE SE 1/4 OF
 SECTION 27, T.30S., R.5W., W.M.
 DOUGLAS COUNTY, OREGON

| NO. | DELTA | RADIUS | ARC | BEARING | CHORD |
|-------|-----------|---------|--------|-------------|--------|
| C1 | 12°22'54" | 235.00 | 50.78 | N54°03'15"E | 50.69 |
| C2 | 58°25'33" | 15.00 | 15.30 | N89°27'28"E | 14.64 |
| C3 | 52°26'32" | 50.00 | 45.76 | N87°33'01"W | 44.18 |
| C4 | 39°11'40" | 50.00 | 34.20 | S46°37'53"W | 33.54 |
| C5 | 44°24'50" | 50.00 | 38.76 | S04°49'38"W | 37.80 |
| C6 | 40°00'00" | 50.00 | 34.91 | S37°22'47"E | 34.20 |
| C7 | 38°14'36" | 50.00 | 33.37 | S76°30'05"E | 32.76 |
| C8 | 69°18'21" | 50.00 | 60.48 | N49°43'27"E | 56.86 |
| C9 | 46°56'44" | 15.00 | 12.29 | S38°32'39"W | 11.95 |
| C10 | 0°39'01" | 285.00 | 3.23 | N61°41'30"E | 3.23 |
| C11 | 17°14'46" | 285.00 | 85.78 | N52°44'37"E | 85.46 |
| C12 | 28°25'19" | 260.00 | 128.98 | N58°19'54"E | 127.66 |
| C13 | 3°44'33" | 235.00 | 15.35 | N45°59'31"E | 15.35 |
| C14 | 90°00'36" | 15.00 | 23.56 | N00°52'59"W | 21.22 |
| C15 | 90°00'00" | 15.00 | 23.56 | S89°07'14"W | 21.21 |
| C16 | 7°52'07" | 1055.92 | 145.01 | N72°52'06"E | 144.90 |
| (C16) | 7°14'59" | 1145.92 | 144.99 | N72°52'06"E | 144.90 |
| C17 | 7°52'07" | 1145.92 | 157.37 | N72°52'06"E | 157.25 |



| LINE | BEARING | DISTANCE | RECORD |
|------|-------------|----------|---------------------|
| L1 | S08°44'52"E | 22.48 | |
| L2 | N72°28'09"E | 30.59 | |
| L3 | N72°28'09"E | 30.01 | |
| L4 | N58°31'34"E | 86.95 | OFFSET SPIRAL CHORD |
| L5 | N57°22'03"E | 30.00 | OFFSET SPIRAL CHORD |
| L6 | N57°00'59"E | 30.00 | OFFSET SPIRAL CHORD |
| L7 | N56°38'07"E | 83.23 | OFFSET SPIRAL CHORD |
| L8 | S33°28'58"E | 50.00 | |
| L9 | S60°44'12"W | 497.79 | SPIRAL CHORD |



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

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

B. T. S.
 BASIS OF BEARING
 GPS OBSERVATION M 151-69

- LEGEND:**
- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP "BTS ENG-SURV"
 - ⊕ = SET 5/8" x 30" IRON ROD w/ALUM. CAP "BTS ENG-SURV"
 - ⊙ = FOUND 1/2" IRON ROD PER M 77-53 A-B
 - = FOUND 5/8" IRON ROD PER OSHD DWG. NO. 7B-13-18
 - = FOUND 5/8" IRON ROD PER M 106-10
 - ◆ = FOUND 5/8" IRON ROD PER M 151-69
 - ⊙ = FOUND DCSO BCIP & ACCESSORIES PER PLSS ID NO 058020
 - = COMPUTED CENTERLINE POINT
 - () = RECORD PER M 151-69
 - PUE = PUBLIC UTILITY EASEMENT

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 PHONE (541) 673-0966 FAX (541) 673-0105

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