

# 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:**

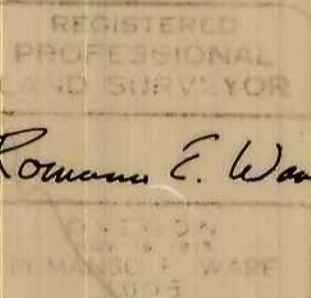
JOANNE D. WEST  
DONALD D. WARE  
ROMANSO E. WARE  
MOLLIE J. LECLAIRE  
2771 GARDEN VALLEY RD.  
ROSEBURG, OR 97470  
PHONE: 503-672-5323

**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**

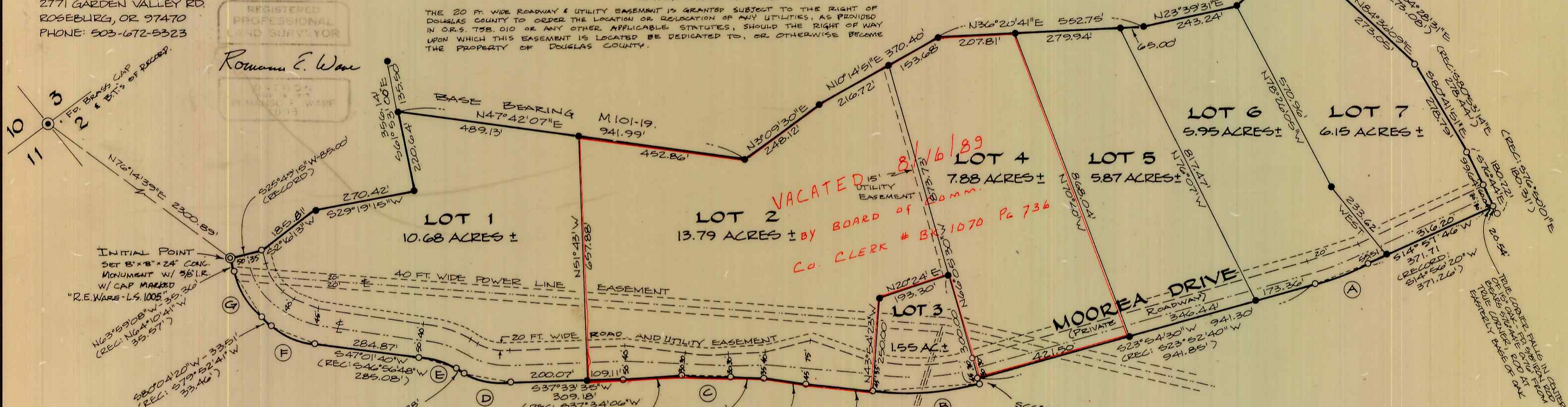
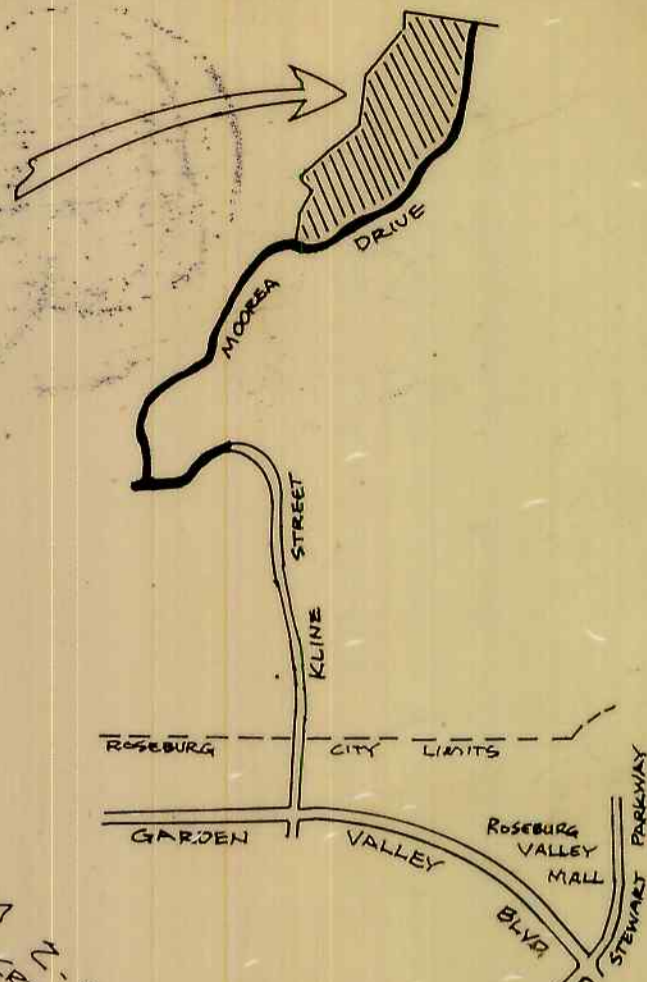
**SURVEYOR:**

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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COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE