

COUNTY SURVEYORS FILE DATE

DO NOT REMOVE FROM OFFICE

IN SECTIONS 2 AND 3, T.28S., R.6W.W.M.

PARTITIONER AND LEGAL OWNER:

BURDETTE HOMES INC.
HOWARD BURDETTE PRESIDENT
325 S.E. TERRACE DR.
ROSEBURG, OR.

SURVEYOR:

BRUCE ROGERS
200 N.E. PATTERSON ST.
ROSEBURG, OR.

WATER: ROBERTS CREEK WATER DISTRICT

SEWER: GREEN SANITARY DISTRICT

1"=100' July 14, 1989

APPROVALS

Keith L. Cubic
PLANNING DIRECTOR

11/27/89
DATE

Francis L. Ingram

12-4-89

STATE OF OREGON
COUNTY OF DOUGLAS
I, GAY FIELDS, COUNTY CLERK AND RECORDER
OF CONVEYANCES, DO HEREBY CERTIFY THAT
THIS INSTRUMENT WAS RECORDED

1989 DEC -5 AM 10:52

REGISTERED
GAY FIELDS
DOUGLAS COUNTY CLERK
AND RECORDER OF CONVEYANCES
OF DOUGLAS COUNTY

BRUCE R. ROGERS
660

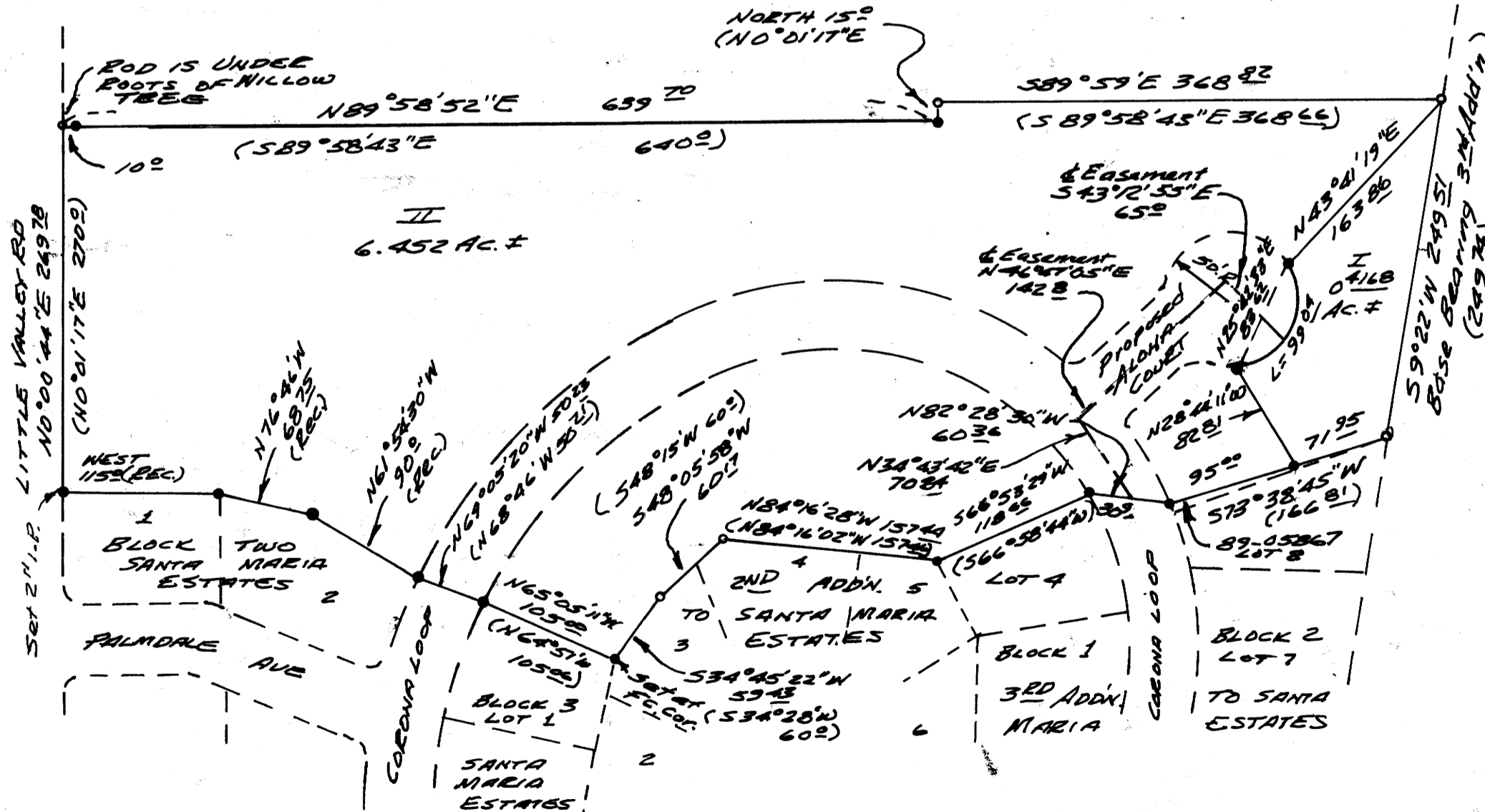
PARCEL TWO

BEGINNING AT A 5/8" IRON ROD SET IN THE NORTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN RECORDER'S NUMBER 89-05867, DOUGLAS COUNTY RECORDS, FROM WHICH ROD THE NORTHEAST CORNER OF THIRD ADDITION TO SANTA MARIA ESTATES BEARS N.73 38'45" E. 71.95 FEET; THENCE, ALONG THE NORTHERLY LINE OF SAID PARCEL, S.73 38'45" W. 95.00 FEET TO A 5/8" IRON ROD SET AT THE NORTHWEST CORNER OF SAID PARCEL; THENCE N.82 28'30"W. 60.36 FEET TO A 5/8" IRON ROD SET AT THE NORTHEAST CORNER OF BLOCK ONE, THIRD ADDITION TO SANTA MARIA ESTATES; THENCE, ALONG THE NORTHERLY LINE OF SAID BLOCK ONE, S.66 53'29"W. 118.66 FEET TO A 5/8" IRON ROD SET AT THE NORTHWEST CORNER OF SAID BLOCK ONE; THENCE, ALONG THE NORTHERLY LINE OF SECOND ADDITION TO SANTA MARIA ESTATES, N.84 16'28"W. 157.44 FEET TO A 5/8" IRON ROD, S.48 05'58"W. 60.17 FEET TO A 5/8" IRON ROD, AND S.34 45'22"W. 59.43 FEET TO A 5/8" IRON ROD SET AT THE NORTHEAST CORNER OF SANTA MARIA ESTATES; THENCE, ALONG THE NORTHERLY LINE OF SAID SANTA MARIA ESTATES, N.65 05'11"W. 105.00 FEET TO A 5/8" IRON ROD, N.69 05'20"W. 50.23 FEET TO A 5/8" IRON ROD, N.61 54'30"W. 90.00 FEET TO A 5/8" IRON ROD, N.76 46'00"W. 68.75 FEET TO A 5/8" IRON ROD AND WEST 115.00 FEET TO A 2" IRON PIPE SET SET AT THE NORTHWEST CORNER OF SANTA MARIA ESTATES; THENCE, ALONG THE EAST LINE OF LITTLE VALLEY COUNTY ROAD, N.0 00'44"E 269.78 FEET TO A 