

A SURVEY LOCATED IN THE N 1/2 SECTION 28, T27S, R6W, W.M., DOUGLAS COUNTY, OREGON.

88

M 97-31

INVALID MONUMENTS
BEARINGS & DISTANCES FROM N 1/4 CORNER OF SEC. 28:
MON. BEARING DISTANCE & BEARING DISTANCE

SURVEY FOR: **DO NOT REMOVE FROM OFFICE**

DOUBLE G ENTERPRISES, INC.
12122 HASTER STREET
GARDEN GROVE, CA 92640

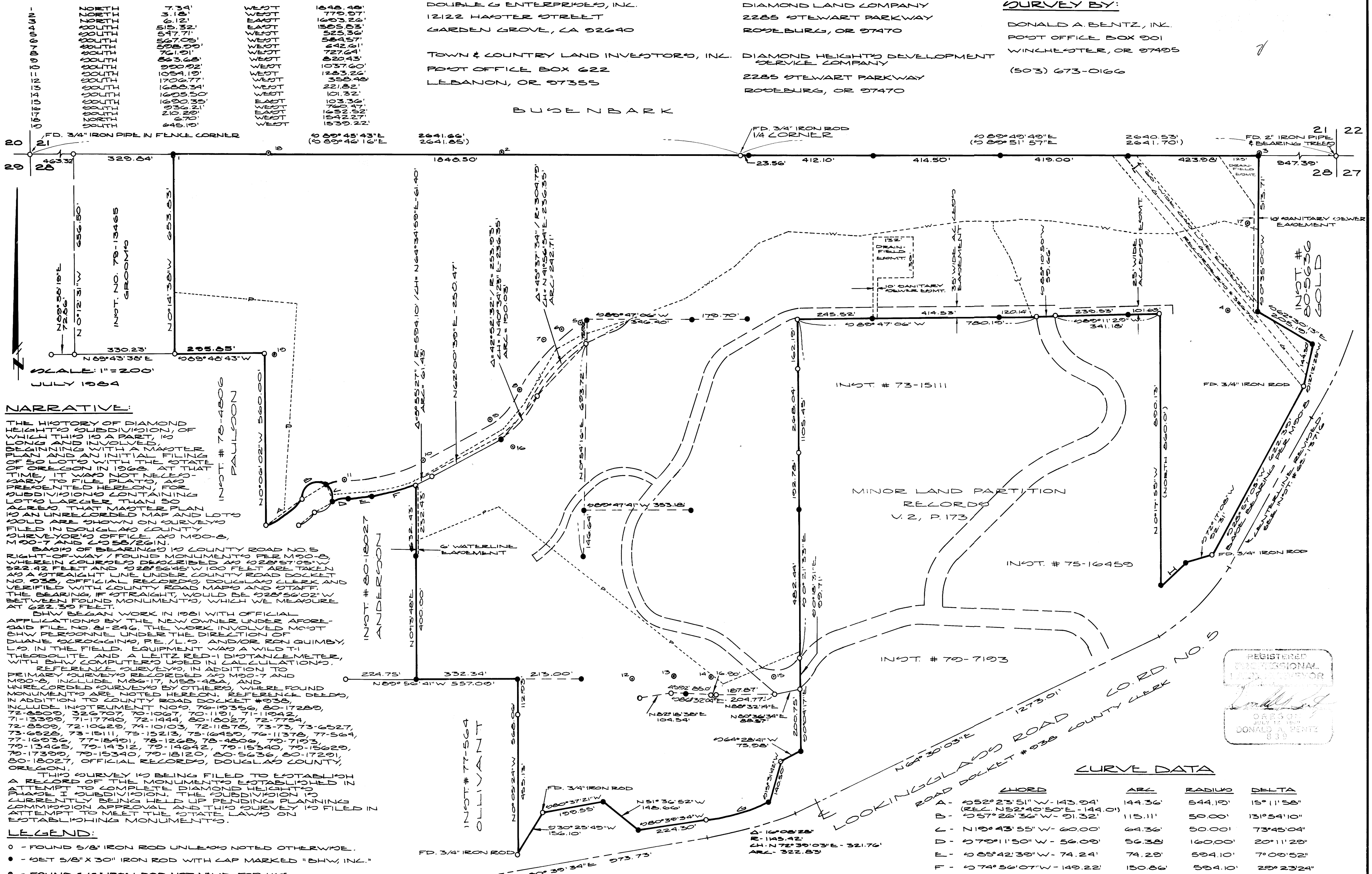
DIAMOND LAND COMPANY
2285 STEWART PARKWAY
ROSELBURG, OR 97470

SURVEY BY:
DONALD A. BENTZ, INC.
POST OFFICE BOX 901
WINCHESTER, OR 97425
(503) 673-0166

TOWN & COUNTRY LAND INVESTORS, INC.
POST OFFICE BOX 622
LEBANON, OR 97355

DIAMOND HEIGHTS DEVELOPMENT
SERVICE COMPANY
2285 STEWART PARKWAY
ROSELBURG, OR 97470

BUSENBARK



NARRATIVE:

