

DOUGLAS COUNTY OFFICIAL RECORDS
 BARBARA E. NIELSEN, COUNTY CLERK
 2007-020195
 NO FEE
 09/14/2007 12:06:46 PM
 PLAT-SUB Cnt=1 Stn=1 RECEIPTCOUNTER
 This is a no fee document

RIVER VIEW ESTATES

COMMON BOUNDARY LINE ADJUSTMENT & SUBDIVISION
 DEED INSTRUMENT 2005-28020
 SE 1/4, SECTION 32, TWP 32 S, R 6 W, WM
 GLENDALE, OR 97442
 JULY 2007
 SCALE: 1" = 50'

CURVE TABLE

NO.	DEFLECTION ANGLE	DEGREE OF CURVE - ARC	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	06°21'37"	25°45'03"	222.50	24.70	S 63°53'38" E	24.69
C2	08°31'12"	25°45'03"	222.50	33.09	S 56°27'13" E	33.06
C3	21°47'12"	286°28'44"	20.00	7.61	N 63°05'13" W	7.56
C4	39°36'18"	114°35'30"	50.00	34.56	S 54°10'41" E	33.88
C5	32°45'08"	114°35'30"	50.00	28.58	S 17°59'58" E	28.19
C6	28°59'04"	114°35'30"	50.00	25.29	S 12°52'08" W	25.02
C7	57°43'35"	114°35'30"	50.00	50.38	S 56°13'27" W	48.27
C8	37°57'47"	114°35'30"	50.00	33.13	N 75°55'52" W	32.53
C9	28°58'50"	114°35'30"	50.00	25.29	N 42°27'34" W	25.02
C10	44°51'02"	114°35'30"	50.00	39.14	N 05°32'37" W	38.15
C11	69°04'31"	286°28'44"	20.00	24.11	N 17°39'22" W	22.68
C12	06°53'30"	33°12'54"	172.50	20.75	N 55°38'22" W	20.74
C13	07°59'19"	33°12'54"	172.50	24.05	N 63°04'47" W	24.03

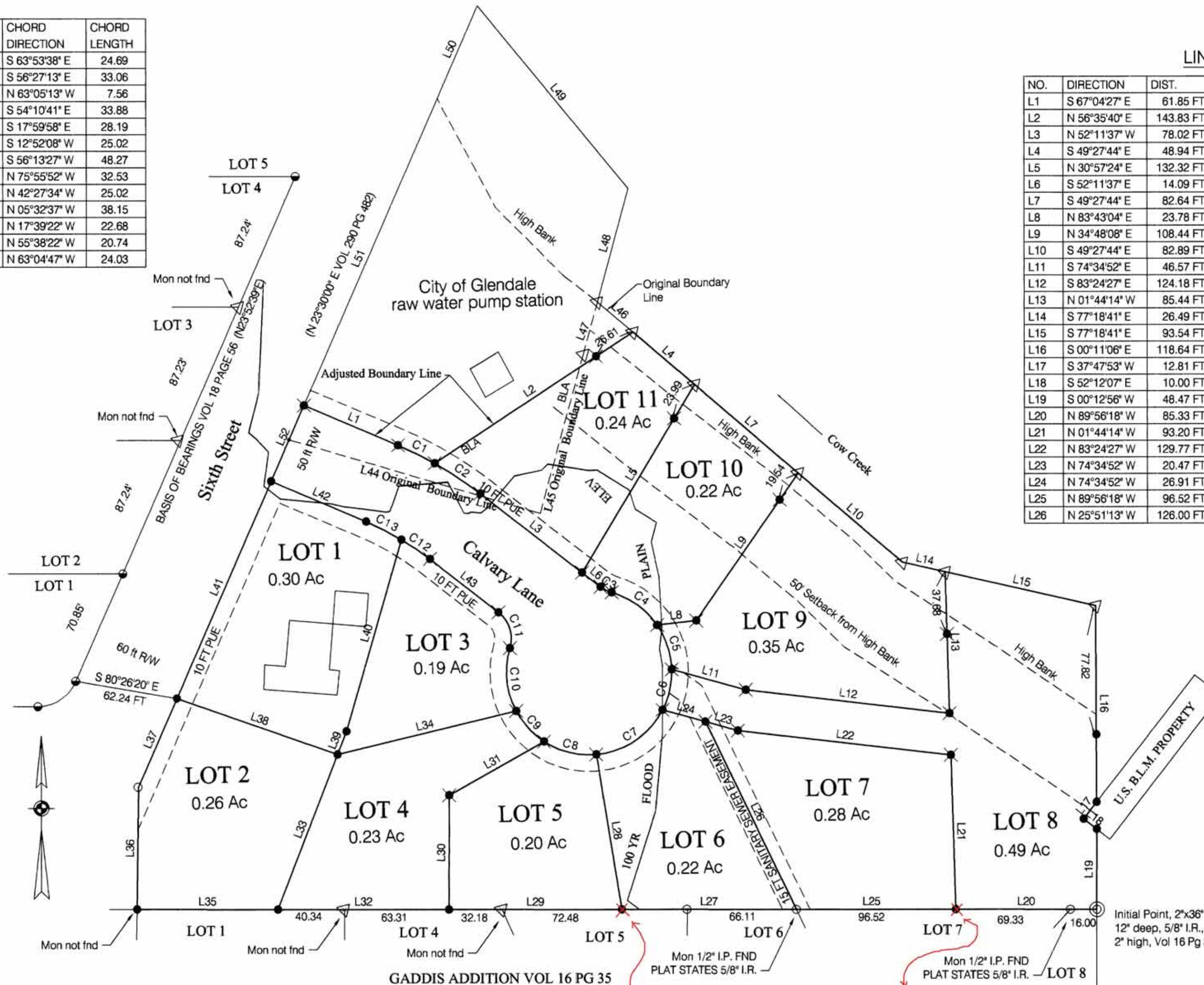
LINE TABLE

NO.	DIRECTION	DIST.	NO.	DIRECTION	DIST.
L1	S 67°04'27" E	61.85 FT	L27	N 89°56'18" W	105.63 FT
L2	N 56°35'40" E	143.83 FT	L28	N 09°20'05" W	94.85 FT
L3	N 52°11'37" W	78.02 FT	L29	N 89°56'18" W	104.66 FT
L4	S 49°27'44" E	48.94 FT	L30	N 00°08'42" E	68.97 FT
L5	N 30°57'24" E	132.32 FT	L31	N 60°36'17" E	66.05 FT
L6	S 52°11'37" E	14.09 FT	L32	N 89°56'18" W	103.65 FT
L7	S 49°27'44" E	82.64 FT	L33	N 21°10'00" E	100.34 FT
L8	N 83°43'04" E	23.78 FT	L34	N 76°24'34" E	111.37 FT
L9	N 34°48'08" E	108.44 FT	L35	N 89°56'18" W	85.11 FT
L10	S 49°27'44" E	82.89 FT	L36	N 00°41'42" E	73.89 FT
L11	S 74°34'52" E	46.57 FT	L37	N 23°33'42" E	58.40 FT
L12	S 83°24'27" E	124.18 FT	L38	S 70°44'02" E	102.86 FT
L13	N 01°44'14" W	85.44 FT	L39	N 21°10'00" E	15.03 FT
L14	S 77°18'41" E	26.49 FT	L40	N 16°08'41" E	120.50 FT
L15	S 77°18'41" E	93.54 FT	L41	N 23°33'42" E	142.92 FT
L16	S 00°11'06" E	118.64 FT	L42	S 67°04'27" E	62.40 FT
L17	S 37°47'53" W	12.81 FT	L43	S 52°11'37" E	52.70 FT
L18	S 52°12'07" E	10.00 FT	L44	S 73°40'08" E	158.46 FT
L19	S 00°12'56" W	48.47 FT	L45	N 15°14'42" E	99.61 FT
L20	N 89°56'18" W	85.33 FT	L46	N 49°27'44" W	28.09 FT
L21	N 01°44'14" W	93.20 FT	L47	S 15°14'42" W	32.81 FT
L22	N 83°24'27" W	129.77 FT	L48	N 15°14'42" E	70.88 FT
L23	N 74°34'52" W	20.47 FT	L49	N 39°33'09" W	143.28 FT
L24	N 74°34'52" W	26.91 FT	L50	N 23°33'42" E	61.00 FT
L25	N 89°56'18" W	96.52 FT	L51	S 23°33'42" W	202.30 FT
L26	N 25°51'13" W	126.00 FT	L52	S 23°33'42" W	50.00 FT

LEGEND

- ⊙ INITIAL POINT
- FOUND MONUMENT PER VOL 16 PG 35
- FOUND 5/8" IR PER LP 2000-0060
- FOUND 5/8" IR PER VOL 18 PG 56
- ▽ COMPUTED LOCATION, NO MONUMENT SET
- SET 5/8"x30" I.R. WITH PLASTIC CAP MARKED M.E. FARR LS 1181
- ★ DENOTES A 5/8"x30" I.R. W/PLASTIC CAP MARKED M.E. FARR 1181 TO BE SET WITHIN TIME SPECIFIED IN THE SURVEYOR'S CERTIFICATE. SET ON **APRIL 2008**
- PUE PUBLIC UTILITY EASEMENT
- () = RECORD PER VOL 16 PG 35

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Maurice E. Farr
 OREGON
 SEPT. 23, 1977
 MAURICE E. FARR
 1181
 EXPIRES 12-31-07



PIN SET N 09°30'16" W 0.75 FT. FROM TRUE CORNER PER INST. #2009-11615 C.S. 65/68-7

PIN SET N 01°54'25" W 1.30 FT. FROM TRUE CORNER PER INST. #2009-11615 C.S. 65/68-7

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NO FEE

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PLAT-MON Cnt=1 Stn=3 MARRIAGECOUNTER
This is a no fee document

AFTER RECORDING, RETURN TO:

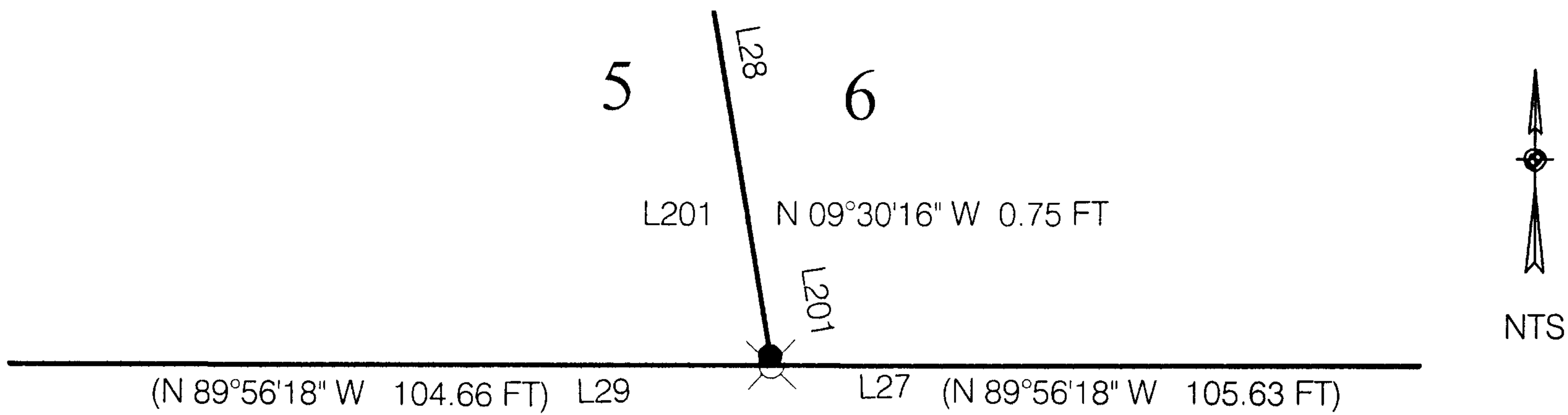
Douglas County Surveyors Office
Douglas County Courthouse-Room 105a
Roseburg, OR 97470
(541) 440-4272

AFFIDAVIT OF REMAINING MONUMENTATION

I, Maurice E. Farr, being first duly sworn, depose and say that in accordance with O.R.S. 92.070(e)(b), I have correctly surveyed and marked with proper monuments the remaining lot corners as indicated on the plat of River View Estates, (Volume 22, Page 57 A&B), instrument number 2007-020195, as recorded in Plat Records of Douglas County, said interior corners set during April 2008.

The following changes were necessary as an existing wooden fence on adjoining property interfered with placement of property monuments as shown on the subdivision plat.

