

LEGEND

- SET 5/8" x 30" I.R. w/CAP MARKED "I.e. ENGINEERING" UNLESS NOTED OTHERWISE
- FD 5/8" I.R. UNLESS NOTED OTHERWISE
- ▭ CURBS & PAVED ROADS
- ▨ PUBLIC UTILITY EASEMENT (PUE)

RICHARD H. BLOCK
LINCOLN WARE
RICHARD ANDERSON
ACCT #s 10317.09
10317.10

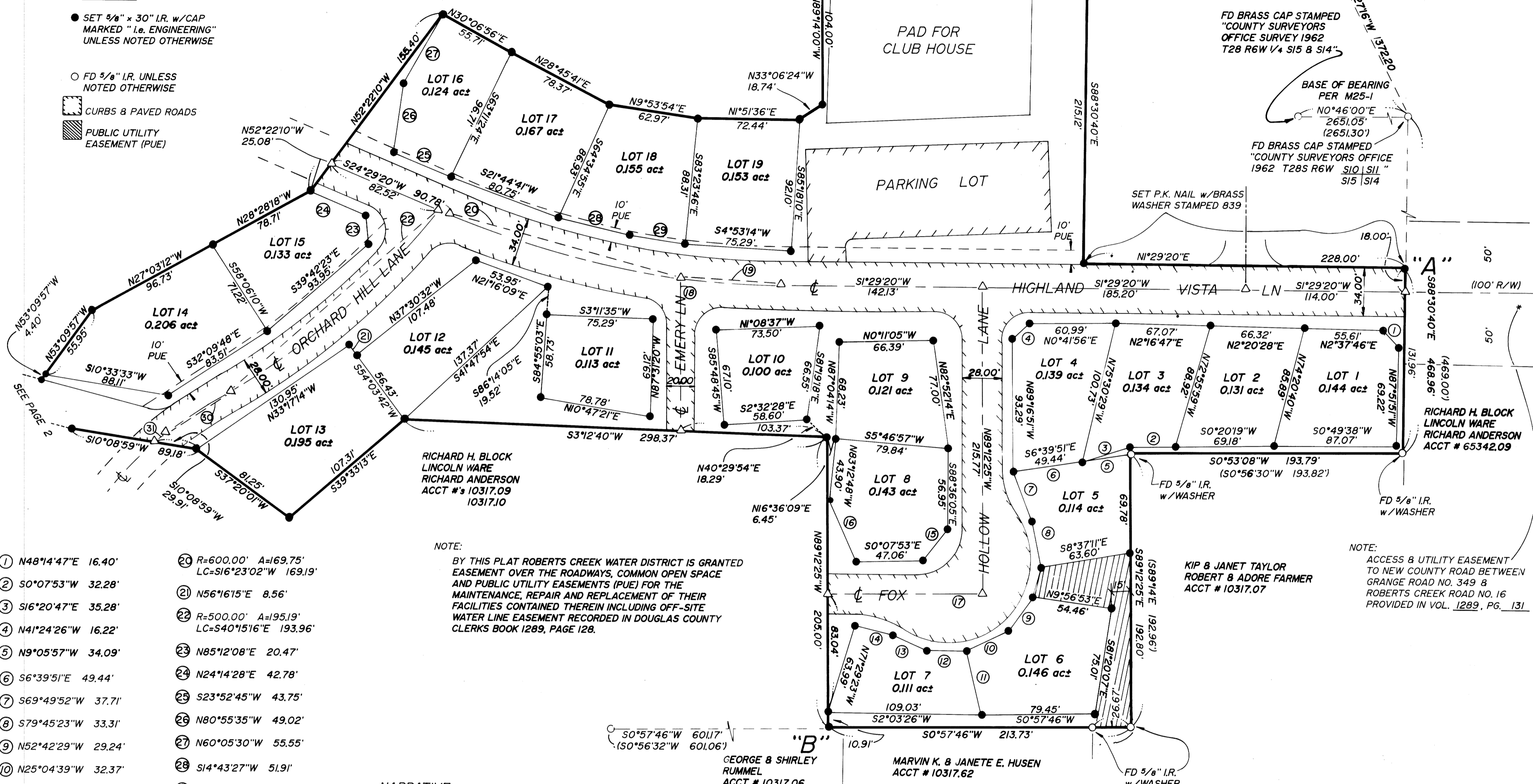
FD D.C.S.O. DISK
"GARRETT 1972"
FD D.C.S.O. DISK
"JACKIE 1978"
Δ = 82°10'18"

