

**NOTE:** SUBJECT TO COVENANTS AS RECORDED IN INSTRUMENT NO. 2012-17601, DOUGLAS COUNTY DEED RECORDS.

Douglas County Official Records  
 Patricia K. Hitt, County Clerk  
 2012-018118  
 NO FEE  
 00332753201200181180070073  
 11/15/2012 10:07:24 AM  
 PLAT-SUB Cnt=1 Str=1 RECEIPTCOUNTER  
 This is a no fee document

**SURVEYOR'S CERTIFICATE:**

I, RONALD A. QIMBY, OREGON PROFESSIONAL LAND SURVEYOR NO. 1654, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION.

A TRACT OF LAND, BEING A PORTION OF PARCEL 2 OF PARTITION PLAT #2001-0065, DOUGLAS COUNTY PLAT RECORDS, LYING IN THE SOUTHEAST 1/4 & SOUTHWEST 1/4 OF SECTION 1 AND THE NORTHEAST 1/4, NORTHWEST 1/4 & SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 27 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 2 OF PARTITION PLAT #2001-0065 AND ON THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF COLONIAL ROAD (COUNTY ROAD NO. 52); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY OF COLONIAL ROAD THE FOLLOWING COURSES: ALONG THE ARC OF A 442.46 FOOT-RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS NORTH 42°12'10" WEST, 63.06 FEET) 63.11 FEET TO A 5/8" IRON ROD; THENCE NORTH 35°18'08" WEST, 203.90 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 522.46 FOOT-RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS NORTH 52°07'10" WEST, 254.18 FEET) 256.76 FEET TO A 5/8" IRON ROD; THENCE NORTH 80°24'21" WEST, 208.47 FEET TO A 5/8" IRON ROD; THENCE NORTH 89°23'15" WEST, 209.14 FEET TO A 5/8" IRON ROD; THENCE NORTH 88°24'40" WEST, 293.89 FEET TO A 5/8" IRON ROD; THENCE SOUTH 86°48'12" WEST, 150.40 FEET TO A 5/8" IRON ROD; THENCE NORTH 89°23'10" WEST, 90.57 FEET TO A 5/8" IRON ROD ON THE EAST LINE OF THAT LAND DESCRIBED IN INSTRUMENT NUMBER 99-21801, DOUGLAS COUNTY DEED RECORDS; THENCE ALONG SAID EAST LINE OF INSTRUMENT NUMBER 99-21801, NORTH 0°04'03" EAST, 276.08 FEET TO A 5/8" IRON ROD AT THE NORTHEAST CORNER OF SAID INSTRUMENT NUMBER 99-21801; THENCE ALONG THE NORTH LINE OF SAID INSTRUMENT NUMBER 99-21801, SOUTH 89°37'33" WEST, 246.90 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF SAID INSTRUMENT NUMBER 99-21801; THENCE NORTH 84°22'17" WEST, 7.29 FEET TO A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY BOUNDARY OF MELROSE-FLOURNOY VALLEY ROAD (COUNTY ROAD NO. 51); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY OF MELROSE-FLOURNOY VALLEY ROAD THE FOLLOWING COURSES: NORTH 5°54'26" EAST, 684.78 FEET TO A 5/8" IRON ROD; THENCE NORTH 17°13'23" EAST, 50.92 FEET TO A 5/8" IRON ROD; THENCE NORTH 6°01'18" EAST, 50.14 FEET TO A 5/8" IRON ROD; THENCE NORTH 0°10'28" EAST, 100.48 FEET TO A 5/8" IRON ROD; THENCE NORTH 5°54'58" EAST, 488.28 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY OF MELROSE-FLOURNOY VALLEY ROAD, NORTH 65°41'56" EAST, 722.20 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 530.00 FOOT-RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS NORTH 12°19'31" WEST, 329.89 FEET) 335.47 FEET TO A 5/8" IRON ROD; THENCE NORTH 5°48'27" EAST, 56.82 FEET TO A 5/8" IRON ROD; THENCE SOUTH 86°56'01" EAST, 659.09 FEET TO A 5/8" IRON ROD; THENCE SOUTH 37°59'29" EAST, 285.00 FEET TO A 5/8" IRON ROD ON THE EASTERLY BOUNDARY OF SAID PARCEL 2 OF PARTITION PLAT #2001-0065; SAID IRON ROD BEING THE CENTER-NORTH 1/16 CORNER OF SECTION 12, TOWNSHIP 27 SOUTH, RANGE 7 WEST; THENCE ALONG SAID EASTERLY BOUNDARY OF PARCEL 2 OF PARTITION PLAT #2001-0065 AND THE NORTH-SOUTH CENTERLINE OF SAID SECTION 12, SOUTH 0°06'36" WEST, 2464.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 70.64 ACRES, MORE OR LESS.

