

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

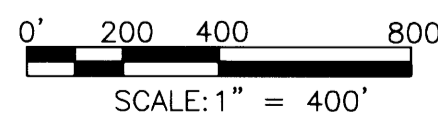
PM: SNL

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