FD BRASS CAP STAMPED
"COUNTY SURVEYORS
OFFICE SURVEY 1962
T28 R6W 1/4 S15 & S14"

BASE OF BEARING
PER M25-1
N0°46'00"E
2651.05'
(2651.30')

FD BRASS CAP STAMPED
"COUNTY SURVEYORS OFFICE
1962 T28S R6W S10 S11"
S15 S14

SET P.K. NAIL w/BRASS
WASHER STAMPED 839



- ① N48°14'47"E 16.40'
- ② S0°07'53"W 32.28'
- ③ S16°20'47"E 35.28'
- ④ N41°24'26"W 16.22'
- ⑤ N9°05'57"W 34.09'
- ⑥ S6°39'51"E 49.44'
- ⑦ S69°49'52"W 37.71'
- ⑧ S79°45'23"W 33.31'
- ⑨ N52°42'29"W 29.24'
- ⑩ N25°04'39"W 32.37'
- ⑪ S77°37'31"W 46.32'
- ⑫ N1°31'39"E 28.25'
- ⑬ N25°48'09"E 26.21'
- ⑭ N14°58'05"E 27.83'
- ⑮ S50°30'04"E 28.12'
- ⑯ S67°03'59"W 46.90'
- ⑰ N0°57'46"E 109.72'
- ⑱ S89°12'25"E 106.88'
- ⑳ R=600.00' A=71.10'
LC=S4°53'01"W 71.06'
- ㉑ R=600.00' A=169.75'
LC=S16°23'02"W 169.19'
- ㉒ N56°16'15"E 8.56'
- ㉓ R=500.00' A=195.19'
LC=S40°15'16"E 193.96'
- ㉔ N85°12'08"E 20.47'
- ㉕ N24°14'28"E 42.78'
- ㉖ S23°52'45"W 43.75'
- ㉗ N80°55'35"W 49.02'
- ㉘ N60°05'30"W 55.55'
- ㉙ S14°43'27"W 51.91'
- ㉚ S9°56'40"W 39.57'
- ㉛ R=500.00' A=55.44'
LC=S32°14'48"E 55.41'
- ㉜ R=500.00' A=10.18'
LC=S36°00'23"E 10.18'

NOTE:
BY THIS PLAT ROBERTS CREEK WATER DISTRICT IS GRANTED EASEMENT OVER THE ROADWAYS, COMMON OPEN SPACE AND PUBLIC UTILITY EASEMENTS (PUE) FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF THEIR FACILITIES CONTAINED THEREIN INCLUDING OFF-SITE WATER LINE EASEMENT RECORDED IN DOUGLAS COUNTY CLERKS BOOK 1289, PAGE 128.

NARRATIVE:
SURVEY TO SUBDIVIDE AND MONUMENT "HIGHLAND AT VISTA RIDGE PHASE I, PLANNED COMMUNITY (P.U.D.)" AS SHOWN HEREON. THE NORTH AND EAST LINES FROM POINT "A" TO POINT "B" WERE CONTROLLED BY FOUND PINS FROM M98-40. THE EAST LINES FROM POINT "B" TO POINT "C" WERE CREATED AS SHOWN. THE REST OF THE EAST LINES AND THE SOUTH LINE FROM POINT "C" TO POINT "D" WERE CONTROLLED BY DEED DESCRIPTION IN DOUGLAS COUNTY CLERKS INST. NO. 93-03064. THE WEST LINES FROM POINT "D" BACK TO POINT "A" WERE CREATED AS SHOWN.

