

# Ridgeview Estates

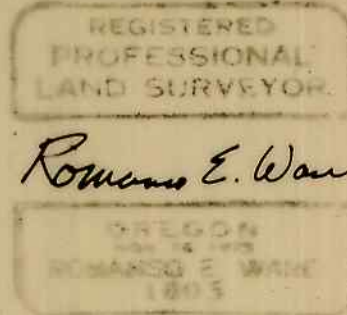
A Subdivision lying in the NE¼, SE¼ & SW¼ of Section 2,  
Township 27 South, Range 6 West, W.M.

## CERTIFICATE OF SURVEYOR

I, ROMANSO E. WARE, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

BEGINNING AT THE INITIAL POINT ON THE SOUTHERLY LINE OF MOOREA DRIVE FROM WHICH POINT THE SECTION CORNER COMMON TO SECTIONS 2, 3, 10 AND 11 BEARS S76°14'39"W 2300.89 FEET; THENCE N25°49'15"E 85.00 FEET TO A 5/8" IRON ROD; THENCE N2°16'13"E 185.81 FEET TO A 5/8" IRON ROD; THENCE N29°19'15"E 270.42 FEET TO A 5/8" IRON ROD; THENCE N61°53'W 220.64 FEET TO A 5/8" IRON ROD; THENCE N47°42'07"E 941.99 FEET TO A 5/8" IRON ROD; THENCE N3°09'30"E 248.12 FEET TO A 5/8" IRON ROD; THENCE N10°14'51"E 370.40 FEET TO A 5/8" IRON ROD; THENCE N36°20'41"E 552.75 FEET TO A 5/8" IRON ROD; THENCE N23°39'31"E 243.24 FEET TO A 5/8" IRON ROD; THENCE N4°58'E 248.11 FEET TO A 5/8" IRON ROD IN THE SOUTH LINE OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 77-2157 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG SAID SOUTH LINE AS FOLLOWS: S89°56'54"E 150.78 FEET TO A 5/8" IRON ROD, N84°36'09"E 273.05 FEET TO A 5/8" IRON ROD, S80°41'51"E 278.79 FEET TO A 5/8" IRON ROD, AND S76°44'E 159.68 FEET TO A 5/8" IRON ROD IN THE EASTERLY LINE OF MOOREA DRIVE; THENCE ALONG SAID EASTERLY AND SOUTHERLY LINES OF MOOREA DRIVE AS FOLLOWS: S14°57'46"W 371.71 FEET TO A 5/8" IRON ROD, ALONG THE ARC OF A 984.93 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S19°23'40"W 153.42 FEET) 153.75 FEET TO A 5/8" IRON ROD, S23°54'30"W 941.30 FEET TO A 5/8" IRON ROD, S66°05'30"E 15.00 FEET TO A 5/8" IRON ROD, ALONG THE ARC OF A 761.20 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S35°04'01"W 292.87 FEET) 294.71 FEET TO A 5/8" IRON ROD, S46°05'37"W 178.85 FEET TO A 5/8" IRON ROD, S47°39'50"W 113.56 FEET TO A 5/8" IRON ROD, S42°06'23"W 90.25 FEET TO A 5/8" IRON ROD, ALONG THE ARC OF A 911.47 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S43°02'18"W 129.09 FEET) 129.20 FEET TO A 5/8" IRON ROD, S34°49'20"W 152.46 FEET TO A 5/8" IRON ROD, S37°33'35"W 309.18 FEET TO A 5/8" IRON ROD, ALONG THE ARC OF A 258.35 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S52°15'58"W 129.35 FEET) 130.77 FEET TO A 5/8" IRON ROD, S67°06'38"W 25.28 FEET TO A 5/8" IRON ROD, ALONG THE ARC OF A 297.25 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S56°49'20"W 102.17 FEET) 102.68 FEET TO A 5/8" IRON ROD, S47°01'40"W 284.87 FEET TO A 5/8" IRON ROD, ALONG THE ARC OF A 218.52 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S63°21'08"W 123.67 FEET) 125.38 FEET TO A 5/8" IRON ROD, S80°04'20"W 33.51 FEET TO A 5/8" IRON ROD, ALONG THE ARC OF A 234.83 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N82°06'49"W 144.95 FEET) 147.36 FEET TO A 5/8" IRON ROD, AND N63°59'08"W 35.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 51.87 ACRES OF LAND, MORE OR LESS, ALL LYING IN SECTION 2, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN.

