

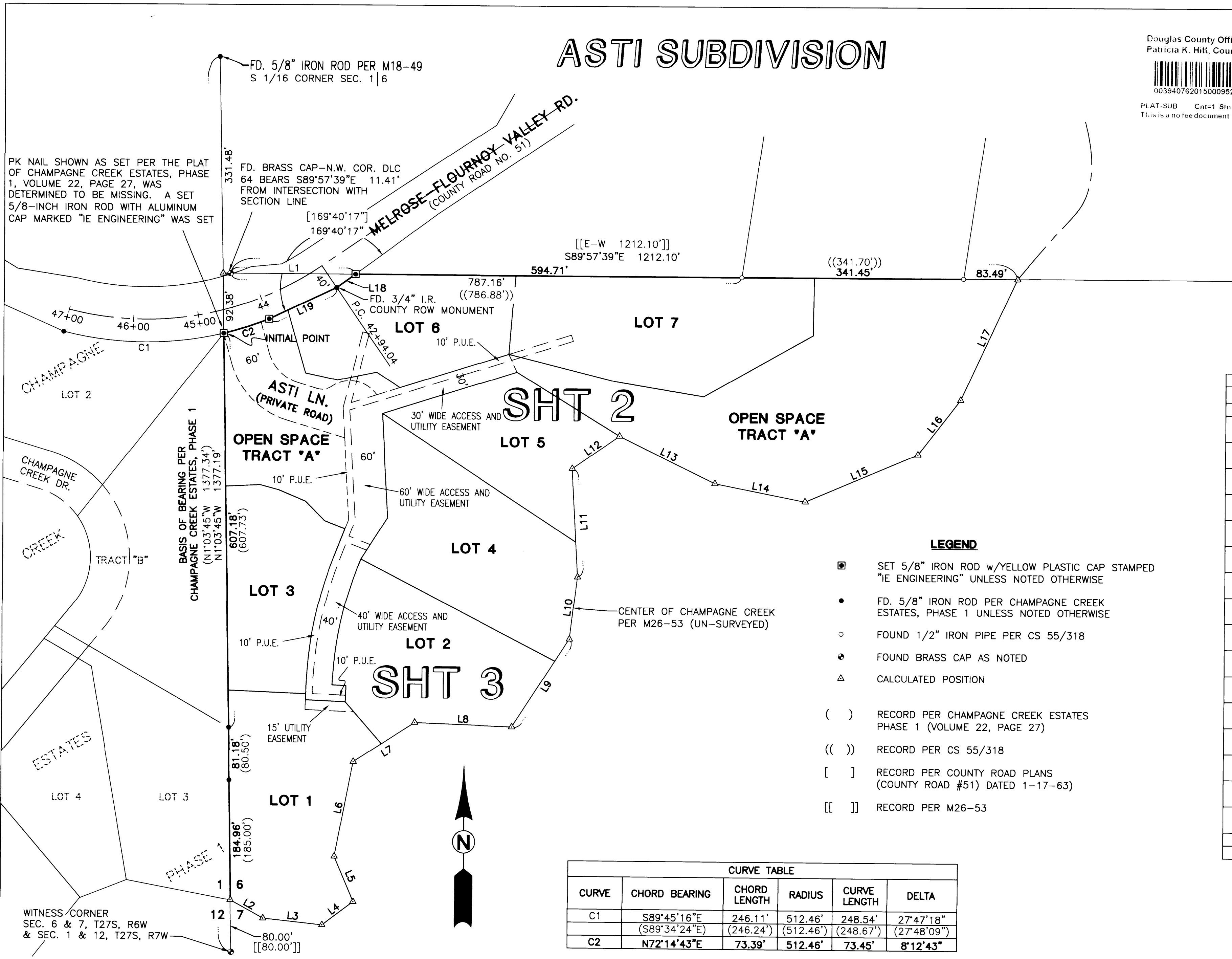
ASTI SUBDIVISION

Douglas County Official Records
Patricia K. Hitt, County Clerk 2015-009525



NO FEE

PLAT-SUB Cnt=1 Stn=33 HEDI 06/22/2015 10:01:27 AM
This is a no fee document



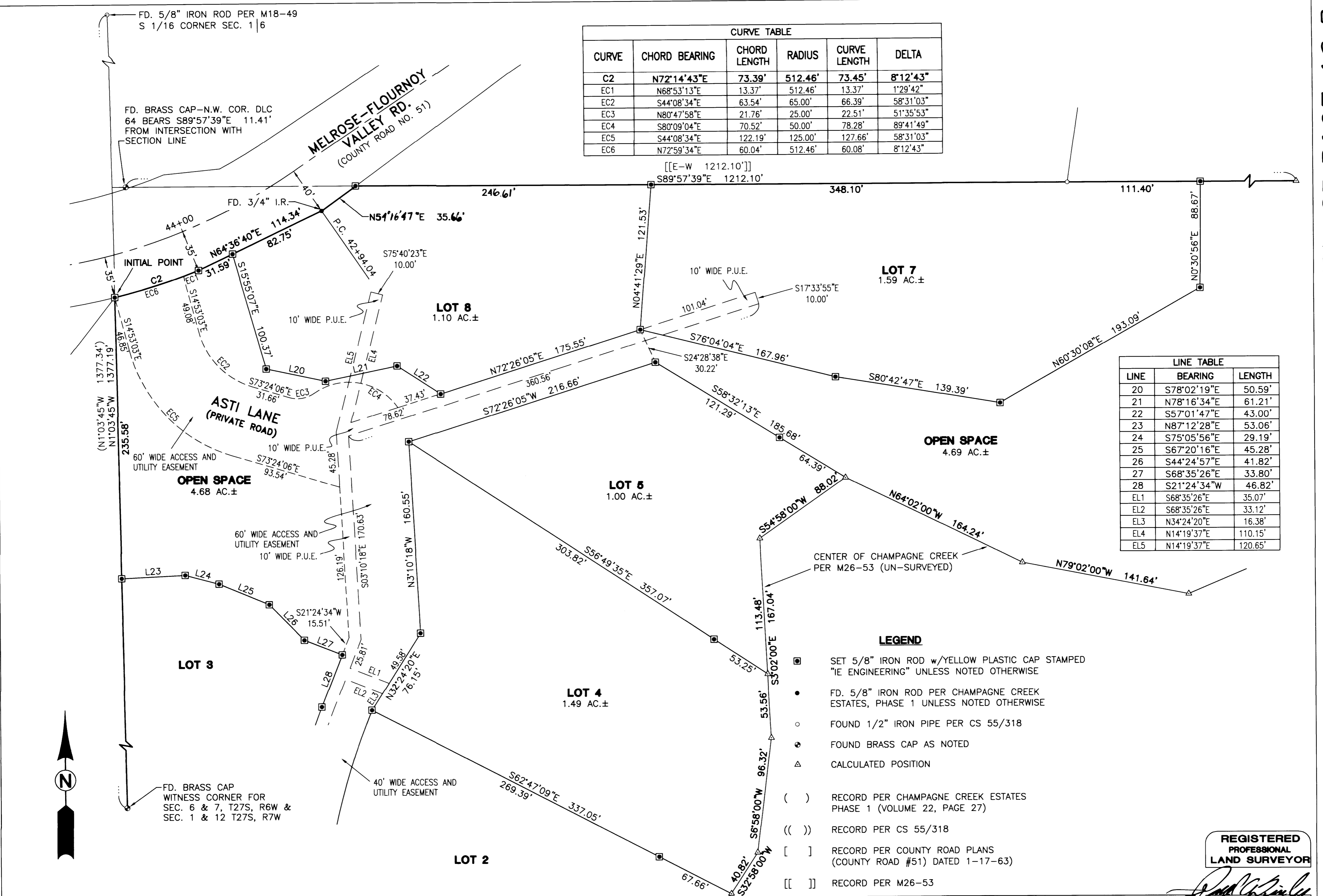
LINE	BEARING	LENGTH
1	S89°57'39"E	192.44'
2	N61°21'00"W [[S60°19'E]]	57.51' [[57.5']]
3	N84°02'00"W [[S83'E]]	91.32' [[91.3']]
4	S52°58'00"W [[N54'E]]	59.62' [[59.6']]
5	S23°02'00"E [[N22'W]]	76.02' [[76']]
6	S10°58'00"W [[N12'E]]	148.84' [[148.8']]
7	S56°58'00"W [[N58'E]]	111.73' [[111.7']]
8	N88°02'00"W [[S87'E]]	149.34' [[149.3']]
9	S32°58'00"W [[N34'E]]	162.14' [[162.1']]
10	S6°58'00"W [[N8'E]]	96.32' [[96.3']]
11	S3°02'00"E [[N2'W]]	167.04' [[167.0']]
12	S54°58'00"W [[N56'E]]	88.02' [[88']]
13	N64°02'00"W [[S63'E]]	164.24' [[164.2']]
14	N79°02'00"W [[S78'E]]	141.64' [[141.6']]
15	S66°58'00"W [[N68'E]]	188.15' [[188.1']]
16	S37°58'00"W [[N39'E]]	106.33' [[106.3']]
17	S24°58'00"W [[N26'E]]	205.65' [[205.6']]
18	N54°16'47"E	35.66'
19	N64°36'40"E	114.34'