FIELD CREW: MARC HOLT & NEIL HIBBS
EQUIPMENT: LEITZ SET-4
OFFICE: TOM BIXBY
DRAFTING: BETH MORGAN

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

94-16782

NOTE:
ACCESS & UTILITY EASEMENT TO NEW COUNTY ROAD BETWEEN GRANGE ROAD NO. 349 & ROBERTS CREEK ROAD NO. 16 PROVIDED IN VOL. 1289, PG. 131

KIP & JANET TAYLOR
ROBERT & ADORE FARMER
ACCT # 10317.07

RICHARD H. BLOCK
LINCOLN WARE
RICHARD ANDERSON
ACCT # 65342.09

GEORGE & SHIRLEY
RUMMEL
ACCT # 10317.06

MARVIN K. & JANETE E. HUSEN
ACCT # 10317.62

REGISTERED
OREGON
LAND SURVEYOR

JULY 12, 1988
DONALD A. BENTZ
839

EXPIRES 12-31-95

HIGHLANDS AT VISTA RIDGE
PHASE I PLANNED COMMUNITY (P.U.D.)
IN: NW 1/4 OF SEC 14, T28S, R6W, W.M., DOUGLAS COUNTY, OR

SURVEYED FOR:
Richard H. Block, Lincoln Ware,
Richard K. Anderson
9 SW MT Jefferson TR
Lake Oswego, OR 97035

SURVEYED BY:
i.e.
ENGINEERING
1205 S.E. Court Street
Roseburg, Oregon 97470
PHONE (503) 673-0166
FAX (503) 440-9392

SCALE: 1" = 50' DATE: JAN 1994 206-02 PAGE: 1 OF 2

COMP. PLAN: R.H.D. R.M.D. R.L.D.
 ZONING: R.S.
 WATER: ROBERTS CREEK WATER DIST.
 SEWER: GREEN SANITARY SEWER DIST.