Romanso E. Ware  
ROMANSO E. WARE  
REGISTERED LAND SURVEYOR  
1005



Amber H. Evans  
NOTARY PUBLIC, STATE OF OREGON

STATE OF OREGON )  
COUNTY OF DOUGLAS) SS I, GAY FIELDS, County Clerk of Douglas County, Oregon, do hereby certify that the with-  
in copy of plat has been by me compared with the original thereof and that it is an exact copy of the whole  
thereof as the same appears on file in my office and custody. Witness my hand and seal this 1ST day of  
JUNE, 1988. Gay Fields STATE OF OREGON )  
County Clerk COUNTY OF DOUGLAS) SS I, ROMANSO E. WARE, being duly sworn,  
depose and say that I am the surveyor who made the survey and prepared the final map of "RIDGEVIEW ESTATES"  
and that the foregoing tracing is an exact copy of the map thereof.

Subscribed and sworn to before me this 1st day of JUNE, 1988.  
Romanso E. Ware  
Romanso E. Ware, L.S. #1005  
Gay Fields  
County Clerk

## DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, JOANNE D. WEST, DONALD D. WARE, ROMANSO E. WARE, AND MOLLIE J. LE CLAIRE, ALL INDIVIDUALS, OWNERS OF THE LANDS SHOWN ON THE ANNEXED PLAT HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED BY THE NAME OF "RIDGEVIEW ESTATES" AND WE DEDICATE TO THE PUBLIC USE FOREVER THE PUBLIC UTILITY EASEMENTS SHOWN THEREON.

Joanne D. West JOANNE D. WEST  
Donald D. Ware DONALD D. WARE  
Mollie J. Le Claire MOLLIE J. LE CLAIRE  
Romanso E. Ware ROMANSO E. WARE

## ACKNOWLEDGEMENT

STATE OF OREGON )  
COUNTY OF DOUGLAS ) S.S.  
ON THE 15 DAY OF MAY, 1988, BEFORE ME APPEARED JOANNE D. WEST, DONALD D. WARE, ROMANSO E. WARE AND MOLLIE J. LE CLAIRE, ALL INDIVIDUALS TO ME PERSONALLY KNOWN AND BEING DULY SWORN, DID SAY THAT THEY ARE THE LAWFUL OWNERS OF THE TRACT OF LAND SHOWN ON THE ANNEXED PLAT, AND THAT THEY DO HEREBY ACKNOWLEDGE THAT THEY SIGNED THE ACCOMPANYING DEDICATION AS THEIR FREE AND VOLUNTARY ACT AND DEED.  
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS DAY AND YEAR ABOVE WRITTEN.

Amber H. Evans  
NOTARY PUBLIC, STATE OF OREGON  
MY COMMISSION EXPIRES ON THE 5th DAY OF MARCH, 1990



## APPROVALS

BY ORDER OF THE DOUGLAS COUNTY COMMISSIONERS:

CHAIRMAN	DATE
<u>John L. Waplesworth</u>	6-1-88
COMMISSIONER <u>Don Peterson</u>	6-1-88
COMMISSIONER <u>Bill Vian</u>	6-1-88
COUNTY ASSESSOR <u>Marie J. Reddekopp</u>	5-31-88
COUNTY SURVEYOR <u>Francis L. Ingram</u>	5-27-88

BY ORDER OF THE DOUGLAS COUNTY PLANNING COMMISSION:  
DIRECTOR Keith L. Cubic 5/20/88

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STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS  
I, GAY FIELDS, COUNTY CLERK AND RECORDER  
OF CONVEYANCES, DO HEREBY CERTIFY THAT  
THIS INSTRUMENT WAS RECORDED  
1988 JUN -1 AM 11:44  
GAY FIELDS  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY Gay Fields  
DEPUTY  
FEE 20.00



FILED 1 JUNE 1988  
Gay Fields  
COUNTY CLERK

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

# Ridgeview Estates

A Subdivision lying in the NE 1/4, SE 1/4 & SW 1/4 of Section 2,  
Township 27 South, Range 6 West, W.M.