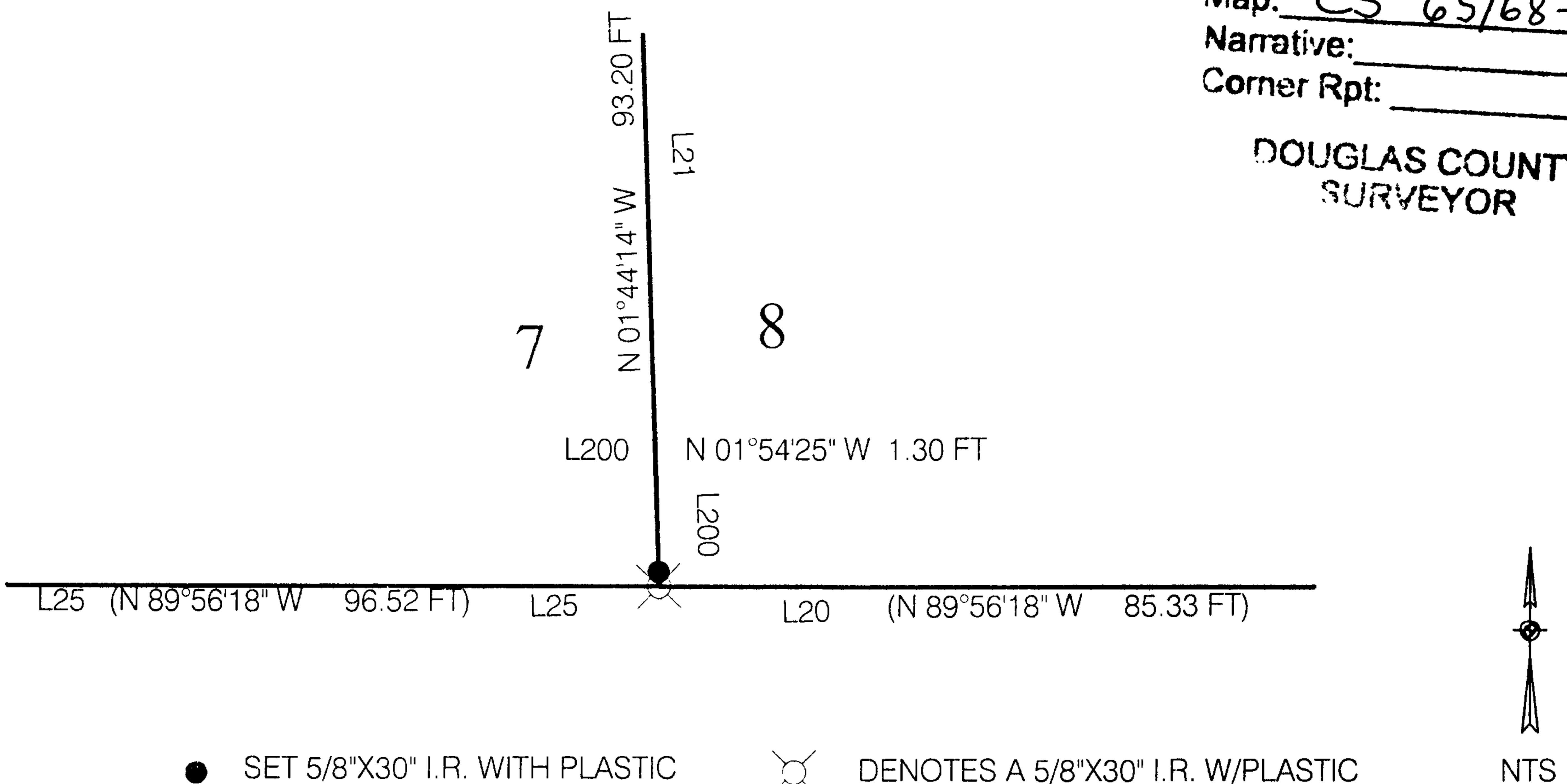
- 1. Property corner at the southerly corner common to Lots 5 & 6



- 2. Property corner at the southerly corner common to Lots 7 & 8

FILED
Date: 8/7/2009 By: NW
This survey consists of:
Map: CS 65/68-7
Narrative: _____
Corner Rpt: _____

**DOUGLAS COUNTY
SURVEYOR**



● SET 5/8"X30" I.R. WITH PLASTIC CAP MARKED M.E. FARR LS 1181

⊗ DENOTES A 5/8"X30" I.R. W/PLASTIC CAP MARKED M.E. FARR 1181 TO BE SET WITHIN TIME SPECIFIED IN THE SURVEYOR'S CERTIFICATE.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Maurice E Farr

