



NO FEE

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02/21/2006 10:04:50 AM

PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER

This is a no fee document

DEL RIO RD. (CO. RD. #31C) (60' R/W)

SEE
DETAIL B (S89°35'12"E 184.32')R1
S89°32'50"E 184.39'
5' WIDE STRIP DEDICATED
PER VOL. 20, PAGE 1

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO REPLAT ALL OF VISTA DEL RIO SUBDIVISION INTO 2 PARCELS AS SHOWN. THE PROCEDURE WAS AS FOLLOWS: WE TIED EXISTING MONUMENTS OF RECORD AS SHOWN. THE NORTHEAST CORNER OF LOT 1 OF VISTA DEL RIO SUBDIVISION WAS CALCULATED BY HOLDING THE FOUND 5/8 INCH IRON ROD AT THE OLD RIGHT-OF-WAY LOCATION AND HOLDING RECORD DISTANCE TOWARD THE 3/4 INCH PIPE FOUND AT THE SOUTHEAST CORNER OF SAID LOT 1. THE SOUTHEAST CORNER OF LOT 4 OF VISTA DEL RIO SUBDIVISION WAS CALCULATED BY DISTANCE-DISTANCE INTERSECTION FROM FOUND MONUMENTS TO THE WEST AND NORTH AS SHOWN. MONUMENTS WERE THEN SET TO DELINEATE THE NEW LOT CORNER LOCATIONS.

NOTE: SUBJECT TO COVENANTS AS RECORDED IN INSTRUMENT NO. 99-06424 OF DEED RECORDS OF DOUGLAS COUNTY.

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 11th DAY OF November, 2005 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BRIAN K. AND TAMMIE A. BRUSH, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Elaine Berg
NOTARY: ELAINE BERG
NOTARY PUBLIC - OREGON
COMMISSION NO.: 358908
MY COMMISSION EXPIRES: JUNE 23, 2006

APPROVALS:

Keith L. Cubie 11/15/05
DOUGLAS COUNTY PLANNING DIRECTOR DATE
Rory Wans 11-15-05
DOUGLAS COUNTY SURVEYOR DATE
Ron Northrup 2-16-06
DOUGLAS COUNTY ASSESSOR DATE

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

Sandra K. Conroy 2/16/06
DOUGLAS COUNTY TAX COLLECTOR 2006-004923 DATE

FILED THIS 21st DAY OF FEB., 2006, 10:04 O'CLOCK AM/PM

BARBARA E. NIELSEN Elaine G. Burnett 2-21-06
DOUGLAS COUNTY CLERK By: DEPUTY DATE

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT BRIAN K. BRUSH AND TAMMIE A. BRUSH REVOCABLE TRUST, 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 "REPLAT OF VISTA DEL RIO SUBDIVISION" TOGETHER WITH EASEMENTS AS SHOWN.

B. K. Brush 11-11-2005
BRIAN K. BRUSH (TRUSTEE) DATE

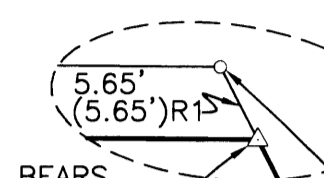
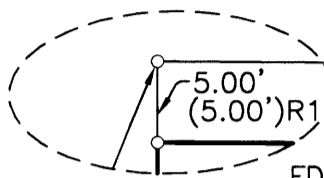
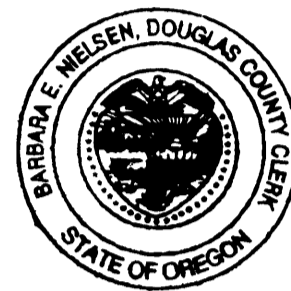
Tammie A. Brush 11-11-2005
TAMMIE A. BRUSH (TRUSTEE) DATE

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.

ALL OF LOTS 1-4 OF VISTA DEL RIO SUBDIVISION (VOLUME 20, PAGE 1), LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 27, TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND CONTAINING 19.23 ACRES MORE OR LESS.

0' 50' 100' 200'
SCALE: 1" = 100'



DETAIL B
SCALE: NTS

DETAIL C
SCALE: NTS

PLANNING DEPARTMENT FILE NO. 05-209

LEGEND

- SET 5/8" x 30" IR w/CAP MARKED "I.E. ENGINEERING" UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- △ CALCULATED POSITION
- ⊙ FOUND 3/4" IRON PIPE
- ()R1 RECORD AS PER VOL. 20, PAGE 1
- ()R2 RECORD AS PER VOL. 17, PAGE 8
- ()R3 RECORD AS PER VOL. 21, PAGE 2

FIELD CREW: RON QUIMBY, DEREK FEIGEL AND MIKE FROMDAHL

EQUIPMENT: NIKON TOTAL STATION AND TDS RECON DATA COLLECTOR

OFFICE: MICHAEL JONES

DRAFTING: JOE COOK

ZONE: (RR) RURAL RESIDENTIAL-2 ACRE
COMP. PLAN: (RC2) COMMITTED RESIDENTIAL-2 ACRE
WATER: UBWA
SEWER: SEPTIC (ON SITE)

(N00°00'28"E 43.08')R1
(N00°08'18"E 43.06')

CURVE TABLE					
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH	DELTA
C1	N02°29'55"E (S02°27'43"W	159.93'	1847.43'	159.98' 160.14')R2	4°57'42"
C2	N06°28'57"E	96.91'	1847.43'	96.92'	3°00'21"
C3	N08°34'12"E (N08°32'27"E	37.69'	1847.43'	37.70' 37.69')R1	1°10'09"
C4	S08°48'25"W (N08°46'50"E	22.92'	1907.10'	22.92' 22.95')R1	0°41'19"
C5	S08°24'29"W	3.64'	1907.10'	3.64'	0°06'33"
C6	S06°19'21"W	135.16'	1907.10'	135.19'	4°03'42"
C7	S03°54'30"W	25.53'	1907.10'	25.53'	0°46'02"
C8	S01°46'18"W (S01°44'07"W	116.68'	1907.10'	116.70' 116.70')R2	3°30'22"



DETAIL A
SCALE: NTS

2006-0018

2006-0018

<p>REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p><u>Ronald A. Quimby</u></p> <p>OREGON JULY 14, 1978 RONALD A. QUIMBY 1654</p> <p>EXPIRES: 12/31/2006</p>	<p>REPLAT OF VISTA DEL RIO SUBDIVISION</p> <p>LYING IN THE WEST 1/2 OF SECTION 27, TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.</p>	
	<p>SURVEYED FOR: BRIAN & TAMMIE BRUSH 222 ROBAND LN. ROSEBURG, OR 97470</p>	<p>SURVEYED BY: <u>i.e.</u> ENGINEERING</p> <p>505 SE Main Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com</p>
<p>SCALE: AS SHOWN</p>	<p>DATE: APRIL, 2005</p>	<p>DWG. BY: JAC</p> <p>JOB NO: 2043-01</p> <p>PAGE: 1 OF 1</p>