**LEGEND:**

- SET 5/8" x 30" IRON ROD w/CAP MARKED "I.E. ENGINEERING" UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- FOUND ALUMINUM CAP PER COUNTY ROAD PLANS
- △ CALCULATED POSITION
- ( ) RECORD PER COUNTY ROAD PLANS SHEET #S 01320185 & 01000132
- [ ] RECORD PER PP 2001-0065
- (( )) RECORD PER CS 51/240-1
- [[ ]] RECORD PER CHAMPAGNE CREEK ESTATES, PHASE 1 (VOLUME 22, PAGE 27)
- (((( ))) RECORD PER M143-47
- [[[[ ]] RECORD PER FIR RIDGE ESTATES (VOLUME 20, PAGE 61)

**NARRATIVE:**

THE PURPOSE OF THIS MAP IS TO SUBDIVIDE THE ABOVE DESCRIBED LAND INTO 14 LOTS AS SHOWN.

THE PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN. THE NORTHWEST CORNER OF LOT 6, FIR RIDGE ESTATES WAS CALCULATED BY PROJECTING A LINE THROUGH FOUND MONUMENTS AT THE SOUTHWEST CORNER OF LOT 4 AND THE SOUTHWEST CORNER OF LOT 6 RECORD DISTANCE. THE REMAINDER OF THE SOUTHEASTERLY R/W OF FLOURNOY VALLEY RD. (COUNTY RD. NO. 51) WAS CALCULATED BY PROPORTIONING BETWEEN FOUND MONUMENTS USING COUNTY ROAD PLANS (SHEET #01000132) AND PARTITION PLAT #2001-0065. THE NORTHERLY R/W OF COLONIAL RD. (COUNTY RD. NO. 52) WAS CALCULATED BY RE-ESTABLISHING CENTERLINE FROM FOUND MONUMENTS USING COUNTY ROAD PLANS (SHEET #04080457), OFF-SETTING CENTERLINE RECORD DISTANCE PER COUNTY ROAD PLANS AND TURNING RECORD ANGLES PER SAID COUNTY ROAD PLANS AND CS 51/240-1 AS SHOWN. THE CENTER NORTH 1/16 CORNER OF SECTION 12 WAS CALCULATED BY USING RECORD BEARING AND DISTANCE PER CHAMPAGNE CREEK ESTATES, PHASE 1. THE SOUTHEAST CORNER OF THE PROPERTY WAS CALCULATED BY USING RECORD BEARING PER CHAMPAGNE CREEK ESTATES, PHASE 1 AND INTERSECTING THE NORTHERLY R/W OF COLONIAL RD. MONUMENTS WERE THEN SET TO DELINEATE THE NEW LOTS AS SHOWN.

**FIELD CREW:** JEREMY LEONARD AND JOHN LAUB

**EQUIPMENT:** TOPCON TOTAL STATION AND TDS RECON DATA COLLECTOR

**OFFICE:** DEREK FEIGEL

**DRAFTING:** DEREK FEIGEL

**ZONE:** 5R (RURAL RESIDENTIAL-5 ACRE)  
**COMP. PLAN:** RR5 (RURAL RESIDENTIAL-5 ACRE)  
**WATER:** UMPQUA BASIN WATER ASSOCIATION  
**SEWER:** ON-SITE (SEPTIC)

PLANNING DEPARTMENT FILE NO. 09-050

REGISTERED PROFESSIONAL LAND SURVEYOR

*Ronald A. Quimby*  
 OREGON  
 JULY 14, 1978  
 RONALD A. QIMBY  
 1654

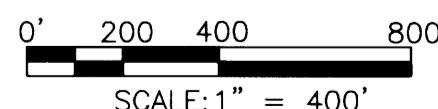
EXPIRES: 12/31/2012

**SURVEYED BY:**  
 i.e. ENGINEERING  
 809 SE Pine Street  
 Roseburg, Oregon 97470  
 PHONE (541) 673-0166  
 FAX (541) 440-9392  
 iemail@ieengineering.com