PLANNING DEPT. FILE NO.: 92-205

NO APPURTENANT WATER RIGHTS ARE KNOWN TO EXIST ON THIS PROPERTY

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

Vickery Imajirani deputy 7-25-94
 DOUGLAS COUNTY TAX COLLECTOR DATE



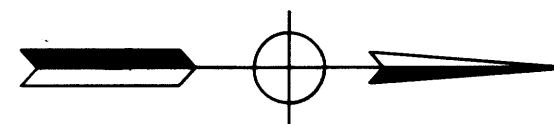
FILED THIS 25th DAY OF July, 1994

COUNTY CLERK
 by *Nancy R. Dauverpont*, Deputy

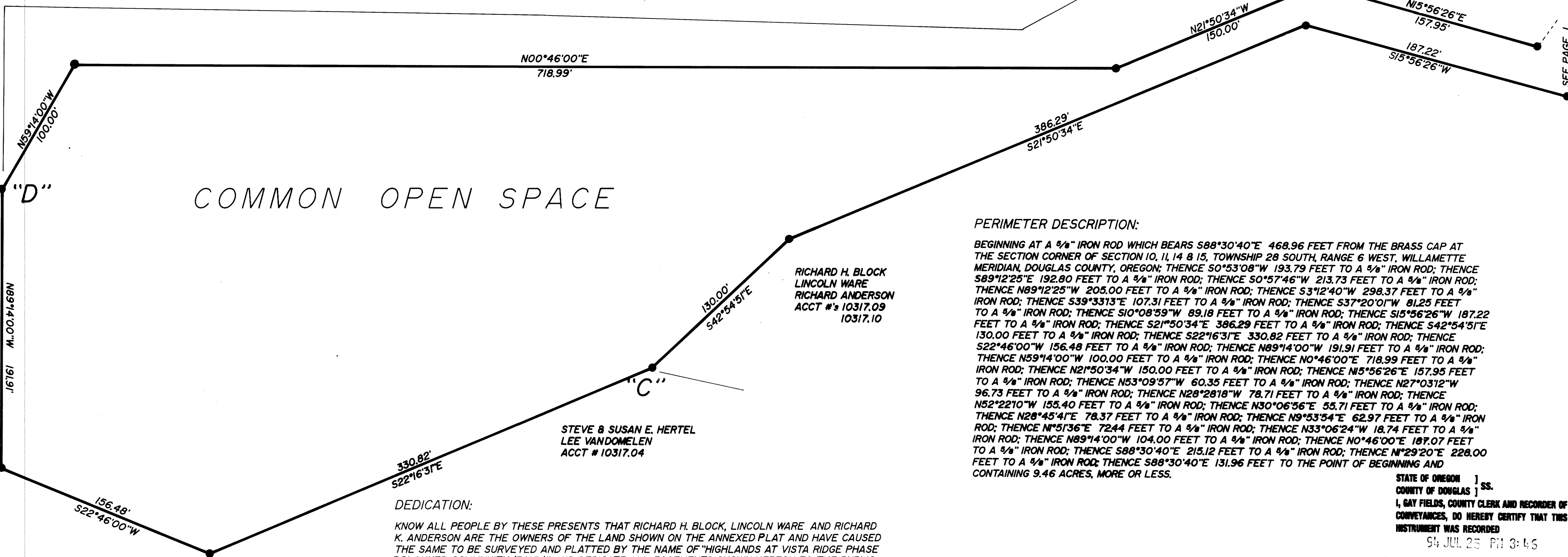
SUBJECT TO PROTETIVE COVENANTS AS FILED HEREWITH, DOUGLAS COUNTY, OREGON VOL. 1309, PG. 389

LEGEND

- SET 5/8" x 30" I.R. w/CAP MARKED "L.E. ENGINEERING" UNLESS NOTED OTHERWISE
- FD 5/8" I.R. UNLESS NOTED OTHERWISE
- CURBS & PAVED ROADS
- ▨ PUBLIC UTILITY EASEMENT (PUE)



RICHARD H. BLOCK
 LINCOLN WARE
 RICHARD ANDERSON
 ACCT #s 10317.09
 10317.10



PERIMETER DESCRIPTION:

BEGINNING AT A 1/4" IRON ROD WHICH BEARS S88°30'40"E 468.96 FEET FROM THE BRASS CAP AT THE SECTION CORNER OF SECTION 10, 11, 14 & 15, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE 50°53'08"W 193.79 FEET TO A 1/4" IRON ROD; THENCE S89°12'25"E 192.80 FEET TO A 1/4" IRON ROD; THENCE 50°57'46"W 213.73 FEET TO A 1/4" IRON ROD; THENCE N89°12'25"W 205.00 FEET TO A 1/4" IRON ROD; THENCE S3°12'40"W 298.37 FEET TO A 1/4" IRON ROD; THENCE S39°33'13"E 107.31 FEET TO A 1/4" IRON ROD; THENCE S37°20'01"W 81.25 FEET TO A 1/4" IRON ROD; THENCE S10°08'59"W 89.18 FEET TO A 1/4" IRON ROD; THENCE S15°56'26"W 187.22 FEET TO A 1/4" IRON ROD; THENCE S21°50'34"E 386.29 FEET TO A 1/4" IRON ROD; THENCE S42°54'51"E 130.00 FEET TO A 1/4" IRON ROD; THENCE S22°16'31"E 330.82 FEET TO A 1/4" IRON ROD; THENCE S22°46'00"W 156.48 FEET TO A 1/4" IRON ROD; THENCE N89°14'00"W 191.91 FEET TO A 1/4" IRON ROD; THENCE N59°14'00"W 100.00 FEET TO A 1/4" IRON ROD; THENCE N0°46'00"E 718.99 FEET TO A 1/4" IRON ROD; THENCE N21°50'34"W 150.00 FEET TO A 1/4" IRON ROD; THENCE N15°56'26"E 157.95 FEET TO A 1/4" IRON ROD; THENCE N53°09'57"W 60.35 FEET TO A 1/4" IRON ROD; THENCE N27°03'12"W 96.73 FEET TO A 1/4" IRON ROD; THENCE N28°28'18"W 78.71 FEET TO A 1/4" IRON ROD; THENCE N52°22'10"W 155.40 FEET TO A 1/4" IRON ROD; THENCE N30°06'56"E 55.71 FEET TO A 1/4" IRON ROD; THENCE N28°45'41"E 78.37 FEET TO A 1/4" IRON ROD; THENCE N9°53'54"E 62.97 FEET TO A 1/4" IRON ROD; THENCE N°51'36"E 72.44 FEET TO A 1/4" IRON ROD; THENCE N33°06'24"W 18.74 FEET TO A 1/4" IRON ROD; THENCE N89°14'00"W 104.00 FEET TO A 1/4" IRON ROD; THENCE N0°46'00"E 187.07 FEET TO A 1/4" IRON ROD; THENCE S88°30'40"E 215.12 FEET TO A 1/4" IRON ROD; THENCE N°29'20"E 228.00 FEET TO A 1/4" IRON ROD; THENCE S88°30'40"E 131.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.46 ACRES, MORE OR LESS.