OREGON
SEPT 23, 1977
MAURICE E. FARR
1181

6-09

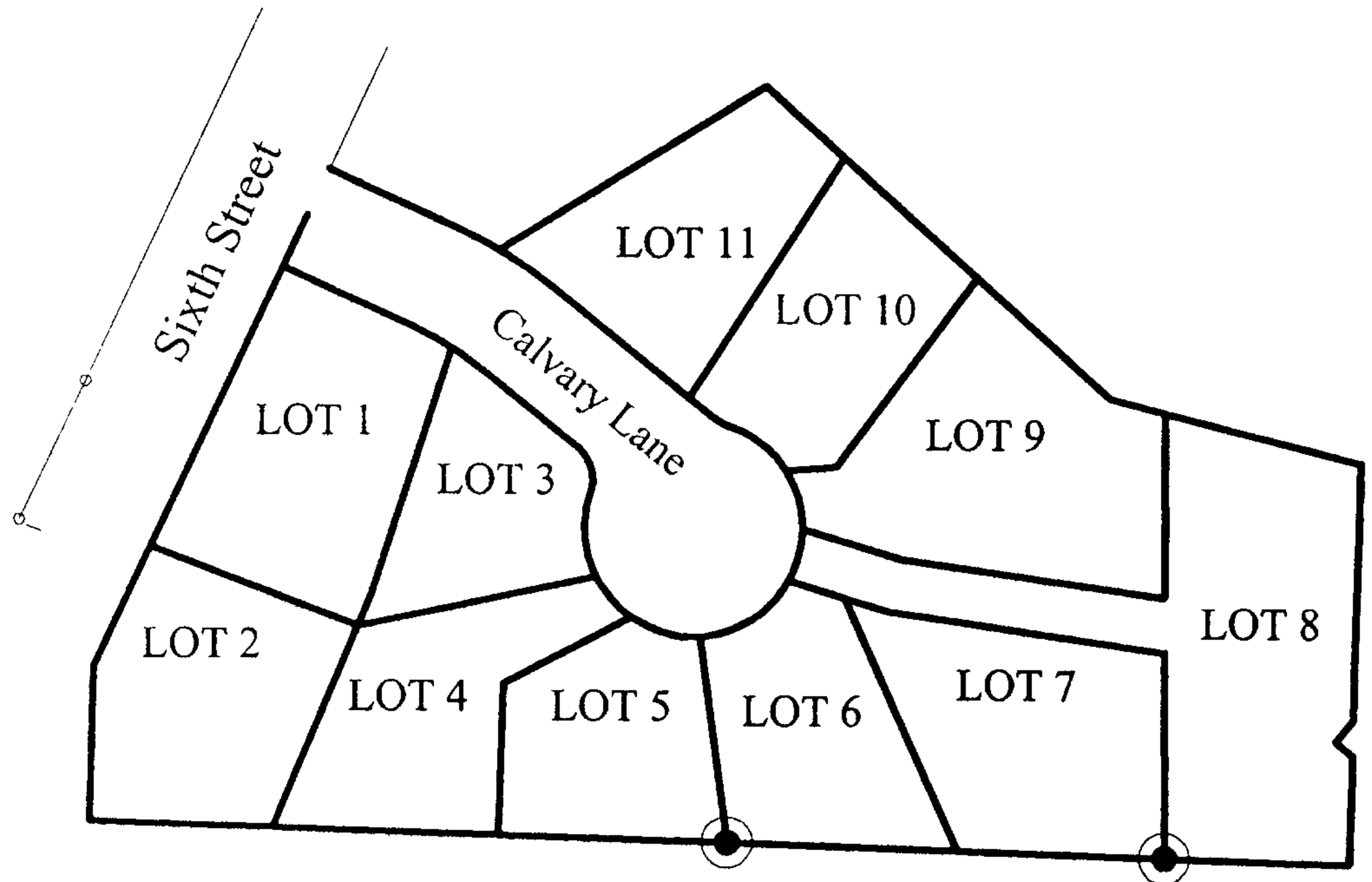
EXPIRES 12-31-09

Maurice E Farr

MAURICE E. FARR
PROFESSIONAL LAND SURVEYOR
395 NE KIRBY AVENUE
ROSEBURG, OR 97470
PH (541) 637-0613

PLAT MAP

NTS

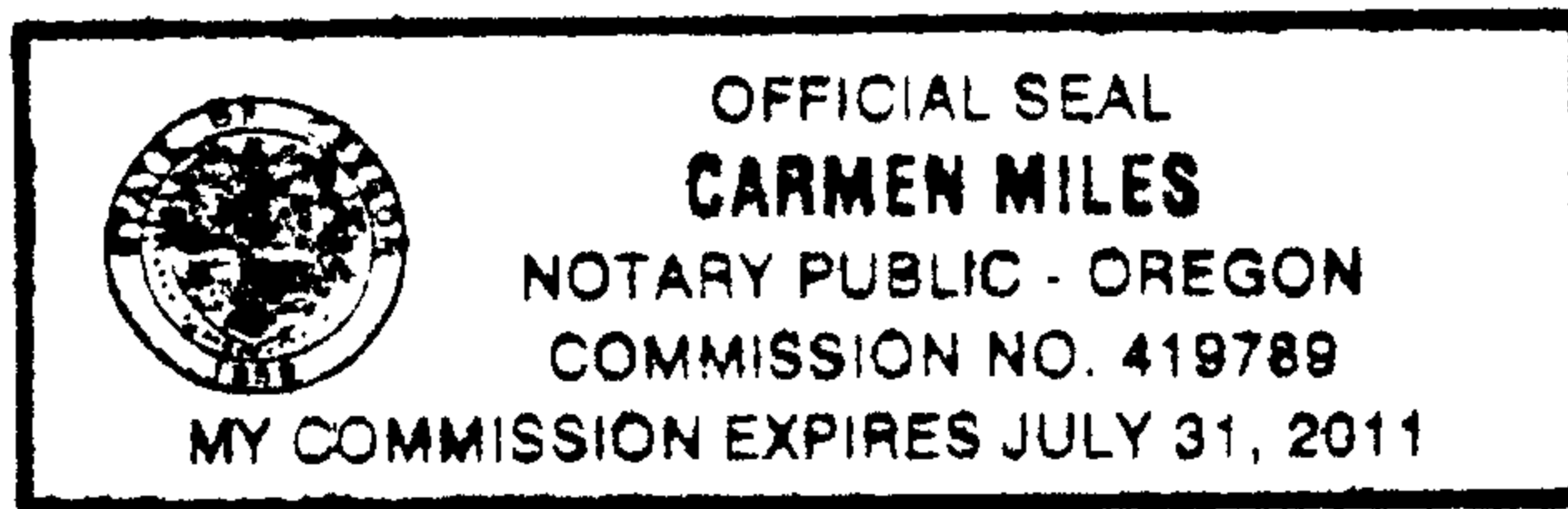


NOTARY CERTIFICATE

STATE OF OREGON)
COUNTY OF DOUGLAS)

Subscribed an sworn to before me this 25 day of June, 2009 by Maurice E Farr.

Carmen Miles
Notary Public for the State of Oregon



My Commission Expires July 31, 2011

COUNTY SURVEYOR APPROVAL

I, Rom~~a~~nso E. Ware, Douglas County Surveyor, do hereby certify that said Affidavit of Interior Monumentation for River View Estates, has been examined by me and that it complies with the requirements of O.R.S. 92.070

Romanso E. Ware
Romanso E. Ware
Douglas County Surveyor

6-25-09
Approved

C.S. File No 65/68-7

END OF DOCUMENT

RIVER VIEW ESTATES
COMMON BOUNDARY LINE ADJUSTMENT & SUBDIVISION
DEED INSTRUMENT 2005-28020
SE 1/4, SECTION 32, TWP 32 S, R 6 W, WM
GLENDALE, OR 97442
JULY 2007

