

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE LANDS OF SHULTS AS SHOWN. THE SURVEY FOLLOWS IN THE FOOTSTEPS OF THE DeGROOT SURVEY (R1) AND THE BYRON SURVEY (R2). THESE SURVEYS WERE USED TO ESTABLISH THE SOUTHERLY BOUNDARY AND AS A BASIS OF BEARING. THE CENTERLINE OF THE HIGHWAY WAS CALCULATED BY USING RECORD DATA FROM THE DeGROOT SURVEY TO CALCULATE POINT "A" WHICH WAS THEN USED TO CALCULATE THE POINT OF SPIRAL AT CENTERLINE. RECORD ANGLES AND DISTANCES FROM OREGON STATE HIGHWAY LOCATED LINE, CAMAS VALLEY - CAMAS MT. WAYSIDE SECTION, DRAWING NO. 1A-15-45 WERE USED TO CALCULATE CENTERLINE TO POINT "F". THIS DRAWING WAS ALSO USED FOR THE RECORD DATA FOR POINTS "B", "C", "D", AND "E". RECORD DEED DATA WAS USED TO CALCULATE THE EASTERLY BOUNDARY. NOTE THAT THE WEST LINE OF R6 CALLS TO THE OLD R/W LINE OF HWY 42, BUT DOES NOT GIVE A DISTANCE. INTERIOR LOT LINES WERE ESTABLISHED PER CLIENT INSTRUCTION.

CAMAS HEIGHTS SUBDIVISION

LOCATED IN THE SE 1/4 OF SECTION 17
TOWNSHIP 29 SOUTH, RANGE 8 WEST, WILLAMETTE MERIDIAN
DOUGLAS COUNTY, OREGON
JANUARY 15, 2024

Douglas County Official Records
Daniel J. Loomis, County Clerk 2024-012864



PLAT-SUB Cnt=1 Stn=17 JLG00DWI
This is a no fee document

FOUND HIGHWAY MONUMENTS, B, C, D, AND E ARE 5/8" IRON RODS WITH CAPS STAMPED "OSHD R/W" = R3, R4

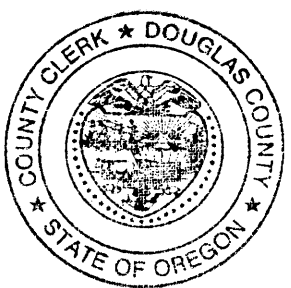
Table with 3 columns: MON. STATION, OFFSET, and values for points A through F.

APPROVALS

DOUGLAS COUNTY SURVEYOR DATE 10-21-24
DOUGLAS COUNTY PLANNING DIRECTOR DATE 10/29/24
DOUGLAS COUNTY ASSESSOR DATE 10/30/24

OWNERS

SHULTS, MELVIN & JENNIE
3588 CARNES RD
ROSEBURG, OR 97471



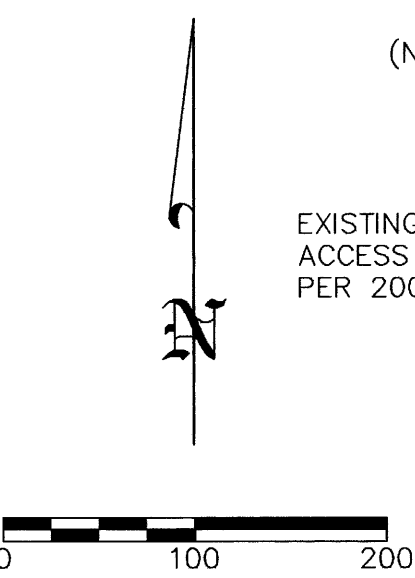
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

DOUGLAS COUNTY TAX COLLECTOR DATE 10/30/24

FILED THE 30th DAY OF October, 2024
2:00 O'CLOCK AM

DOUGLAS COUNTY CLERK DATE 10/30/24

CURVE DATA=R3
6" C.R.
TA=36°15'18"
L=494.26'
2-360' Sp.
S=10°48'
A=1-2/3



LEGEND

- SET 5/8"x30" IRON ROD W/YELLOW CAP STAMPED "PLS 2552"
- SET 5/8"x30" IRON ROD ON LINE AS REFERENCE MONUMENT W/RED CAP STAMPED "RM PLS 2552"
- FOUND 5/8" IRON ROD SET PER R1, MISSING CAP, OR AS NOTED
- FOUND 2-1/2" BRASS CAP SET BY DCSO IN 1958
- CALCULATED POINT
- INDICATES RECORD INFORMATION
- INDICATES MEASURED DATA EQUALS RECORD DATA
- INDICATES LINE NOT DRAW TO SCALE
- RECORD DATA PER MAP FILE M118-26
- RECORD DATA PER RM2-20
- RECORD DATA PER ODOT COOS BAY-ROSEBURG HIGHWAY, CAMAS VALLEY-CAMAS MT. WAYSIDE SEC. DRAWING 1A-15-45, DATED MAY, 1984
- RECORD DATA PER DEED RECORDED JULY 5, 1988, BOOK 1026, PAGE 559, RECORDER'S NO. 88-09405
- RECORD DATA PER DEED RECORDED MARCH 3, 2023, RECORDER'S NO. 2023-002186
- RECORD DATA PER DEED RECORDED NOVEMBER 22, 2002, RECORDER'S NO. 2002-029591