**SURVEYED FOR:**  
 TIM LINDGREN  
 11627 SEMINOLE CIRCLE  
 NORTHRIDGE, CA 91326

**DWG. BY:** DAF  
**PM:** SNL  
**SCALE:** AS NOTED

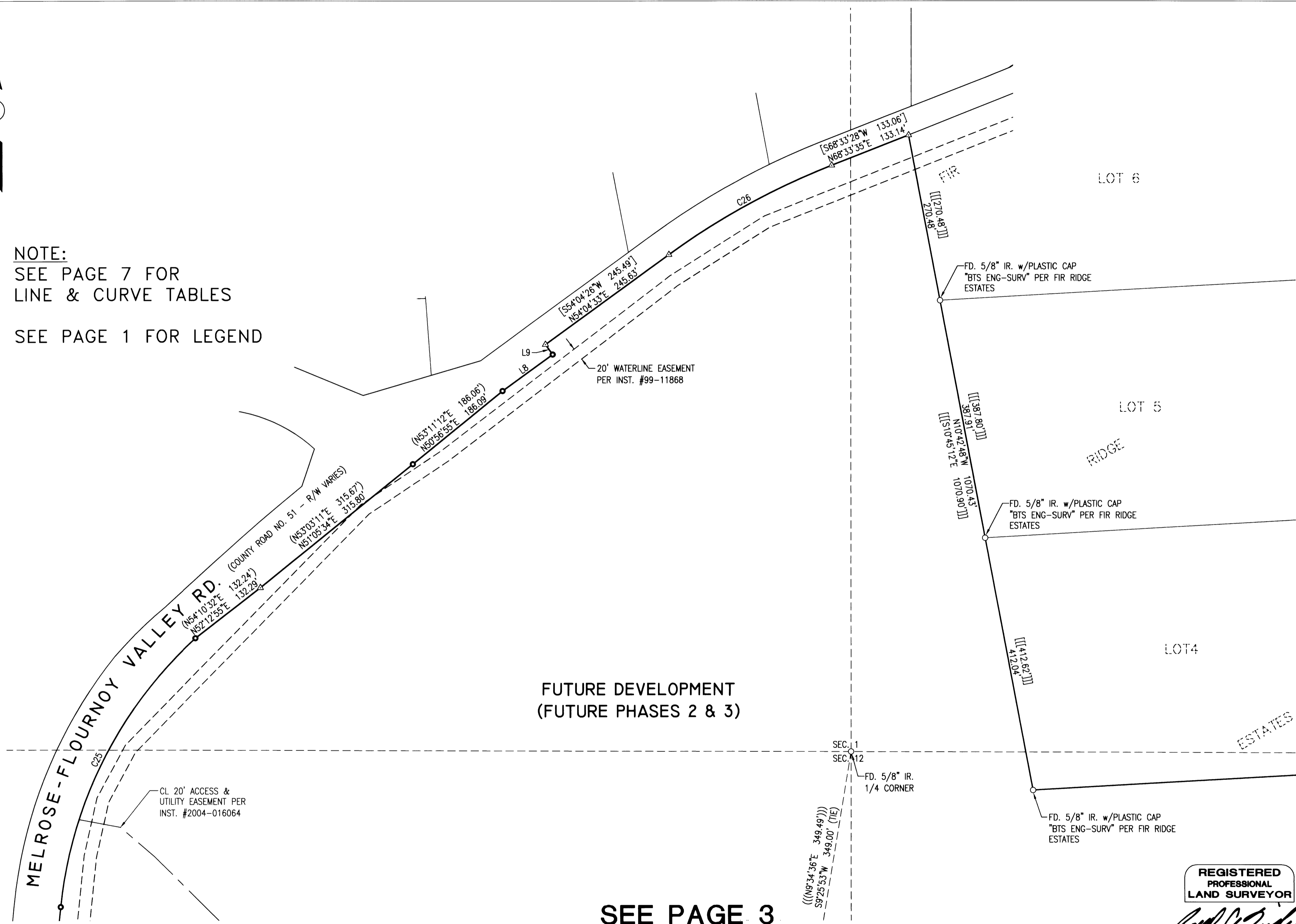
**PAGE:** 1 OF 7  
**JOB NO:** 2104-05  
**DATE:** NOV., 2012



**CALLAHAN VIEW ESTATES PHASE 1**  
 LYING IN THE SE 1/4 & SW 1/4 OF SEC. 1 AND THE NE 1/4, NW 1/4 AND SW 1/4 OF SEC. 12, T27S, R7W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON



NOTE:  
SEE PAGE 7 FOR  
LINE & CURVE TABLES  
  
SEE PAGE 1 FOR LEGEND



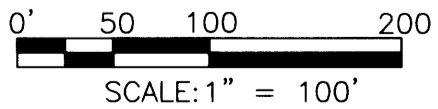
FUTURE DEVELOPMENT  
(FUTURE PHASES 2 & 3)

SEE PAGE 3

SURVEYED BY:  
**i.e.**  
ENGINEERING  
809 SE Pine Street  
Roseburg, Oregon 97470  
PHONE (541) 673-0166  
FAX (541) 440-9392  
iemail@ieengineering.com

SURVEYED FOR:  
TIM LINDGREN  
11627 SEMINOLE CIRCLE  
NORTHRIDGE, CA 91326

DWG. BY: DAF  
PM: SNL  
SCALE: AS NOTED  
PAGE: 2 OF 7  
JOB NO: 2104-05  
DATE: NOV., 2012



**CALLAHAN VIEW ESTATES PHASE 1**  
LYING IN THE SE 1/4 & SW 1/4 OF SEC. 1 AND THE NE 1/4, NW 1/4 AND  
SW 1/4 OF SEC. 12, T27S, R7W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Ronald A. Gumbly*  
OREGON  
JULY 14, 1978  
RONALD A. GUMBLY  
1654