**SUBDIVIDER:**

WANDAR CORPORATION  
2771 GARDEN VALLEY RD.  
ROSEBURG, OR 97470  
PHONE: 503-672-5323

**OWNERS:**

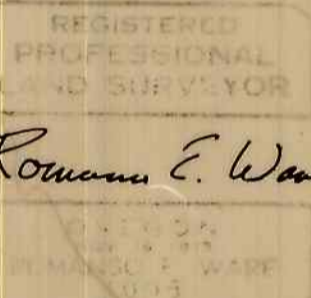
JOANNE D. WEST  
DONALD D. WARE  
ROMANSO E. WARE  
MOLLIE J. LECLAIRE  
2771 GARDEN VALLEY RD.  
ROSEBURG, OR 97470  
PHONE: 503-672-5323

**PLAN:** RURAL RESIDENTIAL  
**ZONED:** SR  
**WATER:** UMPQUA BASIN WATER ASSN.  
**SEWER:** ON SITE  
COVENANTS TO BE FILED UNDER  
SEPARATE RECORDING - INST. NO. 88-07044

**SCALE:** 1" = 200'  
**MAY 1987**

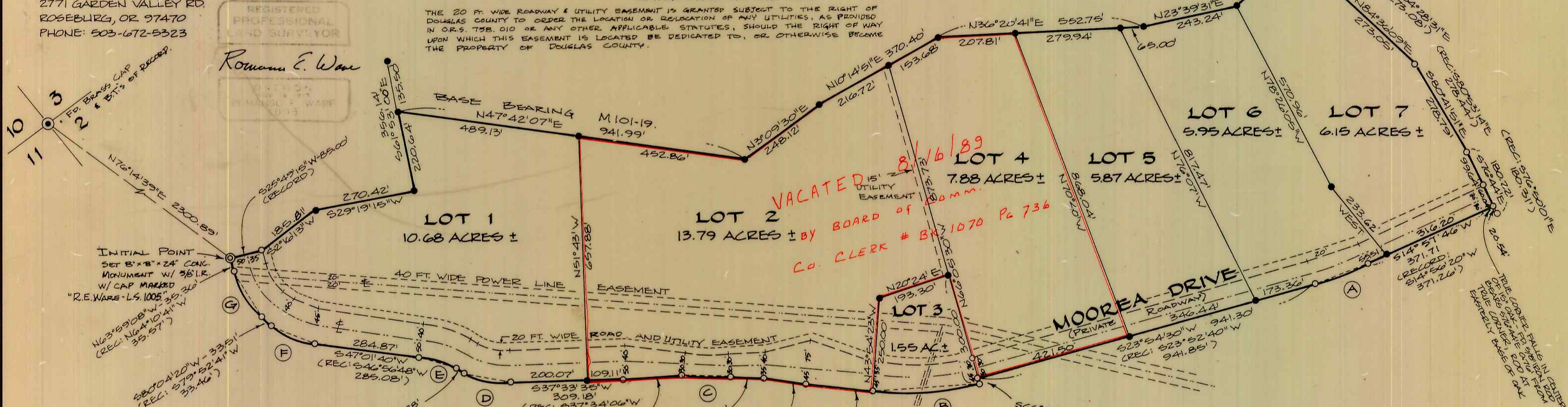
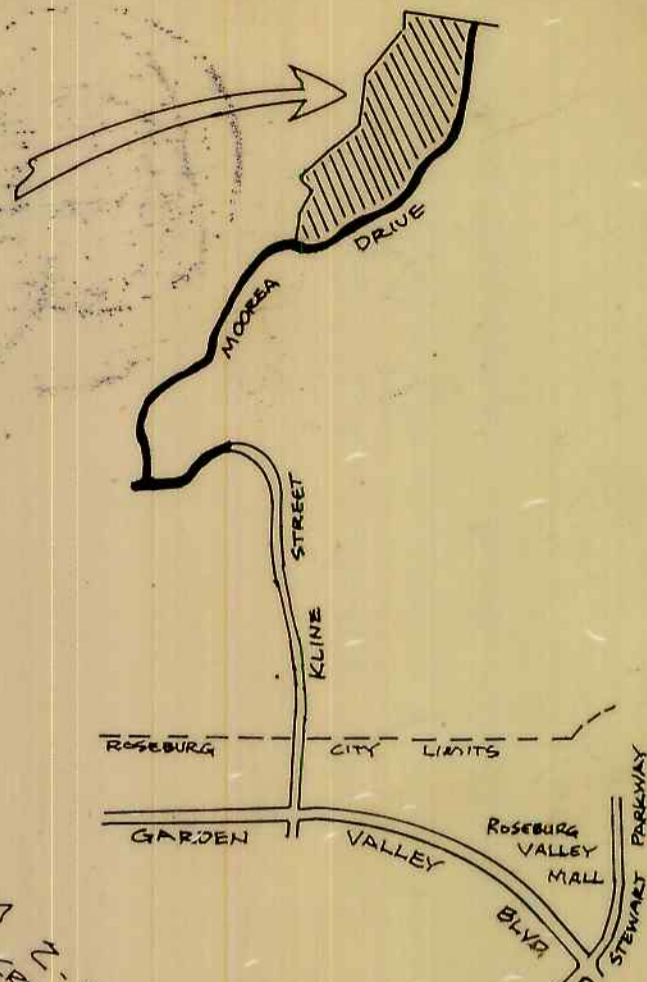
**SURVEYOR:**