THE HISTORY OF DIAMOND HEIGHTS SUBDIVISION IS OF WHICH THIS IS A PART, IS BEING MADE BY A MAJOR PLANNING AND DEVELOPMENT OF 50 LOTS WITH THE FILING OF ONE LOT WITH THE STATE OF OREGON IN 1968. AT THAT TIME, IT WAS NOT NECESSARY TO FILE PLATS AND PRESENTED HEREON FOR SUBDIVISION CONTAINING LOTS LARGER THAN 50 ACRES THAT MAJOR PLAN IS AN UNRECORDED MAP AND LOTS WOULD BE SHOWN ON SURVEYS FILED IN DOUGLAS COUNTY SURVEYOR'S OFFICE AS M00-6, M00-7 AND L058/26IN.

BEARING OF BEARING TO COUNTY ROAD NO. 9 RIGHT-OF-WAY FOUND MONUMENT 2 FEET 0.00' WHEREIN COURSE DESCRIBED AS 228°10'00" W, 522.42 FEET AND 028°56'45" W 100 FEET ARE TAKEN AS A STRAIGHT LINE UNDER COUNTY ROAD DOCKET NO. 938, OFFICIAL RECORDS, DOUGLAS COUNTY CLERK AND VERIFIED WITH COUNTY MAPS AND STAFF. THE BEARING, IF STRAIGHT, WOULD BE 028°56'02" W BETWEEN FOUND MONUMENTS, WHICH WE MEASURED AT 622.30 FEET.

BHW BEGAN WORK IN 1981 WITH OFFICIAL APPLICATION BY THE NEW OWNER UNDER AFORE- SAID FILE NO. 21-246 THE WORK INVOLVED MOST BHW PERSONNEL UNDER THE DIRECTION OF DUANE SCROGGINGS, P.E./L.S. AND/OR RON QUIMBY, L.S. IN THE FIELD. EQUIPMENT WAS A WILD-TI THEODOLITE AND A LEITZ RED-1 DISTANCE METER, WITH BHW COMPUTER USED IN CALCULATIONS.

REFERENCE SURVEYS, IN ADDITION TO PRIMARY SURVEYS RECORDED AS M00-7 AND M00-8, INCLUDE M86-17, M58-48A, AND UNRECORDED SURVEYS BY OTHERS, WHERE FOUND MONUMENTS ARE NOTED HEREON. REFERENCE DEEDS, IN ADDITION TO COUNTY ROAD DOCKET #938, INCLUDE INSTRUMENT NO. 76-19356, 80-17289, 72-8509, 326707, 70-1067, 70-1191, 71-1042, 71-13999, 71-17740, 72-1494, 80-18027, 72-7754, 72-8509, 72-10629, 74-10103, 72-11878, 73-73, 73-6527, 73-6528, 73-15111, 75-15213, 75-16450, 76-11378, 77-564, 77-16036, 77-18491, 78-1268, 78-4806, 70-7103, 79-13465, 79-14312, 79-14642, 79-15340, 79-15629, 79-17399, 79-15340, 79-18120, 80-5636, 80-17291, 80-18027, OFFICIAL RECORDS, DOUGLAS COUNTY, OREGON.

THIS SURVEY IS BEING FILED TO ESTABLISH A RECORD OF THE MONUMENTS ESTABLISHED IN ATTEMPT TO COMPLETE DIAMOND HEIGHTS. IF FOUND VALID, THIS SUBDIVISION IS CURRENTLY BEING HELD UP FOR PLANNING COMMISSION APPROVAL AND THIS SURVEY IS FILED IN ATTEMPT TO MEET THE STATE LAWS ON ESTABLISHING MONUMENTS.

LEGEND:

- - FOUND 5/8" IRON ROD UNLESS NOTED OTHERWISE.
- - SET 5/8" X 30" IRON ROD WITH CAP MARKED "BHW, INC."
- - FOUND 3/8" IRON ROD NOT VALID FOR USE.

	CHORD	ARC	RADIUS	DELTA
A	652°23'51" W - 143.94'	144.36'	544.19'	15°11'58"
B	057°26'36" W - 91.32'	115.11'	59.00'	131°54'10"
C	N19°43'55" W - 60.00'	64.36'	50.00'	73°45'04"
D	079°11'50" W - 56.09'	56.38'	160.00'	20°11'29"
E	085°42'39" W - 74.24'	74.29'	594.10'	7°09'52"
F	074°56'07" W - 149.22'	150.86'	594.10'	29°23'24"
G	075°06'57" W - 213.36'	213.70'	1065.92'	11°16'32"
H	044°45'32" W - 113.57'	113.88'	442.96'	12°11'36"

M 97-31