CURVE TABLE					
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH	DELTA
C1	S89°45'16"E (S89°34'24"E)	246.11' (246.24')	512.46' (512.46')	248.54' (248.67')	27°47'18" (27°48'09")
C2	N72°14'43"E	73.39'	512.46'	73.45'	8°12'43"

VOL. 23 PAGE 40 A

VOL. 23 PAGE 40 A

SURVEYED BY: 809 SE Pine Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com	SURVEYED FOR: JERRY TABOR P.O. BOX 145 UMPQUA, OR 97471	DWG. BY: DAF	PAGE: 1 OF 4	SCALE: 1" = 100'	ASTI SUBDIVISION LYING IN THE S.W. 1/4 OF SEC. 6 AND THE N.W. 1/4 OF SEC. 7, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON	REGISTERED PROFESSIONAL LAND SURVEYOR OREGON JULY 14, 1979 RONALD A. GUMBLY 1664 EXPIRES: 12/31/2016
		PM: BHK	JOB NO: 859-30T4			



CURVE TABLE					
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH	DELTA
C2	N72°14'43"E	73.39'	512.46'	73.45'	8°12'43"
EC1	N68°53'13"E	13.37'	512.46'	13.37'	1°29'42"
EC2	S44°08'34"E	63.54'	65.00'	66.39'	58°31'03"
EC3	N80°47'58"E	21.76'	25.00'	22.51'	51°35'53"
EC4	S80°09'04"E	70.52'	50.00'	78.28'	89°41'49"
EC5	S44°08'34"E	122.19'	125.00'	127.66'	58°31'03"
EC6	N72°59'34"E	60.04'	512.46'	60.08'	8°12'43"

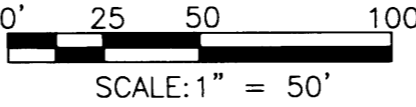
LINE TABLE		
LINE	BEARING	LENGTH
20	S78°02'19"E	50.59'
21	N78°16'34"E	61.21'
22	S57°01'47"E	43.00'
23	N87°12'28"E	53.06'
24	S75°05'56"E	29.19'
25	S67°20'16"E	45.28'
26	S44°24'57"E	41.82'
27	S68°35'26"E	33.80'
28	S21°24'34"W	46.82'
EL1	S68°35'26"E	35.07'
EL2	S68°35'26"E	33.12'
EL3	N34°24'20"E	16.38'
EL4	N14°19'37"E	110.15'
EL5	N14°19'37"E	120.65'

- LEGEND**
- SET 5/8" IRON ROD w/YELLOW PLASTIC CAP STAMPED "E ENGINEERING" UNLESS NOTED OTHERWISE
 - FD. 5/8" IRON ROD PER CHAMPAGNE CREEK ESTATES, PHASE 1 UNLESS NOTED OTHERWISE
 - FOUND 1/2" IRON PIPE PER CS 55/318
 - ⊙ FOUND BRASS CAP AS NOTED
 - △ CALCULATED POSITION
 - () RECORD PER CHAMPAGNE CREEK ESTATES PHASE 1 (VOLUME 22, PAGE 27)
 - (()) RECORD PER CS 55/318
 - [] RECORD PER COUNTY ROAD PLANS (COUNTY ROAD #51) DATED 1-17-63
 - [[]] RECORD PER M26-53