R.E. WARE, L.S. 1005  
2771 GARDEN VALLEY RD.  
ROSEBURG, OR 97470  
PHONE: 503-672-5323



THE 20 FT. WIDE ROADWAY & UTILITY BASEMENT IS GRANTED SUBJECT TO THE RIGHT OF DOUGLAS COUNTY TO ORDER THE LOCATION OR RELOCATION OF ANY UTILITIES, AS PROVIDED IN O.R.S. 798.010 OR ANY OTHER APPLICABLE STATUTES, SHOULD THE RIGHT OF WAY UPON WHICH THIS EASEMENT IS LOCATED BE DEDICATED TO, OR OTHERWISE BECOME THE PROPERTY OF DOUGLAS COUNTY.

LOT 3 IS TO BE DEEDED TO THE UMPQUA BASIN WATER ASSN. FOR THE PURPOSE OF WATER STORAGE USE ONLY.



VACATED 8/16/89  
BY BOARD OF  
CO. CLERK # BK 1070 Pg 736

**NARRATIVE:**

SURVEY TO MONUMENT RIDGEVIEW ESTATES SUBDIVISION. FOR RECORD SURVEYS SEE RM 2-57, M56-75 (MOOREA DRIVE SURVEY), AND M101-19.  
FIELD CREW: ROMNEY WARE AND MIKE RADCLIFFE.  
EQUIPMENT: WILD TIG MOUNTED WITH NIKKON N.D.160 E.D.M.  
OFFICE COMPUTATIONS: ROMNEY WARE.  
DRAFTING: DEBBIE HOPKINS.

STATE OF OREGON )  
COUNTY OF DOUGLAS) SS I, GAY FIELDS, County Clerk of Douglas County, Oregon, do hereby certify that the within copy of plat has been by me compared with the original thereof and that it is an exact copy of the whole thereof as the same appears on file in my office and custody. Witness my hand and seal this 1st day of JUNE, 1988.  
Gay Fields  
County Clerk  
STATE OF OREGON )  
COUNTY OF DOUGLAS) SS I, ROMANSO E. WARE, being duly sworn, depose and say that I am the surveyor who made the survey and prepared the final map of "RIDGEVIEW ESTATES" and that the foregoing tracing is an exact copy of the map thereof.

Subscribed and sworn to before me this 1st day of JUNE, 1988.

Romanso E. Ware, L.S. #1005  
County Clerk

CURVE DATA - MOOREA DRIVE		
CURVE	SOUTHEAST R/W	SOUTHEAST R/W (RECORD)
(A)	L.C. = S19°23'40"W 153.42'	RADIUS = 984.93' L.C. = S19°24'00"W 153.51' ARC = 153.66'
(B)	L.C. = S35°04'01"W 292.87'	RADIUS = 761.20' L.C. = S34°58'00"W 292.80' ARC = 294.64'
(C)	L.C. = S43°02'18"W 129.09'	RADIUS = 911.47' L.C. = S43°02'25"W 129.32' ARC = 129.43'
(D)	L.C. = S52°15'58"W 129.35'	RADIUS = 268.35' L.C. = S52°09'29"W 130.15' ARC = 131.57'
(E)	L.C. = S56°49'20"W 102.17'	RADIUS = 297.25' L.C. = S56°50'49"W 102.22' ARC = 102.73'
(F)	L.C. = S63°21'08"W 123.67'	RADIUS = 218.52' L.C. = S63°24'45"W 123.88' ARC = 125.60'
(G)	L.C. = N82°06'49"W 144.95'	RADIUS = 234.83' L.C. = N82°09'00"W 144.91' ARC = 147.32'

**LEGEND:**

- - FOUND 5/8" IRON ROD
- - FD. 5/8" IRON ROD WITH CAP MARKED "R.E. WARE - L.S. 1005"
- ⊙ - FOUND BRASS CAP
- ⊙ - SET MONUMENT (SEE DESCRIPTION) INITIAL POINT OF SUBDIVISION

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