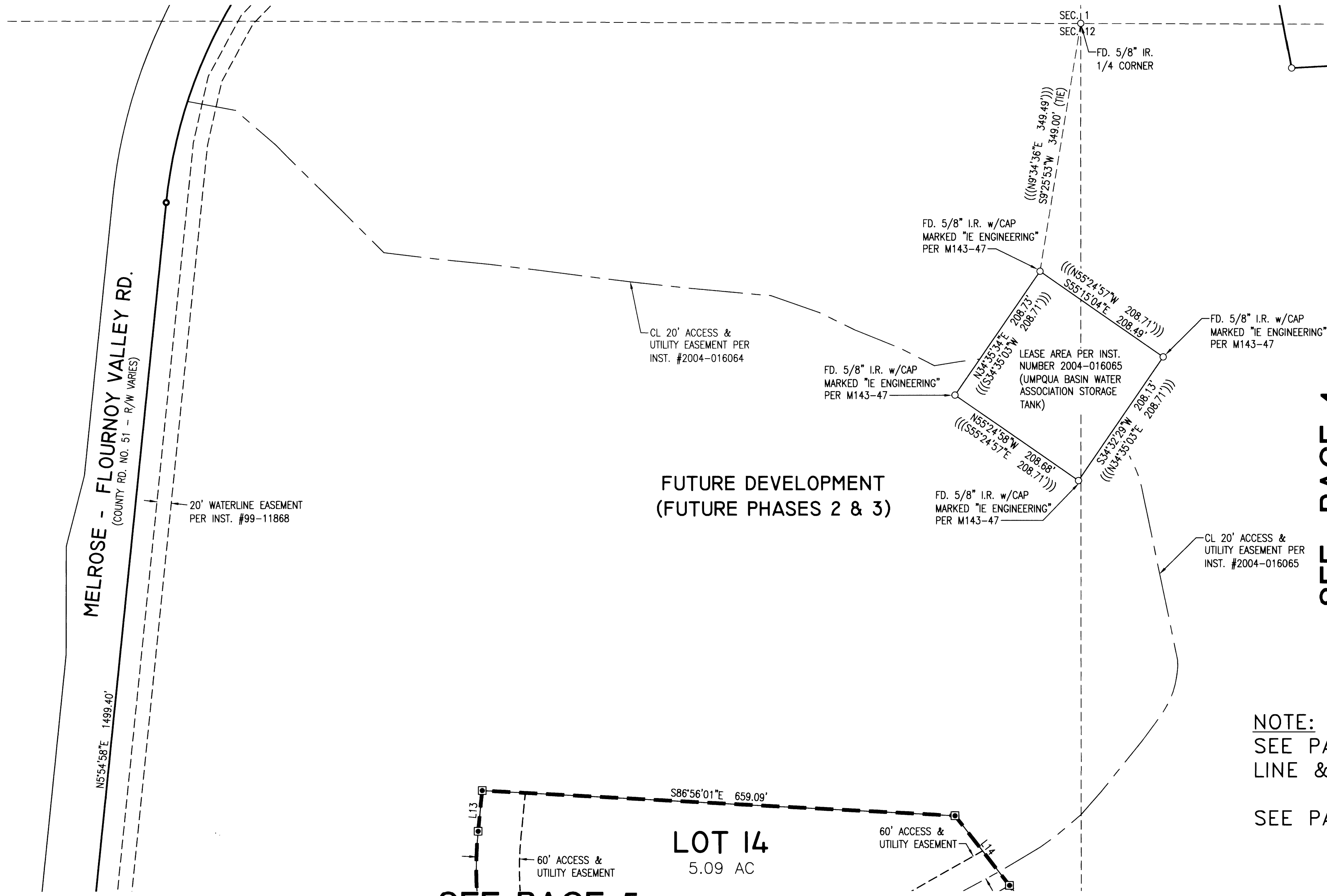
EXPIRES: 12/31/2012

SEE PAGE 2

FUTURE DEVELOPMENT  
(FUTURE PHASES 2 & 3)

SEE PAGE 4

NOTE:  
SEE PAGE 7 FOR  
LINE & CURVE TABLES  
SEE PAGE 1 FOR LEGEND

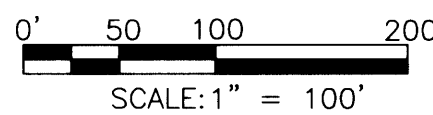


SEE PAGE 5

SURVEYED BY:  
**i.e.**  
 ENGINEERING  
 809 SE Pine Street  
 Roseburg, Oregon 97470  
 PHONE (541) 673-0166  
 FAX (541) 440-9392  
 iemail@ieengineering.com

SURVEYED FOR:  
 TIM LINDGREN  
 11627 SEMINOLE CIRCLE  
 NORTHRIDGE, CA 91326

DWG. BY: DAF  
 PM: SNL  
 SCALE: AS NOTED  
 PAGE: 3 OF 7  
 JOB NO: 2104-05  
 DATE: NOV., 2012



**CALLAHAN VIEW ESTATES PHASE 1**  
 LYING IN THE SE 1/4 & SW 1/4 OF SEC. 1 AND THE NE 1/4, NW 1/4 AND  
 SW 1/4 OF SEC. 12, T27S, R7W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