SURVEYED BY:
i.e. ENGINEERING
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 FAX (541) 440-9392
 email@ieengineering.com

SURVEYED FOR:
 JERRY TABOR
 P.O. BOX 145
 UMPQUA, OR 97471

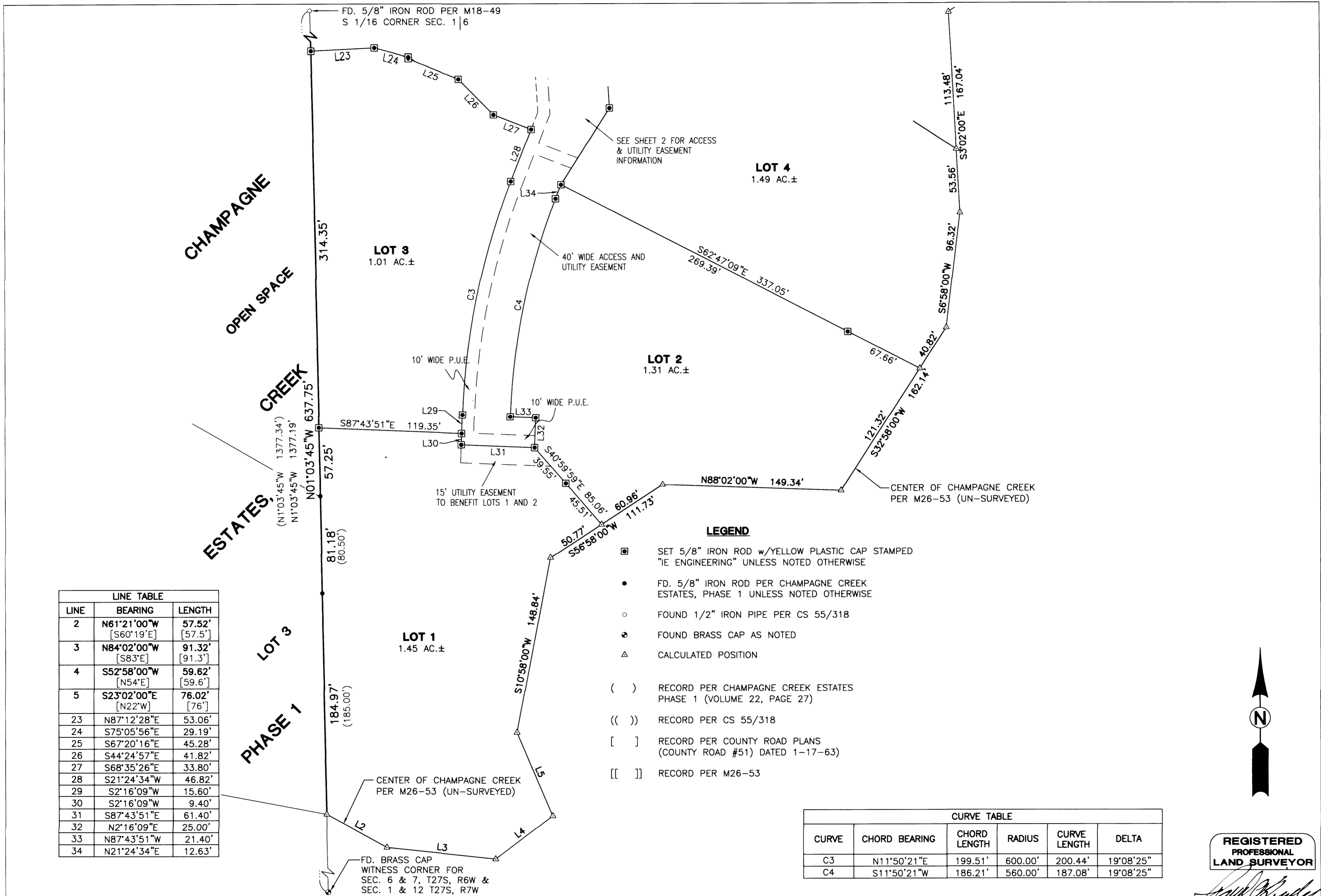
DWG. BY: DAF
PM: BHK
SCALE: AS NOTED
PAGE: 2 OF 4
JOB NO: 859-30T4
DATE: MAY, 2015



