

DOUGLAS COUNTY OFFICIAL RECORDS
 BARBARA E. NIELSEN, COUNTY CLERK
 2010-010677
 NO FEE
 06/30/2010 02:45:09 PM
 PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
 This is a no fee document

TBM
 SEE NOTE 2
 THIS SHEET
 ELEV. = 474.03

WINCHESTER CREEK
 (VOL. 21, PG. 42)

SADDLE BUTTE ESTATES
 3RD ADDITION
 (VOL. 17, PG. 41)

SADDLE BUTTE ESTATES
 4TH ADDITION
 (VOL. 17, PG. 43)

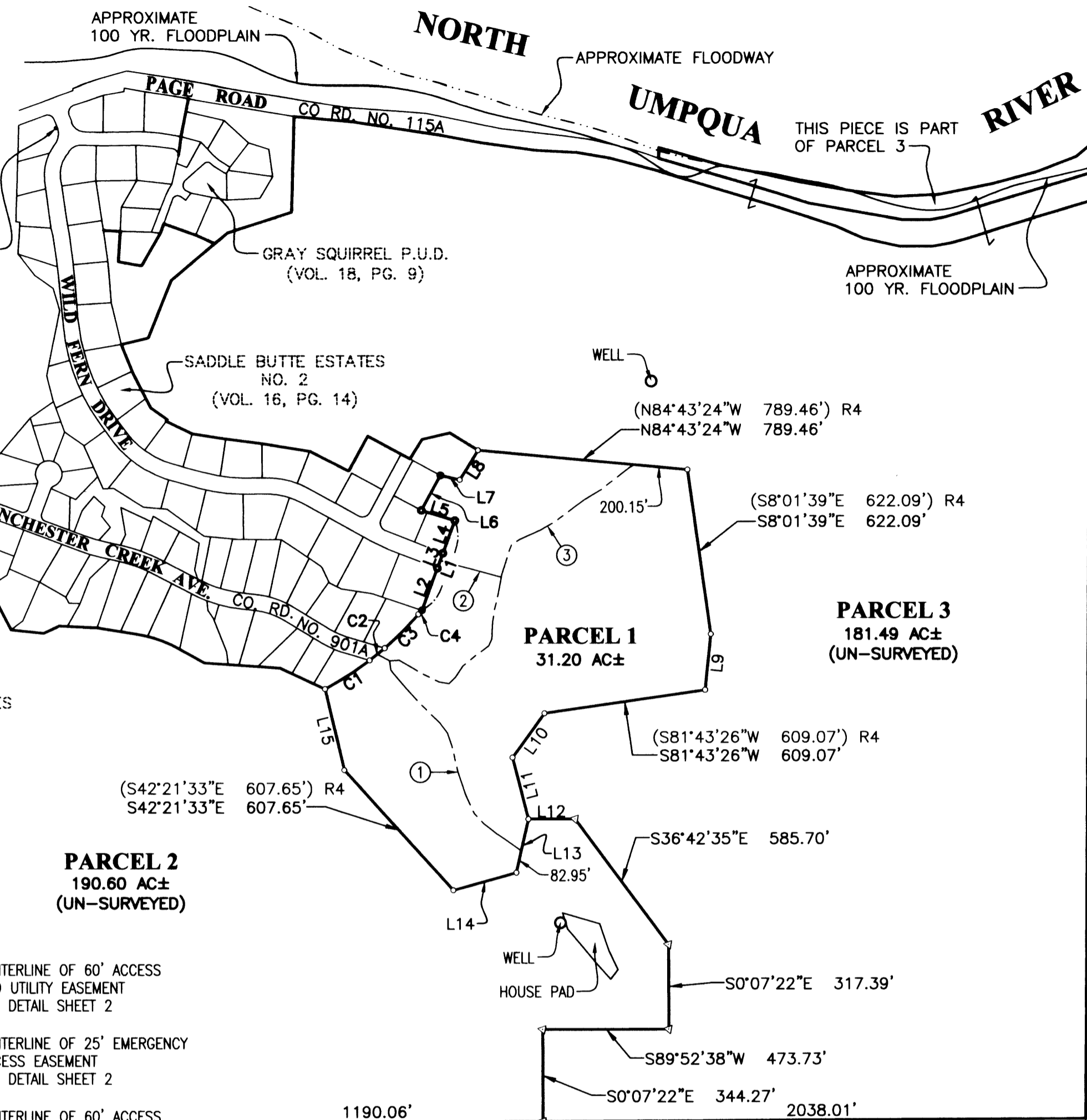
SADDLE BUTTE ESTATES
 6TH ADDITION
 (VOL. 19, PG. 3)

