

Ridgeview Ranch

A Planned Unit Development
 lying in the SW¹/₄ of Section 2, the SE¹/₄ of Section 3, the NE¹/₄ of Section 10,
 and the NW¹/₄ of Section 11, 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 SOUTHEASTERLY LINE OF MOOREA DRIVE FROM WHICH POINT THE SECTION CORNER COMMON TO SECTIONS 2, 3, 10 AND 11, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN BEARS S76°14'24"W 2300.63 FEET; THENCE ALONG SAID SOUTHEASTERLY LINE AS FOLLOWS: S78°56'21"W 89.70 FEET, S32°17'48"W 23.49 FEET, ALONG THE ARC OF A 289.11 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S41°41'05"W 91.61 FEET) 92.00 FEET, S50°32'00"W 18.40 FEET, ALONG THE ARC OF A 517.47 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S58°38'02"W 143.67 FEET) 144.14 FEET, S16°24'12"W 22.68 FEET, ALONG THE ARC OF A 214.65 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S58°29'24"W 82.33 FEET) 82.84 FEET, S42°02'52"W 237.73 FEET, ALONG THE ARC OF A 50.52 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S16°13'17"W 47.65 FEET) 49.62 FEET, AND S12°11'19"E 65.11 FEET TO THE ABOVE SAID NORTH LINE OF SECTION 11; THENCE ALONG SAID NORTH LINE S89°44'21"W 475.81 FEET; THENCE ALONG THE SOUTHEASTERLY LINE OF THAT PROPERTY DESCRIBED AS EXHIBIT "B" IN INSTRUMENT NO. 85-9192 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON AS FOLLOWS: S36°42'02"W 254.66 FEET, S31°50'52"W 493.49 FEET, S18°04'33"W 178.59 FEET, AND S41°00'43"W 67.40 FEET; THENCE LEAVING SAID SOUTHEASTERLY LINE N62°14'48"W 205.52 FEET; THENCE S41°04'32"W 229.74 FEET; THENCE N35°38'05"W 261.30 FEET; THENCE N35°33'48"W 492.74 FEET; THENCE N82°57'26"W 408.25 FEET; THENCE N71°17'45"W 437.17 FEET TO THE NORTHWESTERLY LINE OF DARLEY ROAD; THENCE ALONG SAID NORTHWESTERLY LINE AS FOLLOWS: ALONG THE ARC OF A 1303.24 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N55°52'16"E 346.62 FEET) 347.66 FEET, N63°30'47"E 238.33 FEET, ALONG THE ARC OF A 686.20 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N50°48'26"E 301.85 FEET) 304.34 FEET, N38°06'05"E 241.76 FEET, ALONG THE ARC OF A 924.93 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N27°47'34"E 331.02 FEET) 332.81 FEET, N17°29'03"E 198.43 FEET, ALONG THE ARC OF A 924.93 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N14°39'04"E 91.42 FEET) 91.46 FEET, N10°10'52"E 350.08 FEET, ALONG THE ARC OF A 289.11 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N46°49'41"E 331.73 FEET) 353.31 FEET, N81°50'27"E 133.42 FEET, ALONG THE ARC OF A 1185.91 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N86°54'27"E 209.46 FEET) 209.73 FEET, S83°00'E 57.07 FEET, ALONG THE ARC OF A 104.75 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N61°44'16"E 105.49 FEET) 110.55 FEET, AND N30°41'51"E 356.30 FEET; THENCE LEAVING SAID NORTHWESTERLY LINE S42°11'24"E 249.96 FEET; THENCE S20°49'39"E 192.87 FEET; THENCE S46°49'45"E 380.64 FEET; THENCE S56°19'20"E 455.90 FEET; THENCE S61°52'40"E 356.03 FEET; THENCE S29°17'38"W 270.37 FEET; THENCE S21°14'49"W 185.86 FEET; THENCE S25°49'15"W 85.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 100.27 ACRES OF LAND, MORE OR LESS.

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

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th DAY OF AUGUST, 1988.
 MY COMMISSION EXPIRES ON THE 12th DAY OF JULY, 1989.

Virginia C. Saugen
 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 2nd day of
SEPT., 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 RANCH"
 and that the foregoing tracing is an exact copy of the map thereof.

Subscribed and sworn to before me this 2nd day of SEPT., 1988.