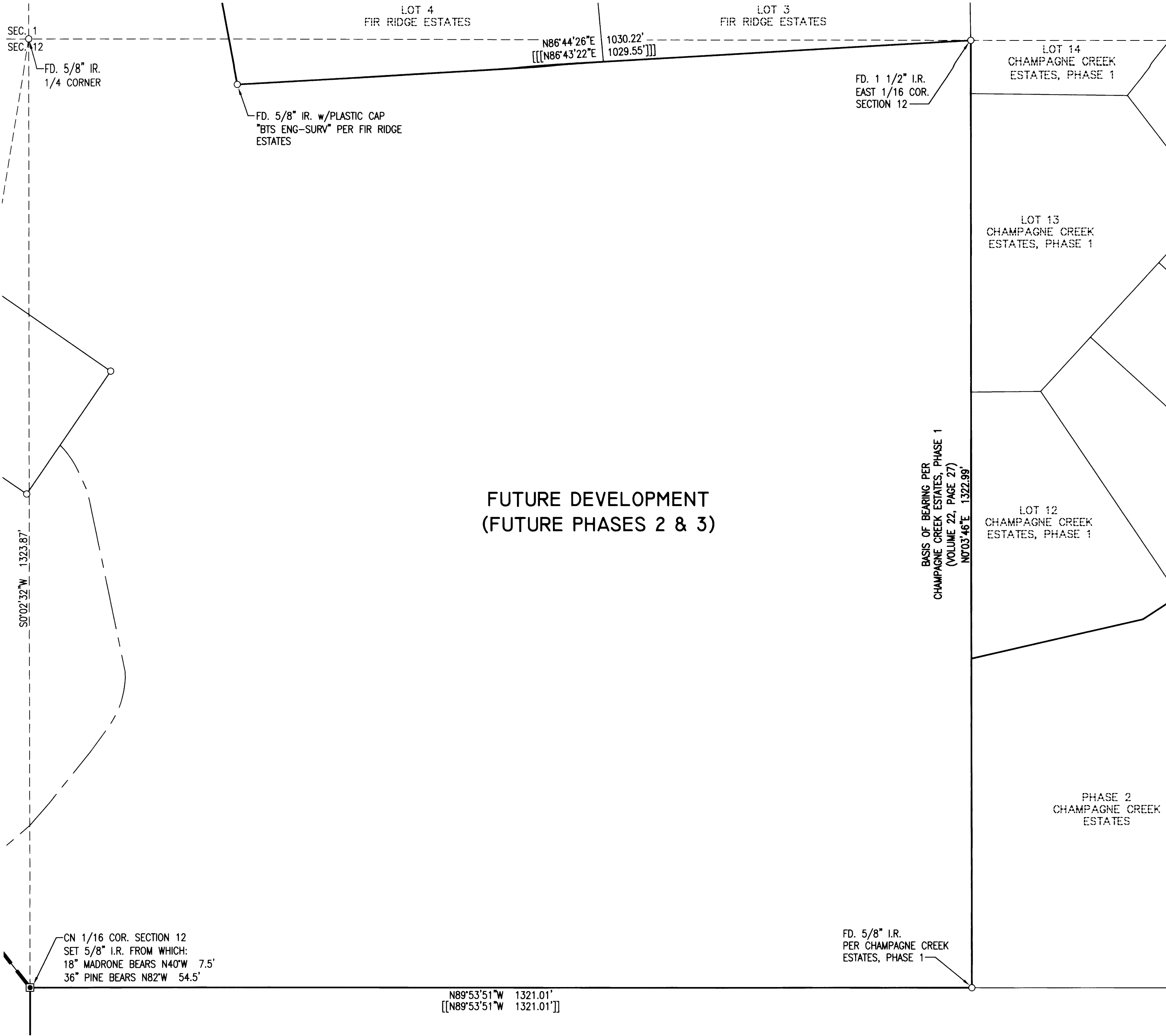
REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Ronald A. Gumbly*  
 OREGON  
 JULY 14, 1978  
 RONALD A. GUMBLY  
 1654

EXPIRES: 12/31/2012

SEE PAGE 3

VOL. 23 PAGE 37 D



**NOTE:**  
 SEE PAGE 7 FOR  
 LINE & CURVE TABLES  
 SEE PAGE 1 FOR LEGEND



REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Ronald A. Gumbay*  
 OREGON  
 JULY 14, 1978  
 RONALD A. GUMBY  
 1854

EXPIRES: 12/31/2012

SURVEYED BY:  
**i.e.**  
 ENGINEERING  
 809 SE Pine Street  
 Roseburg, Oregon 97470  
 PHONE (541) 673-0166  
 FAX (541) 440-9392  
 email@ieengineering.com