ASTI SUBDIVISION
 LYING IN THE S.W. 1/4 OF SEC. 6 AND THE N.W. 1/4 OF SEC. 7,
 TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR

 OREGON
 JULY 14, 1978
 RONALD A. GUMBLY
 1854
 EXPIRES: 12/31/2016



LINE	BEARING	LENGTH
2	N61°21'00"W [S60°19'E]	57.52' [57.5']
3	N84°02'00"W [S83°E]	91.32' [91.3']
4	S52°58'00"W [N54°E]	59.62' [59.6']
5	S23°02'00"E [N22°W]	76.02' [76']
23	N87°12'28"E	53.06'
24	S75°05'56"E	29.19'
25	S67°20'16"E	45.28'
26	S44°24'57"E	41.82'
27	S68°35'26"E	33.80'
28	S21°24'34"W	46.82'
29	S2°16'09"W	15.60'
30	S2°16'09"W	9.40'
31	S87°43'51"E	61.40'
32	N2°16'09"E	25.00'
33	N87°43'51"W	21.40'
34	N21°24'34"E	12.63'

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH	DELTA
C3	N11°50'21"E	199.51'	600.00'	200.44'	19°08'25"
C4	S11°50'21"W	186.21'	560.00'	187.08'	19°08'25"

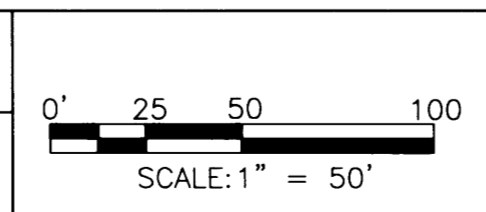
SURVEYED BY:
i.e.
ENGINEERING

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FAX (541) 440-9392
email@ieengineering.com

SURVEYED FOR:
JERRY TABOR
P.O. BOX 145
UMPUQA, OR 97471

DWG. BY: DAF
PM: BHK
SCALE: AS NOTED

PAGE: 3 OF 4
JOB NO: 859-3074
DATE: MAY, 2015



ASTI SUBDIVISION
LYING IN THE S.W. 1/4 OF SEC. 6 AND THE N.W. 1/4 OF SEC. 7,
TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR

Ronald A. Gumbay
OREGON
JULY 14, 1978
RONALD A. GUMBY
1654

EXPIRES: 12/31/2016

SURVEYOR'S CERTIFICATE:

I, RONALD A. QUIMBY, 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 LYING IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6 AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; SAID TRACT BEING ALL OF THAT LAND DESCRIBED IN INSTRUMENT NUMBER 2014-13767, DOUGLAS COUNTY DEED RECORDS, LYING SOUTHEASTERLY OF THE SOUTHEASTERLY RIGHT-OF-WAY BOUNDARY OF MELROSE-FLOURNOY VALLEY ROAD (COUNTY ROAD NO. 51) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH AN ALUMINUM CAP AT THE INTERSECTION OF THE WEST LINE OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 6 WEST AND THE SOUTHERLY RIGHT-OF-WAY OF MELROSE-FLOURNOY VALLEY ROAD (COUNTY ROAD NO. 51); SAID 5/8" IRON ROD ALSO MARKING THE NORTHEAST CORNER OF TRACT "B" OF CHAMPAGNE CREEK ESTATES, PHASE 1, AS RECORDED IN VOLUME 22, PAGE 27, DOUGLAS COUNTY PLAT RECORDS; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY OF MELROSE-FLOURNOY VALLEY ROAD THE FOLLOWING COURSES:

ALONG THE ARC OF A 512.46 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS NORTH 72°14'43" EAST, 73.39 FEET) 73.45 FEET TO A 5/8" IRON ROD AT COUNTY ROAD STATION 44+00, 35 FEET LEFT; THENCE NORTH 64°36'40" EAST 114.34 FEET TO A 3/4" IRON ROD MARKING THE POINT OF CURVATURE AT STATION 42+94.04, 40 FEET LEFT; THENCE NORTH 56°16'47" EAST, 35.66 FEET TO A 5/8" IRON ROD ON THE NORTH LINE OF THE CHARLES LA POINT DONATION LAND CLAIM NO. 64; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY OF MELROSE-FLOURNOY VALLEY ROAD, ALONG SAID NORTH LINE OF D.L.C. NO. 64, SOUTH 89°57'39" EAST, 1019.65 FEET TO A POINT AT THE CENTER OF CHAMPAGNE CREEK; THENCE LEAVING SAID NORTH LINE OF D.L.C. NO. 64, ALONG SAID CENTER OF CHAMPAGNE CREEK THE FOLLOWING COURSES:

SOUTH 24°58'00" WEST, 205.65 FEET TO A POINT; THENCE SOUTH 37°58'00" WEST, 106.33 FEET TO A POINT; THENCE SOUTH 66°58'00" WEST, 188.15 FEET TO A POINT; THENCE NORTH 79°02'00" WEST, 141.64 FEET TO A POINT; THENCE NORTH 64°02'00" WEST, 164.24 FEET TO A POINT; THENCE SOUTH 54°58'00" WEST, 88.02 FEET TO A POINT; THENCE SOUTH 3°02'00" EAST, 167.04 FEET TO A POINT; THENCE SOUTH 6°58'00" WEST, 96.32 FEET TO A POINT; THENCE SOUTH 32°58'00" WEST, 162.14 FEET TO A POINT; THENCE NORTH 88°02'00" WEST, 149.34 FEET TO A POINT; THENCE SOUTH 56°58'00" WEST, 111.73 FEET TO A POINT; THENCE SOUTH 10°58'00" WEST, 148.84 FEET TO A POINT; THENCE SOUTH 23°02'00" EAST, 76.02 FEET TO A POINT; THENCE SOUTH 52°58'00" WEST, 59.62 FEET TO A POINT; THENCE NORTH 84°02'00" WEST, 91.32 FEET TO A POINT; THENCE NORTH 61°21'00" WEST, 57.51 FEET TO THE SECTION CORNER COMMON TO SECTIONS 6 & 7, TOWNSHIP 27 SOUTH, RANGE 6 WEST AND SECTIONS 1 & 12, TOWNSHIP 27 SOUTH, RANGE 7 WEST; THENCE LEAVING SAID CENTER OF CHAMPAGNE CREEK, ALONG SAID WEST LINE OF SECTION 6, NORTH 1°03'45" WEST, 873.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.59 ACRES, MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE ABOVE DESCRIBED TRACT OF LAND INTO 7 LOTS WITH TRACT "A" AS SHOWN. THE PROCEDURE WAS AS FOLLOWS: EXISTING MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN. THE WEST BOUNDARY WAS ESTABLISHED BY HOLDING THE WITNESS CORNER FOR SECTIONS 1, 6, 7 & 12 AND THE SOUTH 1/16 CORNER BETWEEN SECTION 1 & 6. THE NORTHWEST CORNER WAS THEN RE-ESTABLISHED BY PROPORTIONING BETWEEN SAID WITNESS CORNER AND 1/16 CORNER PER CHAMPAGNE CREEK ESTATES. THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF MELROSE RD. WAS THEN RE-ESTABLISHED BY PROJECTING AN ARC USING RECORD INFORMATION PER COUNTY ROAD PLANS FROM A FOUND MONUMENT PER CHAMPAGNE CREEK ESTATES AT STA. 47+00 THROUGH SAID NEWLY RE-ESTABLISHED NORTHWEST CORNER TO STA. 44+00. THE NORTH LINE WAS ESTABLISHED BY HOLDING A FOUND MONUMENT AT THE S.E. CORNER OF THAT TRACT SHOWN ON C.S. 55/318A & A FOUND BRASS CAP MARKING THE N.W. CORNER OF D.L.C. 64. THE REMAINDER OF SAID SOUTHERLY RIGHT-OF-WAY OF MELROSE ROAD WAS THEN ESTABLISHED BY HOLDING THE END OF THE CURVE AT STA. 44+00 AND A FOUND MONUMENT AT THE P.C. (STA. 42+94.04) AND TURNING RECORD ANGLE PER COUNTY ROAD PLANS. SAID NORTH LINE AND SOUTHERLY RIGHT-OF-WAY WAS THEN INTERSECTED TO ESTABLISH THE MOST-NORTHERLY NORTHWEST CORNER. THE REMAINDER OF THE BOUNDARY (CENTER OF CHAMPAGNE CREEK) WAS THEN ESTABLISHED BY USING RECORD BEARINGS AND DISTANCES PER M26-53, SCALING AND ROTATING BETWEEN THE SOUTHWEST AND NORTHEAST CORNERS OF THE PROPERTY, WHICH WERE ESTABLISHED BY HOLDING RECORD DISTANCES FROM SAID WITNESS CORNER AND NORTHWEST CORNER OF D.L.C. 64. MONUMENTS WERE THEN SET TO DELINEATE NEW LOTS, TRACTS AND RIGHT-OF-WAY AS SHOWN.