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WANDAR CORPORATION, AN OREGON CORPORATION, OWNER OF THE LANDS SHOWN ON THE ANNEXED PLAT, BY DONALD D. WARE, PRESIDENT, JOANNE D. WEST, VICE PRESIDENT, ROMANSO E. WARE, VICE PRESIDENT, AND MOLLIE J. LECLAIRE, SECRETARY-TREASURER, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED BY THE NAME OF "RIDGEVIEW RANCH" AND DEDICATED TO THE PUBLIC USE FOREVER ANY PUBLIC UTILITY EASEMENTS SHOWN THEREON.

WANDAR CORPORATION BY:

Donald D. Ware Joanne D. West
 DONALD D. WARE, PRESIDENT JOANNE D. WEST, VICE PRESIDENT
Romanso E. Ware Mollie J. LeClaire
 ROMANSO E. WARE, VICE PRESIDENT MOLLIE J. LECLAIRE, SECRETARY-TREASURER

ACKNOWLEDGEMENT

STATE OF OREGON)
 COUNTY OF DOUGLAS)SS

ON THE 1st DAY OF JULY, 1988, BEFORE ME PERSONALLY APPEARED DONALD D. WARE, PRESIDENT, JOANNE D. WEST, VICE PRESIDENT, ROMANSO E. WARE, VICE PRESIDENT, AND MOLLIE J. LECLAIRE, SECRETARY-TREASURER, OF WANDAR CORPORATION, AN OREGON CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THIS INSTRUMENT ON BEHALF OF SAID CORPORATION.

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 5 DAY OF MARCH, 1990.

APPROVALS

BY ORDER OF THE DOUGLAS COUNTY COMMISSIONERS:

DATE:

CHAIRMAN	<u>Gay J. Peterson</u>	<u>9-1-88</u>
COMMISSIONER	<u>Bill Vian</u>	<u>9-1-88</u>
COMMISSIONER	<u>Marie J. Reddehoff</u>	<u>9-1-88</u>
COUNTY ASSESSOR	<u>Gay E. Morrison</u>	<u>8-26-88</u>
COUNTY SURVEYOR	<u>DEPUTY</u>	

BY ORDER OF THE DOUGLAS COUNTY PLANNING COMMISSION:

DIRECTOR Keith L. Cutler 8/26/88

Gay Fields 9-2-88
 COUNTY CLERK FILED:



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

Gay Fields
 County Clerk

COUNTY SURVEYS THE DATA
 DO NOT REMOVE FROM OFFICE

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 SEP -2 PM 1:55

DOUGLAS COUNTY CLERK
 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Gay Fields
 DEPUTY
 FEE 20.00