SURVEYED FOR:  
 TIM LINDGREN  
 11627 SEMINOLE CIRCLE  
 NORTHRIDGE, CA 91326

DWG. BY: DAF

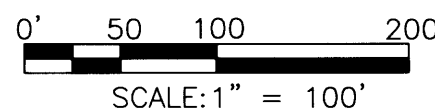
PM: SNL

SCALE: AS NOTED

PAGE: 4 OF 7

JOB NO: 2104-05

DATE: NOV., 2012



**CALLAHAN VIEW ESTATES PHASE 1**  
 LYING IN THE SE 1/4 & SW 1/4 OF SEC. 1 AND THE NE 1/4, NW 1/4 AND  
 SW 1/4 OF SEC. 12, T27S, R7W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

SEE PAGE 3

SEE PAGE 6

LOT 14  
5.09 AC

LOT 13  
5.00 AC

LOT 9  
5.12 AC

LOT 12  
5.02 AC

LOT 10  
5.01 AC

LOT 11  
5.00 AC

LOT 7  
5.04 AC

LOT 8  
5.00 AC

LOT 6  
5.00 AC

CN 1/16 COR. SECTION 12  
SET 5/8" I.R. FROM WHICH:  
18" MADRONE BEARS N40°W 7.5'  
36" PINE BEARS N82°W 54.5'

60' ACCESS & UTILITY EASEMENT

60' ACCESS & UTILITY EASEMENT

CL 20' ACCESS & UTILITY EASEMENT PER INST. #2004-016065

10' UTILITY EASEMENT

20' WATERLINE EASEMENT PER INST. #99-11868

60' ACCESS & UTILITY EASEMENT

15' UTILITY EASEMENT

60' ACCESS & UTILITY EASEMENT

MELROSE - FLOURNOY VALLEY RD.  
(COUNTY RD. NO. 51 - R/W VARIES)

PANORAMA LN.

JASMINE WAY

INSTRUMENT #2010-20710

NOTE:  
SEE PAGE 7 FOR  
LINE & CURVE TABLES  
SEE PAGE 1 FOR LEGEND

INSTRUMENT #92-15349



REGISTERED PROFESSIONAL LAND SURVEYOR

*Ronald A. Qumby*  
OREGON  
JULY 14, 1978  
RONALD A. QUMBY  
1654

EXPIRES: 12/31/2012

SURVEYED BY:  
**i.e.**  
ENGINEERING  
809 SE Pine Street  
Roseburg, Oregon 97470  
PHONE (541) 673-0166  
FAX (541) 440-9392  
iemail@ieengineering.com

SURVEYED FOR:  
TIM LINDGREN  
11627 SEMINOLE CIRCLE  
NORTHRIDGE, CA 91326

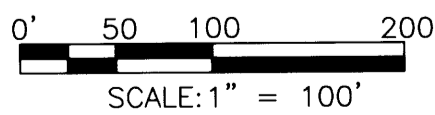
DWG. BY: DAF

PM: SNL

SCALE: AS NOTED

PAGE: 5 OF 7  
JOB NO: 2104-05

DATE: NOV., 2012



**CALLAHAN VIEW ESTATES PHASE 1**  
LYING IN THE SE 1/4 & SW 1/4 OF SEC. 1 AND THE NE 1/4, NW 1/4 AND SW 1/4 OF SEC. 12, T27S, R7W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

SEE PAGE 5

LOT 7  
5.04 AC

LOT 6  
5.00 AC

LOT 8  
5.00 AC

LOT 5  
5.02 AC

LOT 4  
5.03 AC

LOT 3  
5.00 AC

LOT 2  
5.04 AC

LOT 1  
5.23 AC

MELROSE - FLOURNOY VALLEY RD.  
(COUNTY RD. NO. 51 - R/W VARIES)

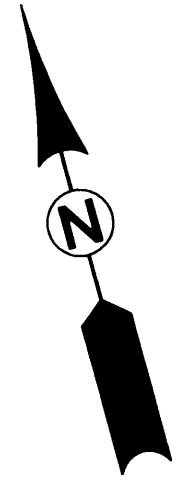
JASMINE WAY

COLONIAL RD.  
(COUNTY RD. NO. 52 - R/W VARIES)

INSTRUMENT #92-15349

INSTRUMENT #89-16201

NOTE:  
SEE PAGE 7 FOR  
LINE & CURVE TABLES  
SEE PAGE 1 FOR LEGEND



20' WATERLINE EASEMENT  
PER INST. #99-11868

ACCESS & UTILITY  
EASEMENT

60' ACCESS &  
UTILITY EASEMENT

ACCESS &  
UTILITY EASEMENT

FD 5/8" I.R.  
RECORD ANGLE  
(89°33'30")  
PER CS 51/240-1

RECORD ANGLE  
(158°34'37")

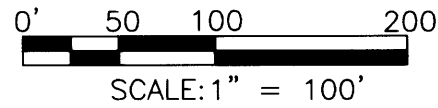
RECORD DISTANCE  
(348.79')

