

**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 54°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.

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

PLANNING DEPARTMENT FILE NO. 14-052

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

**DWG. BY:** DAF  
**PM:** BHK  
**SCALE:** NO SCALE  
**PAGE:** 4 OF 4  
**JOB NO:** 859-3074  
**DATE:** JUNE, 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

**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.

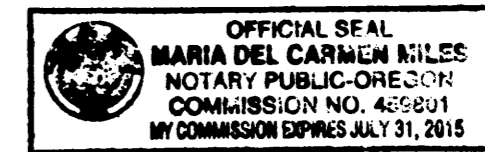
**ACKNOWLEDGMENT:**

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:**

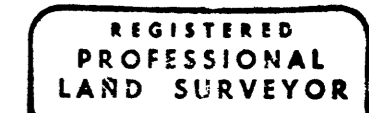
*Keith L. Cubic* JUNE 18, 2015  
DOUGLAS COUNTY PLANNING DIRECTOR DATE  
*Kristin D. Doherty* 6/18/2015  
DOUGLAS COUNTY SURVEYOR DATE  
*Keith* 6/18/15  
DOUGLAS COUNTY ASSESSOR DATE

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.  
*Jessie D. ...* 6/19/15  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 22<sup>nd</sup> 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.