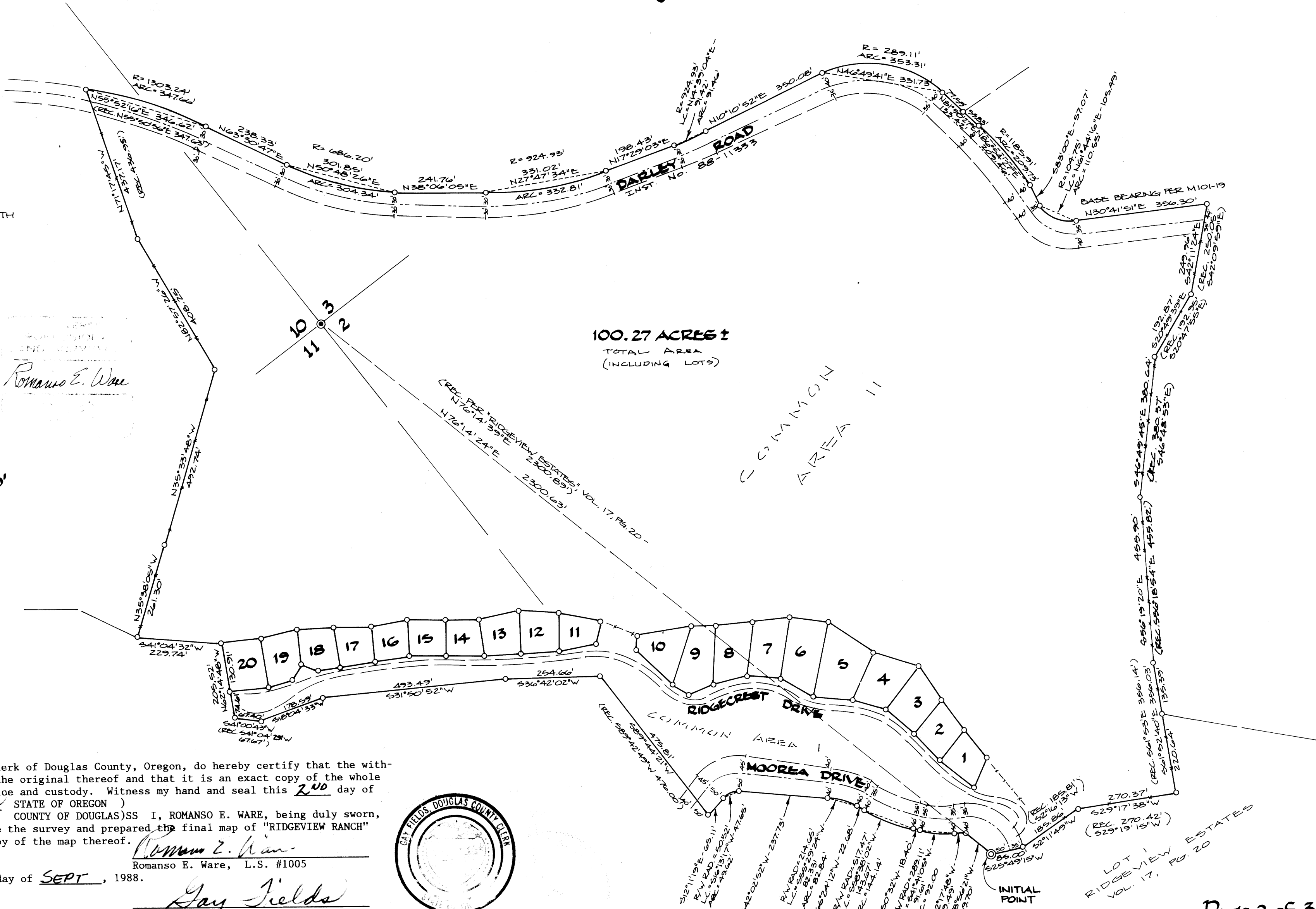
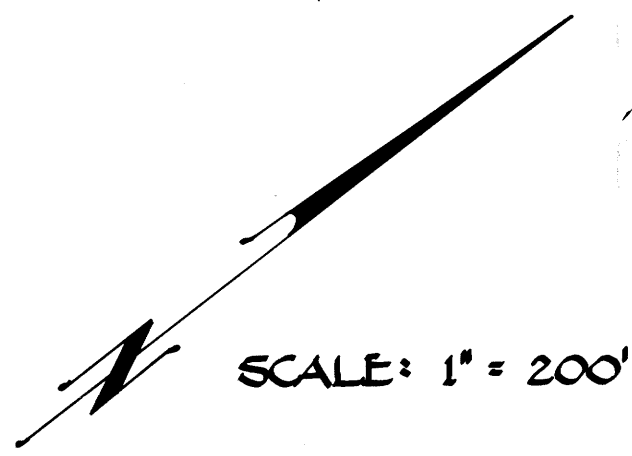
88-13149

Ridgeview Ranch

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 lying in the SW¹/₄ of Section 2, the SE¹/₄ of Section 3, the NE¹/₄ of Section 10,
 and the NW¹/₄ of Section 11, Township 27 South, Range 6 West, W.M.

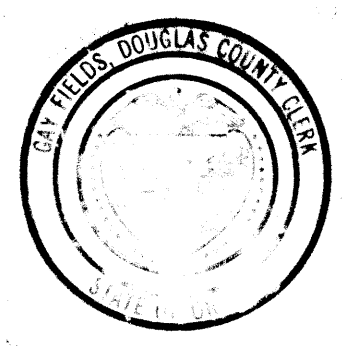
LEGEND:

- - FOUND 3/8" IRON ROD
- ⊙ - FOUND 8" DIA. x 24" CONC. MON. WITH 3/8" IRON ROD W/ CAP STAMPED "R.E. WARE - LS 1005"
- - FOUND BRASS CAP (B.T.'S OF REC.)



Romano E. Ware
 ROMANSO E. WARE
 L.S. #1005

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 2ND day of
SEPT., 1988. *Gay Fields* STATE OF OREGON)
 County Clerk) 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 RANCH"
 and that the foregoing tracing is an exact copy of the map thereof. *Romano E. Ware*
 Romano E. Ware, L.S. #1005



Subscribed and sworn to before me this 2ND day of SEPT., 1988.

Gay Fields
 County Clerk

LOT 1
 RIDGEVIEW ESTATES
 VOL. 17, PG. 20

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 and the NW¹/₄ of Section 11, Township 27 South, Range 6 West, W.M.