STA. 259+10.00 L  
= STA. 261+10.00 L  
PER COUNTY ROAD  
PLANS #04080457

SURVEYED BY:  
**i.e.**  
ENGINEERING  
809 SE Pine Street  
Roseburg, Oregon 97470  
PHONE (541) 673-0166  
FAX (541) 440-9392  
iemail@ieengineering.com

SURVEYED FOR:  
TIM LINDGREN  
11627 SEMINOLE CIRCLE  
NORTHRIDGE, CA 91326

DWG. BY: DAF  
PM: SNL  
SCALE: AS NOTED  
PAGE: 6 OF 7  
JOB NO: 2104-05  
DATE: NOV., 2012



**CALLAHAN VIEW ESTATES PHASE 1**  
LYING IN THE SE 1/4 & SW 1/4 OF SEC. 1 AND THE NE 1/4, NW 1/4 AND  
SW 1/4 OF SEC. 12, T27S, R7W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Ronald A. Gumbly*  
OREGON  
JULY 14, 1978  
RONALD A. GUMBY  
1654

EXPIRES: 12/31/2012

EASEMENTS OF RECORD

ACKNOWLEDGMENT:

STATE OF CALIFORNIA
COUNTY OF Los Angeles

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 2nd DAY OF November, 2012, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED TIMOTHY J. LINDGREN, AS MANAGING PARTNER OF GREAT AMERICAN PROPERTIES LIMITED PARTNERSHIP.

NOTARY: ERIKA RODRIGUEZ
NOTARY PUBLIC - CALIFORNIA
COMMISSION NO.: 1985646
MY COMMISSION EXPIRES: August 17, 2016

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT GREAT AMERICAN PROPERTIES LIMITED PARTNERSHIP IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED BY THE NAME OF "CALLAHAN VIEW ESTATES PHASE 1" TOGETHER WITH EASEMENTS AS SHOWN.

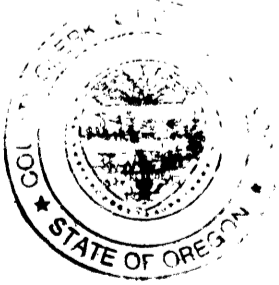
Timothy J. Lindgren November 2, 2012
TIMOTHY J. LINDGREN
GREAT AMERICAN PROPERTIES LIMITED PARTNERSHIP

APPROVALS:

Keith L. Cubic 11/13/12
DOUGLAS COUNTY PLANNING DIRECTOR
Randy Smith 11-14-12
DOUGLAS COUNTY SURVEYOR
Susan Acres 11-15-12
DOUGLAS COUNTY ASSESSOR

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

Sandra K. Corvex 11/15/12
DOUGLAS COUNTY TAX COLLECTOR
FILED THIS 15th DAY OF November 20 12 10:07 O'CLOCK AM/PM
Patricia K. Hill 11/15/12
DOUGLAS COUNTY CLERK



