



BEARING	DIST.	RADIUS	ARC
1 S32°14'48"E	55.41'	500.00'	55.44'
2 S36°00'23"E	10.18'	500.00'	10.18'
3 S49°04'49"E	216.27'	500.00'	218.00'
4 S63°29'27"E	33.51'	500.00'	33.52'

NARRATIVE:

SURVEY TO SUBDIVIDE AND MONUMENT "HIGHLAND AT VISTA RIDGE PHASE 2, PLANNED COMMUNITY (P.U.D.)" AS SHOWN HEREON FOUND PINS ON LOT 13 AND 14 PHASE 1 CONTROL SOME OF THE NORTHERLY LINES AND FOUND PINS ON THE COMMON OPEN SPACE PHASE 1 CONTROL ONE OF THE SOUTHWEST LINES THE REMAINING LINES WERE CREATED AS SHOWN.

FIELD CREW: DAVE WILLIAMS & ROD McALLISTER
EQUIPMENT: NIKKON TOP GUN TOTAL STATION
OFFICE: TOM BIXBY
DRAFTING: TIM ADAMS

SURVEYOR'S CERTIFICATE:

I, DONALD A. BENTZ, BEING DULY SWORN, DEPOSE AND SAY 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:

BEGINNING AT A 3/8" IRON ROD WHICH IS THE MOST SOUTHERLY CORNER OF LOT 13 OF "HIGHLANDS AT VISTA RIDGE PHASE 1 PLANNED COMMUNITY" IN SECTION 14, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE ALONG THE SOUTHWESTERLY SIDE OF ABOVE SAID LOT 13 N37°20'01"E 81.25 FEET; THENCE S36°23'49"E 88.37 FEET; THENCE S42°19'57"E 96.25 FEET; THENCE S28°23'35"W 58.25 FEET; THENCE S51°53'53"E 70.29 FEET; THENCE S23°34'28"W 221.74 FEET; THENCE S20°05'52"W 114.13 FEET; THENCE S5°04'45"W 68.59 FEET; THENCE S9°34'26"W 45.65 FEET; THENCE S64°34'18"E 71.21 FEET; THENCE N81°16'17"W 82.39 FEET; THENCE N26°49'58"W 254.41 FEET; THENCE N26°12'52"W 181.10 FEET; THENCE N37°24'02"W 120.50 FEET; THENCE N42°37'55"E 52.76 FEET; THENCE N33°49'13"W 211.12 FEET; THENCE N52°39'22"E 67.86 FEET TO A POINT ON THE WEST LINE OF LOT 14 "HIGHLANDS AT VISTA RIDGE PHASE 1 PLANNED COMMUNITY"; THENCE S27°03'12"E 31.94 FEET; THENCE S53°09'57"E 55.95 FEET TO THE MOST SOUTHERLY CORNER OF LOT 14 "HIGHLANDS AT VISTA RIDGE PHASE 1 PLANNED COMMUNITY"; THENCE N10°33'33"E 88.11 FEET TO THE MOST EASTERLY CORNER OF THE ABOVE SAID LOT 14; THENCE N63°29'51"E 42.52 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3.69 ACRES MORE OR LESS.

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

PLANNING DEPT. FILE NO.: 92-109

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

ANNEXATION OF THIS PROPERTY TO "THE HIGHLANDS AT VISTA RIDGE" BY DECLARATION FILED DOUGLAS COUNTY, OREGON. VOL. 1309, PG. 389

NOTE:
BY THIS PLAT ROBERTS CREEK WATER DISTRICT IS GRANTED EASEMENT OVER THE ROADWAYS AND PUBLIC UTILITY EASEMENT FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF THEIR FACILITIES CONTAINED THEREIN.

DONALD A. BENTZ P.L.S. #839

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT RICHARD H. BLOCK, LINCOLN WARE, & RICHARD K. ANDERSON, FROM HIGHLAND ASSOCIATES INC., ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS BY THE NAME OF "HIGHLANDS AT VISTA RIDGE PHASE 2 PLANNED COMMUNITY" (P.U.D.) AND HEREBY DEDICATE ALL EASEMENTS SHOWN HEREON TO THE PUBLIC UTILITY OR SERVICE DISTRICT WHOSE FACILITIES EXIST THEREIN.

Richard H. Block
RICHARD H. BLOCK, SECRETARY
HIGHLAND ASSOCIATES INC.

Lincoln Ware
LINCOLN WARE, PRESIDENT
HIGHLAND ASSOCIATES INC.

Richard K. Anderson
RICHARD K. ANDERSON, VICE-PRESIDENT
HIGHLAND ASSOCIATES INC.

COUNTY SURVEYORS FILE DATA DO NOT REMOVE FROM OFFICE

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

STATE OF OREGON)
COUNTY OF DOUGLAS)
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED

RECORDED BY: *Gay Fields*
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY: *Gay Fields*
DEPUTY

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 5th DAY OF MARCH, 1996, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RICHARD H. BLOCK, LINCOLN WARE, & RICHARD K. ANDERSON FOR HIGHLAND ASSOCIATES INC., WHO DID SAY THAT THEY ARE THE IDENTICAL PEOPLE NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

MY COMMISSION EXPIRES: 1/18/99

APPROVALS:

DOUGLAS COUNTY COMMISSIONER _____ DATE _____

DOUGLAS COUNTY COMMISSIONER _____ DATE _____

Keith L. Cubic 5/21/96
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Maria J. Reddekopp 5-29-96
DOUGLAS COUNTY ASSESSOR DATE

Amy E. Morra MAY 23, 1996
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

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

Vickie Sanjerani, deputy 5-29-96 36-11481
DOUGLAS COUNTY TAX COLLECTOR DATE



FILED THIS 11th DAY OF _____ 1996 _____ O'CLOCK AM
DOUGLAS COUNTY CLERK

- LEGEND:**
- SET 3/8" x 30" I.R. w/ CAP MKD "I.E. ENG."
 - FD 3/8" I.R. UNLESS OTHERWISE NOTED
 - △ CALCULATED POINT
 - ▬ CURBS & PAVED ROADS
 - ▬ PUBLIC UTILITY EASEMENT
 - ▬ VACATED COMMON OPEN SPACE BOUNDARY LINE

REGISTERED OREGON LAND SURVEYOR

JULY 12, 1968
DONALD A. BENTZ
839

EXPIRES 12-31-97

HIGHLANDS AT VISTA RIDGE PHASE 2 PLANNED COMMUNITY (P.U.D.)
IN THE NW1/4 OF SEC. 14, T28S, R6W, W.M., DOUGLAS COUNTY, OREGON

SURVEYED FOR:
RICHARD H. BLOCK, LINCOLN WARE,
RICHARD K. ANDERSON
9 S.W. MT. JEFFERSON TR.
LAKE OSWEGO, OREGON 97035

SURVEYED BY:
i.e. ENGINEERING
548 S.E. Jackson Suite 3
Roseburg, Oregon 97470
PHONE (503) 673-0166
FAX (503) 440-9392

SCALE: 1" = 50' DATE: JAN. 1996 206-02-4 PAGE: 1 OF 1