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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, WHICH IS ALSO THE INITIAL POINT OF THAT PROPERTY DESCRIBED IN VOL 18 PG 35 AS RECORDED IN THE RECORDS OF DOUGLAS COUNTY, OREGON; THENCE NORTH 00°12'56" EAST A DISTANCE OF 48.47 FEET TO A POINT; THENCE NORTH 82°12'07" WEST A DISTANCE OF 10.00 FEET TO A POINT; THENCE NORTH 37°47'53" EAST A DISTANCE OF 12.81 FEET TO A POINT; THENCE NORTH 00°11'08" WEST A DISTANCE OF 118.84 FEET TO A POINT; THENCE NORTH 77°18'41" WEST A DISTANCE OF 93.54 FEET TO A POINT; THENCE NORTH 77°18'41" WEST A DISTANCE OF 28.49 FEET TO A POINT; THENCE NORTH 49°27'44" WEST A DISTANCE OF 82.89 FEET TO A POINT; THENCE NORTH 49°27'44" WEST A DISTANCE OF 82.84 FEET TO A POINT; THENCE NORTH 49°27'44" WEST A DISTANCE OF 48.94 FEET TO A POINT; THENCE SOUTH 56°35'40" WEST A DISTANCE OF 38.44 FEET TO A POINT; THENCE SOUTH 56°35'40" WEST A DISTANCE OF 105.39 FEET TO A POINT; ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 222.50 FEET 24.70 FEET ALONG SAID CURVE HAVING A CHORD DIRECTION OF NORTH 63°53'38" WEST AND A CHORD LENGTH OF 24.89 FEET; THENCE NORTH 67°04'27" WEST A DISTANCE OF 61.85 FEET TO A POINT ON THE EASTERN RIGHT OF WAY LINE OF SIXTH STREET; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 23°33'42" WEST A DISTANCE OF 50.00 FEET TO A POINT; THENCE SOUTH 23°33'42" WEST A DISTANCE OF 142.92 FEET TO A POINT; THENCE SOUTH 23°33'42" WEST A DISTANCE OF 58.40 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY LINE SOUTH 00°41'42" WEST A DISTANCE OF 73.89 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF VOL 18 PG 35; THENCE ALONG SAID BOUNDARY LINE SOUTH 89°58'18" EAST A DISTANCE OF 85.11 FEET TO A POINT; THENCE SOUTH 89°58'18" EAST A DISTANCE OF 103.85 FEET TO A POINT; THENCE SOUTH 89°58'18" EAST A DISTANCE OF 104.88 FEET TO A POINT; THENCE SOUTH 89°58'18" EAST A DISTANCE OF 105.83 FEET TO A POINT; THENCE SOUTH 89°58'18" EAST A DISTANCE OF 98.52 FEET TO A POINT; THENCE SOUTH 89°58'17" EAST A DISTANCE OF 85.33 FEET TO THE POINT OF BEGINNING; CONTAINING 3.38 ACRES, MORE OR LESS, ALL LOCATED IN SE1/4, SECTION 32, TOWNSHIP 32 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, CITY OF GLENDALE, DOUGLAS COUNTY, OREGON.

SURVEYED FOR

OWNER & DEVELOPER
CALVARY CONSTRUCTION LLC
PO BOX 391
GLENDALE, OR 97442
PH (541) 680-4368

SANITARY SEWER CITY OF GLENDALE
WATER CITY OF GLENDALE
ZONE _____
COMPREHENSIVE PLAN _____

P.U.E. NOTE:
PUBLIC UTILITY EASEMENTS SHOWN ON THIS MAP ARE SUBJECT TO RESTRICTIONS RECORDED IN INSTRUMENT NO. 2007-026194 OF DEED RECORDS OF DOUGLAS COUNTY.

SUBJECT TO DECLARATION OF CONDITIONS AND RESTRICTIONS FOR RIVER VIEW ESTATES AS FILED HEREWITH, DOUGLAS COUNTY, OREGON.

BOOK _____ PAGE _____

NARRATIVE:

THIS IS A SURVEY TO CREATE AN ELEVEN LOT SUBDIVISION FROM THAT PROPERTY DESCRIBED IN DEED INSTRUMENT 2005-28020. WE USED FOUND MONUMENTS FROM CS 42/87 AND VOL 18 PAGE 56 OF THE DOUGLAS COUNTY SURVEYORS OFFICE. WE USED VOL 18 PAGE 56 TO CONTROL THE WESTERLY BOUNDARY AND VOL 18 PAGE 35 TO CONTROL THE SOUTHERLY BOUNDARY. THE NORTHERLY BOUNDARY IS COW CREEK.

THE SURVEY WAS COMPLETED BY MAURICE E FARR AND RICHARD M GARZA, JR. USING A NIKON 520 TOTAL STATION. COMPUTATIONS AND DRAFTING WAS PERFORMED BY MAURICE E FARR.