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT RICHARD H. BLOCK, LINCOLN WARE AND RICHARD K. ANDERSON ARE THE OWNERS OF THE LAND SHOWN ON THE ANNEXED PLAT AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED BY THE NAME OF "HIGHLANDS AT VISTA RIDGE PHASE I PLANNED COMMUNITY (P.U.D.)" AND DEDICATE ALL EASEMENTS SHOWN HEREON TO THE PUBLIC USE.

Richard H. Block 3/4/94
 RICHARD H. BLOCK DATE
Lincoln Ware 3/4/94
 LINCOLN WARE DATE
Richard K. Anderson 3/4/94
 RICHARD K. ANDERSON DATE

ACKNOWLEDGEMENT:

STATE OF OREGON
 COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS ON THIS 4th DAY OF March, 1994, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RICHARD H. BLOCK, LINCOLN WARE & RICHARD K. ANDERSON WHO BEING DULY SWORN DID SAY THAT THEY ARE THE IDENTICAL PEOPLE NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Stephany L. Frasier
 STEPHANY L. FRASIER
 NOTARY PUBLIC - OREGON
 COMMISSION # 125926
 MY COMMISSION EXPIRES JULY 1, 1997

COUNTY SURVEYORS FILE UNIT
 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
 94 JUL 25 PM 3:46

DOUGLAS COUNTY CLERK
 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

94-16782

SURVEYORS CERTIFICATE:

I, DONALD A. BENTZ, BEING DULY SWORN HEREBY DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN HEREON.

Donald A. Bentz
 DONALD A. BENTZ 125-839

FEE 30 pd

APPROVALS:

CHAIRMAN BOARD OF COMMISSIONER DATE
Doris Wadsworth 7-25-94
 COMMISSIONER DATE
Joyce Morgan 7-25-94
 COMMISSIONER DATE
Jerry E. Moore 7-25-94
 COUNTY SURVEYOR DEPUTY DATE
Keith L. Cubic 6/9/94
 COUNTY PLANNING DIRECTOR DATE
Marie J. Reddekopp 7-25-94
 COUNTY ASSESSOR DATE

HIGHLANDS AT VISTA RIDGE PHASE I PLANNED COMMUNITY (P.U.D.) IN: NW1/4 OF SEC 14, T28S, R6W, W.M., DOUGLAS COUNTY, OR	
REGISTERED OREGON LAND SURVEYOR JULY 12, 1868 DONALD A. BENTZ 839 EXPIRES 12-31-95	SURVEYED BY: Richard H. Block, Lincoln Ware, Richard K. Anderson 9 SW MT Jefferson TR Lake Oswego, OR 97035
SCALE: 1" = 50' DATE: JAN 1994	SURVEYED BY: 1205 S.E. Court Street Roseburg, Oregon 97470 PHONE (503) 673-0166 FAX (503) 440-9392
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