5/8" IRON ROD SET AT THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN RECORDER'S NUMBER 79-00666, DOUGLAS COUNTY RECORDS; THENCE, ALONG THE NORTH LINE OF SAID TRACT, N.89 58'52"E. 639.70 FEET TO A 5/8" IRON ROD; THENCE, ALONG A WEST LINE OF SAID TRACT, NORTH 15.00 FEET TO A 5/8" IRON ROD; THENCE, ALONG THE NORTH LINE OF SAID TRACT, S.89 59'00"E. 368.82 FEET TO A 5/8" IRON ROD SET AT THE NORTHWEST CORNER OF SAID TRACT; THENCE S.43 41'19"W. 163.86 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT, (THE CHORD OF WHICH BEARS S.25 42'33"W. 83.62 FEET) 99.04 FEET TO A 5/8" IRON ROD; THENCE S.28 44'11"E. 82.81 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL IS LOCATED IN SECTIONS TWO AND THREE, T.28S., R.6W.W.M. AND CONTAINS 6.452 ACRES, MORE OR LESS. Subject to a 40 ft wide access easement.

NOTE:
ACCESS FOR BOTH PARCELS WILL BE PROVIDED WHEN CORONA LOOP AND ALOHA CT. ARE DEDICATED AS PART OF FOURTH ADDITION TO SANTA MARIA ESTATES.

ACCESS EASEMENT PARCEL ONE
A strip of land, 40 ft wide, 20 ft on each side of the following described centerline:
Beginning at a point on the northerly line of Corona Loop Co. Rd., from which point the N.E. corner of Lot 4, 92d Add'n to Santa Maria Estates bears N82°28'30"W 81.1 feet; thence N39°43'42"E 70.84 ft.; thence N42°47'05"E 142.8 ft.; thence S43°12'55"E 65.9 ft.



- FOUND 5/8" Iron Rods (M65-31, 2nd & 3rd Additions to Santa Maria Est.
- SET 5/8" x 30" Iron Rods with CAP MARKED L.S. 660
(Record information in parentheses)

NARRATIVE
Corona loop, Aloha Ct, and Laguna Ct, (not shown) were laid out when the original Santa Maria Estates was staked. I calculated the positions of the radius points from old construction stakes. Using those points, found monuments, record bearings and distances and fences I staked the south line of the property as shown. For the north line of Block 2, Santa Maria Est. I used record calls and put it 0.2 to 0.5 feet north of a cyclone fence. Parcel two will be subdivided as Fourth Addition To Santa Maria Estates.

Sk. 11-Pg. 15

FILED

DEC 4 1989

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE

MAP FILE M109-15

MAP FILE M109-15