SADDLE BUTTE ESTATES
 8TH ADDITION
 (VOL. 21, PG. 3)

TAFT SUBDIVISION,
 PHASE 2
 (VOL. 21, PG. 36)

TAFT SUBDIVISION,
 PHASE 3
 (VOL. 21, PG. 48)

TAFT SUBDIVISION,
 PHASE 1
 (VOL. 21, PG. 9)



- ① CENTERLINE OF 60' ACCESS AND UTILITY EASEMENT SEE DETAIL SHEET 2
- ② CENTERLINE OF 25' EMERGENCY ACCESS EASEMENT SEE DETAIL SHEET 2
- ③ CENTERLINE OF 60' ACCESS AND UTILITY EASEMENT SEE DETAIL SHEET 2

NOTE: ALL EASEMENTS TO BE CENTERED OVER EXISTING LOGGING ROADS

LEGEND

- SET 5/8" x 30" IR w/CAP MARKED "I.E. ENGINEERING" UNLESS OTHERWISE NOTED
 - FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
 - FOUND ALUMINUM CAP
 - ◁ CALCULATED POSITION
- () R1 RECORD AS PER VOL. 21, PG. 42
 () R2 RECORD AS PER VOL. 16, PG. 14
 () R3 RECORD AS PER M92-71
 () R4 RECORD AS PER M158-68

NOTES:

- EXTERIOR BOUNDARIES OF PARCELS 2 & 3 PER DOUGLAS COUNTY ASSESSOR & GIS DATA
- TBM STATION "PAGE-2" DCSO DRILL CAP STAMPED "PAGE-2 2000" PER DOUGLAS COUNTY SURVEYOR'S OFFICE ELEV. = 474.03

| CURVE TABLE | | | | | | |
|-------------|------------------------------|--------------------|----------------------|--------------------|----------|--------|
| CURVE | CHORD BEARING | CHORD LENGTH | RADIUS | CURVE LENGTH | DELTA | RECORD |
| 1 | N57°21'01"E (N57°05'44"E) | 198.89' 199.53' | 1275.00' 1275.00' | 199.09' 199.73' | 8°56'48" | R1 |
| 2 | N50°56'58"E | 72.81' | 1275.00' | 72.82' (72.75') | 3°16'21" | R1 |
| 3 | N44°59'01"E (N45°19'22"E) | 179.88' 178.59' | 1275.00' 1275.00' | 180.03' 178.74' | 8°05'24" | R1 |
| 4 | N40°57'06"E (N40°51'27"E) | 19.95' 20.00' | 1275.00' 1275.00' | 19.95' 20.00' | 0°53'47" | R1 |

| LINE TABLE | | | |
|------------|--------------------------------|--------------------|--------|
| LINE | BEARING | LENGTH | RECORD |
| 1 | N20°14'54"E (N20°13'04.4"E) | 357.61' 357.37' | R2 |
| 2 | N20°14'54"E (N20°13'04.4"E) | 167.37' 167.37' | R2 |
| 3 | N20°14'54"E (N20°13'04.4"E) | 60.11' 60.00' | R2 |
| 4 | N20°14'54"E (N20°13'04.4"E) | 130.13' 130.00' | R2 |
| 5 | N73°09'08"W (N73°05'19.5"W) | 131.74' 131.77' | R2 |
| 6 | N28°49'47"E (N28°40'04.4"E) | 149.71' 150.00' | R2 |
| 7 | N77°15'17"W (N77°25'13"W) | 74.77' 74.91' | R3 |
| 8 | N31°45'42"E (S31°39'29"W) | 130.54' 130.46' | R3 |
| 9 | S5°54'49"W (S5°54'49"W) | 210.01' 210.01' | R4 |
| 10 | S35°58'05"W (S35°58'05"W) | 205.23' 205.23' | R4 |
| 11 | S14°28'45"E (S14°28'45"E) | 237.40' 237.40' | R4 |
| 12 | N89°52'38"E (N89°52'38"E) | 175.50' 175.50' | R4 |
| 13 | S12°49'29"W (S12°49'29"W) | 205.60' 205.60' | R4 |
| 14 | S74°25'34"W (S74°25'34"W) | 245.45' 245.45' | R4 |
| 15 | S13°16'57"E (S13°16'57"E) | 312.02' 312.02' | R4 |