PLANNING DEPARTMENT FILE NO. 14-052

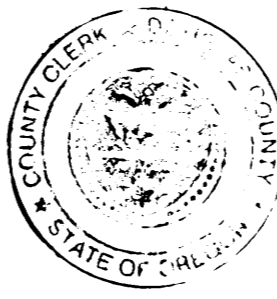
ZONE: (RR) RURAL RESIDENTIAL-2 ACRE
COMP. PLAN: (RC2) COMMITTED RESIDENTIAL-2 ACRE
WATER: UBWA
SEWER: SEPTIC

FIELD CREW: JEREMY LEONARD AND BRENT KNAPP

EQUIPMENT: TOPCON TOTAL STATION AND TDS RANGER DATA COLLECTOR

OFFICE: DEREK FEIGEL

DRAFTING: DEREK FEIGEL



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT JERRY L. TABOR BUILDING, INC., 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 "ASTI SUBDIVISION" TOGETHER WITH EASEMENTS AND OPEN SPACE AS SHOWN.

Jerry L. Tabor Pres 6/5/15
JERRY L. TABOR, PRESIDENT DATE
JERRY L. TABOR BUILDING, INC.

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 5TH DAY OF JUNE, 2015, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JERRY L. TABOR, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Carmen Miles

NOTARY:
NOTARY PUBLIC - OREGON
COMMISSION NO.:
MY COMMISSION EXPIRES:



APPROVALS:

Keith L. Cubic JUNE 18, 2015
DOUGLAS COUNTY PLANNING DIRECTOR DATE
Kristin D. Doherty 6/18/2015
DOUGLAS COUNTY SURVEYOR DATE
Kyle Hill 6/18/15
DOUGLAS COUNTY ASSESSOR DATE

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

Joseph D. ... 6/19/15
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 22nd DAY OF JUNE, 2015, 10:01 O'CLOCK (AM/PM)
Patricia K. Hitt 6/22/15
DOUGLAS COUNTY CLERK DATE

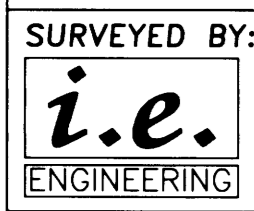
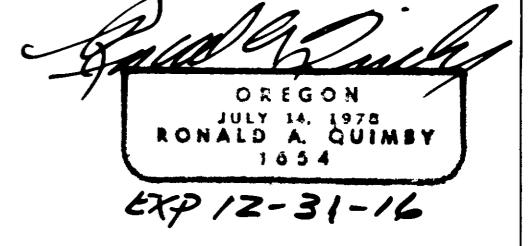
NOTE:

SUBJECT TO COVENANTS AS RECORDED IN INSTRUMENT NO. 2015-7852, DEED RECORDS OF DOUGLAS COUNTY.



P.U.E. NOTE:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS MAP ARE SUBJECT TO RESTRICTIONS RECORDED IN INSTRUMENT NUMBER 2015-009524 OF DEED RECORDS OF DOUGLAS COUNTY.



809 SE Pine Street
Roseburg, Oregon 97470
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