SURVEYED BY
Maurice E. Farr
MAURICE E. FARR
PROFESSIONAL LAND SURVEYOR
305 NE KIRBY AVENUE
ROSEBURG, OR 97470
PH (541) 967-9442

NEW DESCRIPTION FOR CITY OF GLENDALE PROPERTY

BEGINNING AT A POINT WHICH IS THE SW PROPERTY CORNER OF THAT PROPERTY DESCRIBED IN COUNTY SURVEYORS INSTRUMENT 47/184 AS RECORDED IN THE DOUGLAS COUNTY SURVEYORS OFFICE; THENCE NORTH 23°33'42" EAST A DISTANCE OF 22.80 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 67°04'27" EAST A DISTANCE OF 61.85 FEET TO A POINT; ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 222.50 FEET 24.70 FEET ALONG SAID CURVE HAVING A CHORD DIRECTION OF SOUTH 63°53'38" EAST AND A CHORD LENGTH OF 24.89 FEET; THENCE NORTH 56°35'40" EAST A DISTANCE OF 143.83 FEET TO A POINT; THENCE NORTH 49°27'44" WEST A DISTANCE OF 28.09 FEET TO A POINT; THENCE NORTH 15°14'42" EAST A DISTANCE OF 70.88 FEET TO A POINT; THENCE NORTH 39°33'00" WEST A DISTANCE OF 143.28 FEET TO A POINT; THENCE SOUTH 23°33'42" WEST A DISTANCE OF 61.00 FEET TO A POINT; THENCE SOUTH 23°33'42" WEST A DISTANCE OF 202.30 FEET TO THE TRUE POINT OF BEGINNING; CONTAINING 0.88 ACRES MORE OR LESS, ALL LOCATED IN SE1/4, SECTION 32, TOWNSHIP 32 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN IN THE CITY OF GLENDALE, DOUGLAS COUNTY, OREGON.

AS PER O.R.S. 92.070 (PARAGRAPH 2) I ALSO CERTIFY THAT THE POST MONUMENTATION IN THIS SUBDIVISION WILL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF PAVING IMPROVEMENTS OR ONE YEAR FOLLOWING THE ORIGINAL PLAT RECORDATION, WHICHEVER OCCURS FIRST, IN ACCORDANCE WITH O.R.S. 92.060.

POST MONUMENTATION:
IN ACCORDANCE WITH O.R.S. 92.070, INTERIOR CORNERS OF THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH PROPER MONUMENTS. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS, AND IS RECORDED IN DOCUMENT NO. 2009-11615 DOUGLAS COUNTY DEED RECORDS.

APPROVED THE 7 DAY OF Aug, 2007

Renny Wan E-7-09
DOUGLAS COUNTY SURVEYOR DATE

APPROVALS

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

<i>Sandra K. Coore</i> DOUGLAS COUNTY TAX COLLECTOR	9/11/07 DATE
<i>[Signature]</i> CITY OF GLENDALE MAYOR	8-28-07 DATE
<i>[Signature]</i> CITY OF GLENDALE PUBLIC WORKS DIRECTOR	8/28/07 DATE
<i>Beth Stanfill, City Recorder</i> GLENDALE PLANNING COMMISSION CHAIR	8-28-07 DATE
<i>Renny Wan</i> DOUGLAS COUNTY SURVEYOR	8-29-07 DATE
<i>Ron Nordmark</i> DOUGLAS COUNTY ASSESSOR	9-12-07 DATE
<i>Maura Kettle</i> DOUGLAS COUNTY COMMISSIONER	9-12-07 DATE
<i>[Signature]</i> DOUGLAS COUNTY COMMISSIONER	9-14-07 DATE

FILED THIS 14th DAY OF September, 2007, 12:06 O'CLOCK AM



BARBARA E. NIELSEN
DOUGLAS COUNTY CLERK
By Heidi Johnson, Deputy

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT I, KERRY KIRKLAND, PRESIDENT OF CALVARY CONSTRUCTION, WHO 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.

[Signature]
KERRY KIRKLAND

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 27 DAY OF August, 2007, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED KERRY KIRKLAND WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

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

Alma A. Tate
NOTARY NAME

Alma A. Tate
NOTARY SIGNATURE

NOTARY PUBLIC-STATE OF Oregon
COMMISSION NUMBER: 413635
COMMISSION EXPIRES: Jan. 24, 2011



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