0' 200 400 800
 SCALE: 1" = 400'

PLANNING DEPARTMENT FILE NO. 08-136

| | | |
|--|---|--|
| <p>REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p><i>Ronald A. Gumbey</i></p> <p>OREGON JULY 14, 1978 RONALD A. GUMBAY 1964</p> <p>EXPIRES: 12/31/2010</p> | <p>LAND PARTITION</p> <p>LYING IN SECTION 30 & IN THE N.W. 1/4 OF SECTION 31, T26S, R5W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON</p> | |
| | <p>SURVEYED FOR:</p> <p>YELLOW PINE, L.L.C. P.O. BOX 387 OREGON CITY, OR., 97045</p> | <p>SURVEYED BY:</p> <p>i.e. [ENGINEERING] iemail@ieengineering.com</p> |
| <p>SCALE: AS NOTED</p> | <p>JOB NO: 1968-15 DATE: JAN., 2010</p> | <p>DWG. BY: DAF PM: AMP</p> |

2010-0025 A

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DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT YELLOW PINE, L.L.C. IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED INTO PARCELS TOGETHER WITH EASEMENTS AS SHOWN.

[Signature]
CARL T. COFFMAN
PRESIDENT, YELLOW PINE, L.L.C.
5-4-10
DATE

ACKNOWLEDGMENT:

STATE OF Oregon
COUNTY OF Clackamas } ss.
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 4th DAY OF May, 2010, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CARL T. COFFMAN, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

[Signature]
NOTARY SIGNATURE
Diana Brown
NOTARY NAME
NOTARY PUBLIC - OREGON
COMMISSION NO.: 4416943
MY COMMISSION EXPIRES: NOV. 29, 2013

FIELD CREW: RYAN PALMER AND JEREMY LEONARD

EQUIPMENT: TOPCON TOTAL STATION AND TDS RANGER DATA COLLECTOR

OFFICE: DEREK FEIGEL

DRAFTING: DEREK FEIGEL

ZONE: A-W, FF, R-1
COMP. PLAN: LDR, FFT
WATER: WELL/CITY OF ROSEBURG
SEWER: SEPTIC/R.U.S.A.

APPROVALS:

Keith L. Cubic JUNE 28, 2010
DOUGLAS COUNTY PLANNING DIRECTOR DATE

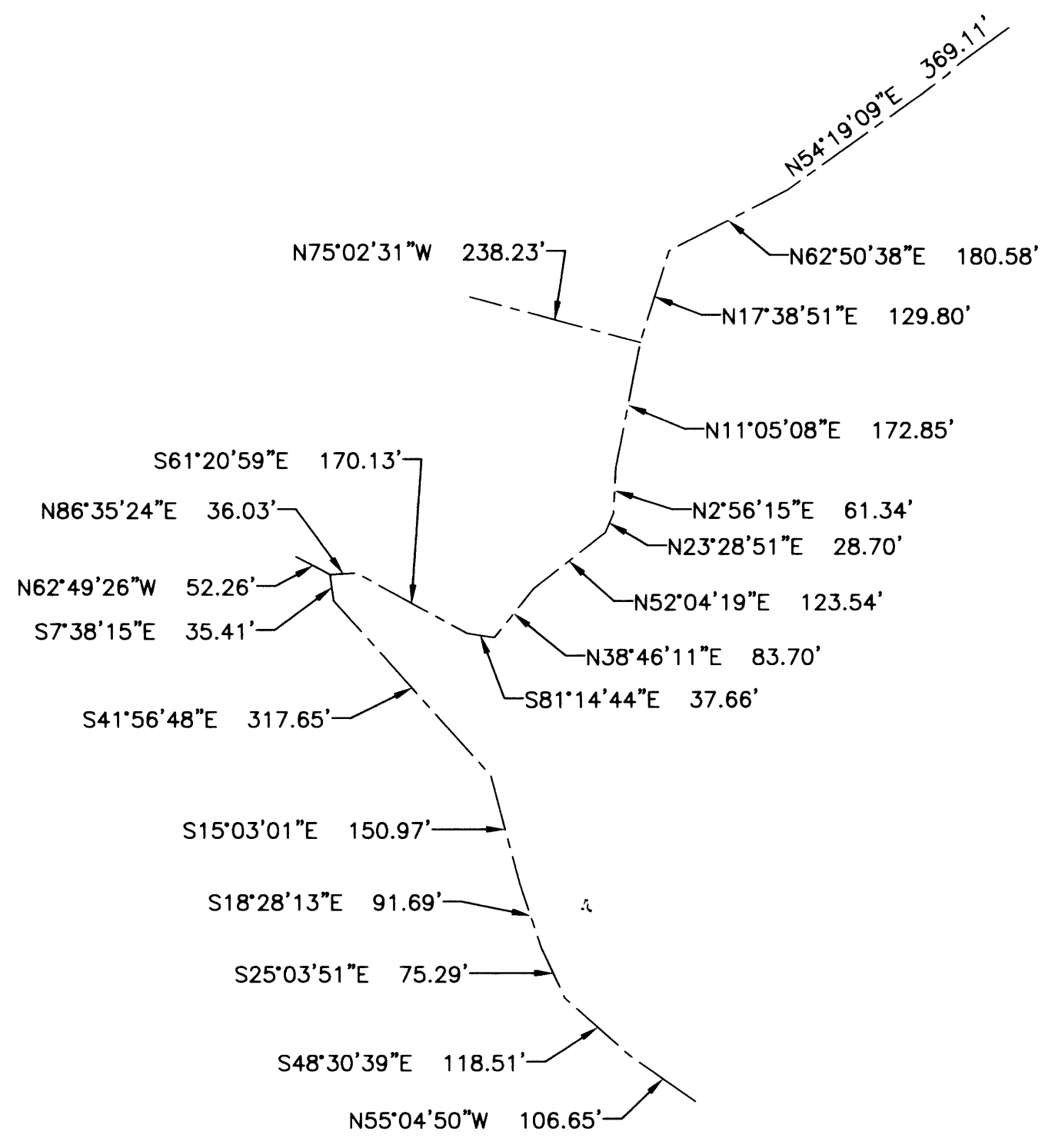
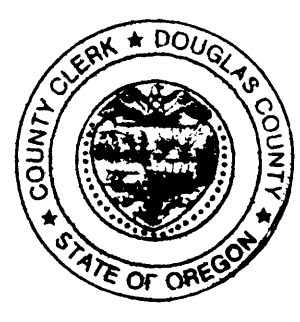
Randy Smith 6-30-2010
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

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

Sandra K. Corneil 6/30/2010
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 30th DAY OF JUNE, 2010, 2:45 O'CLOCK AM/PM

Barbara E. Nielsen, C.C.T. 6/30/2010
DOUGLAS COUNTY CLERK DATE



ACCESS & UTILITY EASEMENTS

SCALE: 1" = 200'

SURVEYOR'S CERTIFICATE:

I, RONALD A. QUIMBY, OREGON PROFESSIONAL LAND SURVEYOR NO. 1654, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED PARCEL 1 WITH PROPER MONUMENTS. PARCELS 2 AND 3 OF THE LAND SHOWN ON THE ANNEXED PLAT, OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION, ARE UNSURVEYED.

A TRACT OF LAND, BEING ALL OF INSTRUMENT NUMBER 2007-019371, EXCEPTING THEREFROM THAT LAND DESCRIBED IN INSTRUMENT NUMBER 2008-15455, AS RECORDED IN THE DOUGLAS COUNTY DEED RECORDS, LOCATED IN SECTION 30 AND IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 26 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS MAP IS TO PARTITION THE ABOVE DESCRIBED TRACT INTO 3 PARCELS. PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN. THE ANGLE POINT ON THE WEST LINE OF PARCEL 1 WAS CALCULATED BY HOLDING FOUND PINS TO THE NORTH AND USING RECORD DISTANCE. MONUMENTS WERE SET TO DELINEATE PARCEL 1, AS SHOWN.

2010-0025 B

PLANNING DEPARTMENT FILE NO. 08-136

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| REGISTERED PROFESSIONAL LAND SURVEYOR OREGON JULY 14, 1978 RONALD A. QUIMBY 1654 EXPIRES: 12/31/2010 | LAND PARTITION LYING IN SECTION 30 & IN THE N.W. 1/4 OF SECTION 31, T26S, R5W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON | |
| | SURVEYED FOR: YELLOW PINE, L.L.C. P.O. BOX 387 OREGON CITY, OR., 97045 | SURVEYED BY: 809 SE Pine Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com |
| SCALE: NO SCALE | JOB NO: 1968-15 DATE: JAN., 2010 | DWG. BY: DAF PM: AMP PAGE: 2 OF 2 |