- 1. POWER EASEMENT GRANTED TO DOUGLAS ELECTRIC CO-OPERATIVE INC. BY EVA M. & JOHN J. RICHARDS MAY 19, 1958 IN VOL. 276, PG. 677 - INSTRUMENT #249127 (NOT SHOWN ON PLAT - EXACT LOCATION OF EASEMENT NOT DISCLOSED IN DOCUMENT)
2. WATERLINE EASEMENT GRANTED TO UMPQUA BASIN WATER ASSOCIATION INC. BY ELLEN KENNERLY BROWN & ELDRIDGE BROWN JULY 17, 1967 IN INSTRUMENT NO. 68-1346, DOUGLAS COUNTY DEED RECORDS (NOT SHOWN ON PLAT - NOT ON SUBJECT PROPERTY)
3. WATERLINE EASEMENT GRANTED TO UMPQUA BASIN WATER ASSOCIATION INC. BY JOHN B. RICHARDS & NELLIE R. RICHARDS SEPTEMBER 21, 1967 IN INSTRUMENT NO. 68-4038, DOUGLAS COUNTY DEED RECORDS (NOT SHOWN ON PLAT - NOT ON SUBJECT PROPERTY)
4. 6' UTILITY EASEMENT GRANTED TO PACIFIC NORTHWEST BELL TELEPHONE COMPANY FOR UNDERGROUND PHONE LINE BY EVA M. RICHARDS NOVEMBER 19, 1969 IN INSTRUMENT NO. 69-13247, DOUGLAS COUNTY DEED RECORDS (NOT SHOWN ON PLAT - EXACT LOCATION OF EASEMENT NOT DISCLOSED IN DOCUMENT)
5. 6' UTILITY EASEMENT GRANTED TO PACIFIC NORTHWEST BELL TELEPHONE COMPANY FOR UNDERGROUND PHONE LINE BY JOHN B. RICHARDS & NELLIE R. RICHARDS NOVEMBER 19, 1969 IN INSTRUMENT NO. 69-13815, DOUGLAS COUNTY DEED RECORDS (NOT SHOWN ON PLAT - NOT ON SUBJECT PROPERTY)
6. 50'x70'± EASEMENT GRANTED TO DOUGLAS COUNTY FOR MAINTENANCE OF CREEK CHANNEL BY EVA M. RICHARDS DECEMBER 1, 1969 IN INSTRUMENT NO. 69-13441, DOUGLAS COUNTY DEED RECORDS (NOT SHOWN ON PLAT - UNABLE TO DETERMINE EXACT LOCATION OF EASEMENT DUE TO POOR LEGAL DESCRIPTION - DOESN'T APPEAR TO BE ON SUBJECT PROPERTY, BUT RATHER ON PROPERTY WEST OF AND ADJACENT TO COUNTY ROAD #51)
7. 10'x10' EASEMENT GRANTED TO PACIFIC NORTHWEST BELL TELEPHONE COMPANY FOR ABOVE-GROUND COMMUNICATION TERMINALS BY JOHN B. RICHARDS, RUTH C. CRAMER AND WAIHA KIRBY MAY 7, 1982 IN INSTRUMENT NO. 82-06818, DOUGLAS COUNTY DEED RECORDS (NOT SHOWN ON PLAT - EXACT LOCATION OF EASEMENT NOT DISCLOSED IN DOCUMENT)
8. BLANKET EASEMENT COVERING ENTIRE SUBJECT PROPERTY GRANTED TO WEST DOUGLAS ELECTRIC COOPERATIVE BY JOHN & EVA RICHARDS SEPTEMBER 25, 1940 IN BOOK 1348, PAGE 846 (RE-RECORDED AS INSTRUMENT NO. 95-07895, DOUGLAS COUNTY DEED RECORDS (NOT SHOWN ON PLAT - BLANKET EASEMENT FOR THE PURPOSE OF REPLACING AND/OR MAINTAINING EXISTING OVERHEAD POWER LINES AND POLES ON SUBJECT PROPERTY)
9. 20' WATERLINE EASEMENT GRANTED TO UMPQUA BASIN WATER ASSOCIATION INC. BY JOHN B. RICHARDS, WAIHA M. KIRBY AND RUTH C. CRAMER APRIL 27, 1999 IN INSTRUMENT NO. 99-11868, DOUGLAS COUNTY DEED RECORDS (SHOWN ON PAGES 2, 3, 5 AND 6 OF THIS PLAT)
10. 20' WATERLINE EASEMENT GRANTED TO UMPQUA BASIN WATER ASSOCIATION INC. BY GEORGE C. KIRBY MAY 4, 1999 IN INSTRUMENT NO. 99-11869, DOUGLAS COUNTY DEED RECORDS (SHOWN ON PAGES 2, 3, 5 AND 6 OF THIS PLAT)
11. 30' POWER LINE EASEMENT COVERING ENTIRE SUBJECT PROPERTY GRANTED TO DOUGLAS ELECTRIC COOPERATIVE INC. BY JOHN B. RICHARDS OCTOBER 15, 2001 IN INSTRUMENT NO. 2001-26686, DOUGLAS COUNTY DEED RECORDS (NOT SHOWN ON PLAT - EXACT LOCATION OF EASEMENT NOT DISCLOSED IN DOCUMENT)
12. 20' WATERLINE EASEMENT GRANTED TO UMPQUA BASIN WATER ASSOCIATION INC. BY GREAT AMERICAN PROPERTIES MAY 11, 2004 IN INSTRUMENT NO. 2004-016064, DOUGLAS COUNTY DEED RECORDS (SHOWN ON PAGES 2 & 3 OF THIS PLAT)
13. 20' WATERLINE EASEMENT & TANK SITE LEASE AREA DESCRIPTION GRANTED TO UMPQUA BASIN WATER ASSOCIATION INC. BY GREAT AMERICAN PROPERTIES MAY 11, 2004 IN INSTRUMENT NO. 2004-016065, DOUGLAS COUNTY DEED RECORDS (SHOWN ON PAGES 3 & 5 OF THIS PLAT)

CURVE TABLE with columns: CURVE #, LENGTH, RADIUS, DELTA, CHORD. Rows C1 through C28.

LINE TABLE with columns: LINE, BEARING, LENGTH. Rows 1 through 23.

SURVEYED BY: i.e. ENGINEERING
809 SE Pine Street
Roseburg, Oregon 97470
PHONE (541) 673-0166
FAX (541) 440-9392
iemail@ieengineering.com

SURVEYED FOR: TIM LINDGREN
11627 SEMINOLE CIRCLE
NORTHBRIDGE, CA 91326

DWG. BY: DAF
PM: SNL
PAGE: 7 OF 7
JOB NO: 2104-05
SCALE: NO SCALE
DATE: NOV., 2012

CALLAHAN VIEW ESTATES PHASE 1
LYING IN THE SE 1/4 & SW 1/4 OF SEC. 1 AND THE NE 1/4, NW 1/4 AND SW 1/4 OF SEC. 12, T27S, R7W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR

RONALD A. GUMBY
1654

EXPIRES: 12/31/2012