DESCRIPTION

BEGINNING AT A 3/4" IRON ROD MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 29 SOUTH, RANGE 8 WEST OF THE WILLAMETTE MERIDIAN, THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SOUTHEAST QUARTER S89°14'20"W, 696.86 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID SOUTH LINE N0°31'04"W, 100.83 FEET TO A 5/8" IRON ROD; THENCE S89°07'03"W, 366.55 FEET TO A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY OF STATE HIGHWAY 42; THENCE ALONG SAID RIGHT-OF-WAY N19°17'52"E, 24.17 FEET TO A 5/8" IRON ROD; THENCE N47°45'02"E, 171.31 FEET TO A 5/8" IRON ROD; THENCE N15°50'50"E, 72.23 FEET TO A 5/8" IRON ROD; THENCE N61°36'38"E, 547.56 FEET TO A 5/8" IRON ROD; THENCE N56°36'15"E, 96.03 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE WESTERLY BOUNDARY OF THAT LAND DESCRIBED IN DEED RECORD NO. 2002-29591, DOUGLAS COUNTY OREGON DEED RECORDS S16°10'00"E, 250.86 FEET TO A 5/8" IRON ROD; THENCE N52°23'00"E, 125.00 FEET TO A 5/8" IRON ROD ON THE WESTERLY BOUNDARY OF THE LAND DESCRIBED IN DEED RECORD NO. 2023-2186, DOUGLAS COUNTY OREGON DEED RECORDS; THENCE ALONG SAID BOUNDARY S16°10'00"E, 52.30 FEET TO A 1/2" X 2" IRON ROD; THENCE S22°46'41"E, 424.82 FEET TO THE POINT OF BEGINNING, CONTAINING 8.28 ACRES, MORE OR LESS.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT MELVIN SHULTS AND JENNIE SHULTS ARE THE OWNERS OF THE DESCRIBED PROPERTY, AND HAVE CAUSED THE SAME TO BE SUBDIVIDED AND PLATTED IN ACCORDANCE WITH ORS CHAPTER 92, AND DO HEREBY ACKNOWLEDGE THE EXISTING 50' ACCESS EASEMENT, THE 14'X25' WELL & WATERLINE EASEMENT, AND THE COVENANTS, CONDITIONS, AND RESTRICTIONS SHOWN HEREON AND DO CREATE THE 60' ACCESS AND UTILITY EASEMENT AND 25' ACCESS AND UTILITY EASEMENT AS SHOWN HEREON.

Melvin Shults Jennie Shults
MELVIN SHULTS JENNIE SHULTS

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF DOUGLAS) ss
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 21st DAY OF October, 2024, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, MELVIN SHULTS AND JENNIE SHULTS, AND DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

SURVEYOR'S CERTIFICATE

I, DAVID J. COLLIER, BEING DULY SWORN DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS SHOWN HEREON, AND THAT APPLICABLE CITY, STATE, AND COUNTY REQUIREMENTS HAVE BEEN MET, AND THAT THE INITIAL POINT IS A 3/4" IRON ROD AS SHOWN.

DAVID J. COLLIER PLS 2552

Shari Johnson
NOTARY PUBLIC FOR OREGON (SIGNATURE)

Shari Johnson
NOTARY PRINTED NAME

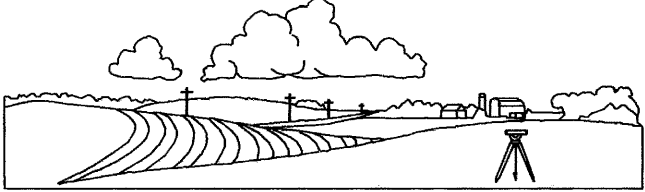
12/29/2025
COMMISSION EXPIRES (WRITE OUT FULL)

1019697
COMMISSION NUMBER

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 21, 1992
DAVID J. COLLIER
2552
RENEWAL 12-31-25

Pacific Surveying, Inc.



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Cottage Grove, Oregon 97424 Cell (541)915-4043