SUBDIVIDER & OWNER:

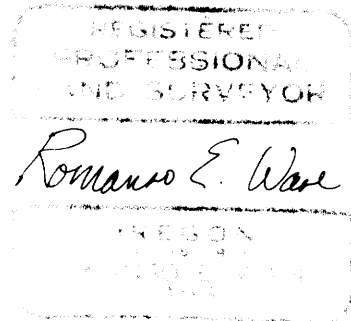
WANDAR CORPORATION
 2771 GARDEN VALLEY RD.
 ROSEBURG, OR 97470
 PHONE: 503-672-5323

PLAN: RURAL RESIDENTIAL
ZONED: SR
WATER: UMPQUA BASIN WATER ASSN.
SEWER: ON SITE
 COVENANTS TO BE FILED UNDER
 SEPARATE RECORDING - INST. No. 88-13150

SCALE: 1" = 100'
JULY 1988

SURVEYOR:

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



NARRATIVE:

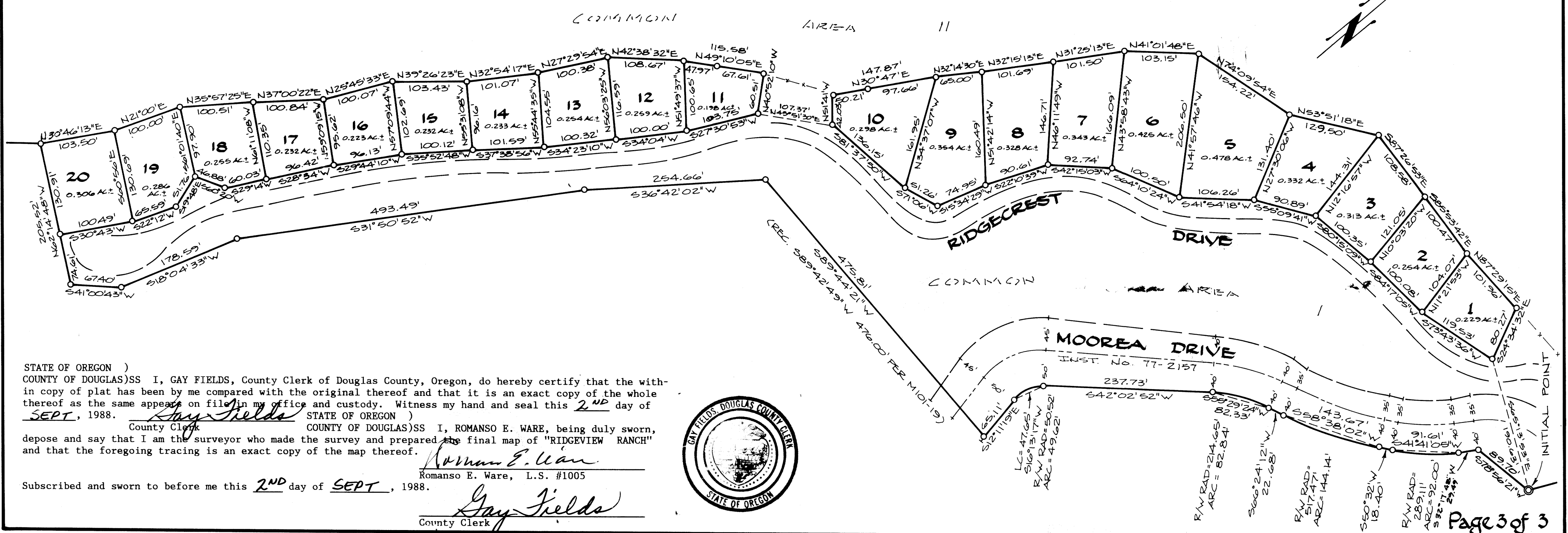
SURVEY FOR THE PURPOSE OF RECORDING MONUMENTATION OF "RIDGEVIEW RANCH" A PLANNED UNIT DEVELOPMENT. COMMON AREAS SHOWN ARE EASEMENTS FOR THE NECESSARY UTILITIES CONSTRUCTED FOR THE DEVELOPMENT.

FOR RECORD SURVEYS, SEE "RIDGEVIEW ESTATES", VOL. 17, PG. 20, MS6-75 (MOOREA DRIVE SURVEY), RM 3-68, AND M101-13, ALL REFERENCES MADE TO REC. MEASUREMENT REFER TO M101-13.

FIELD CREW: ROMNEY WARE & MIKE RADCLIFFE
 EQUIPMENT: WILD TAC MOUNTED WITH NIKKON HD160 E.D.M.
 OFFICE COMPUTATIONS: ROMNEY WARE
 DRAFTING: DEBBIE HOPKINS

LEGEND:

- - FOUND 5/8" IRON ROD
- ⊙ - FOUND 8" DIA x 24" CONC. MON. WITH 5/8" IRON ROD W/ CAP STAMPED "R.E. WARE - LS 1005"



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