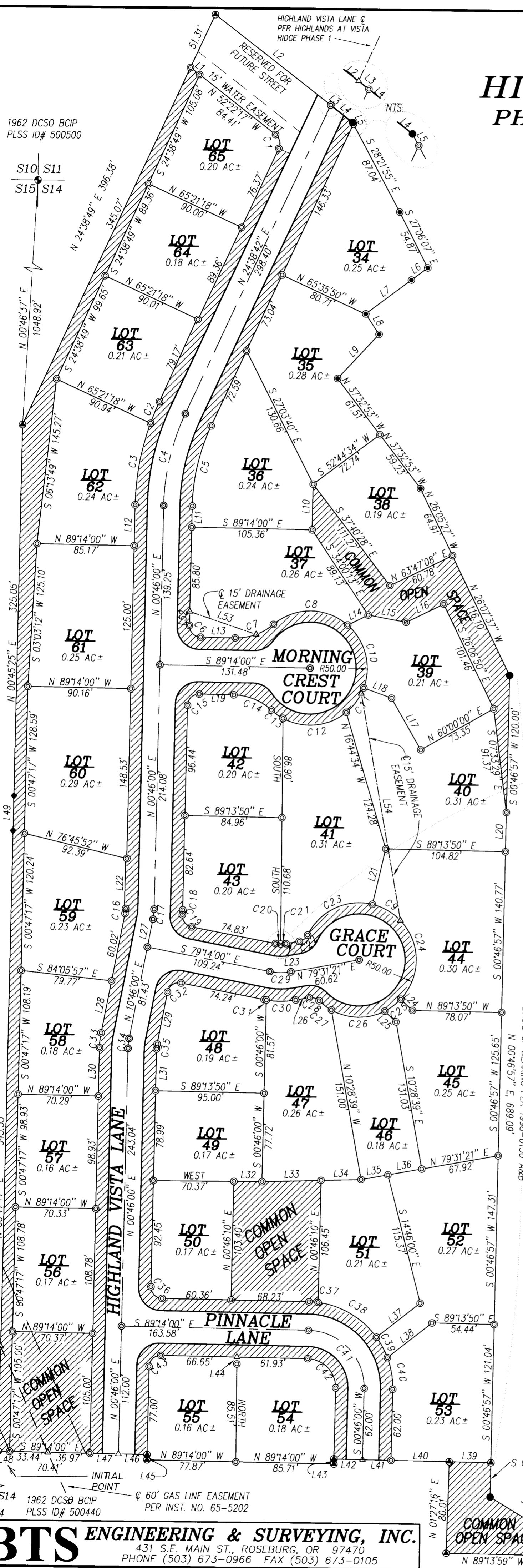


# HIGHLANDS AT VISTA RIDGE PHASE 3 PLANNED COMMUNITY

LOCATED IN THE NW 1/4 OF  
SECTION 14, T.28S., R.6W., W.M.  
DOUGLAS COUNTY, OREGON

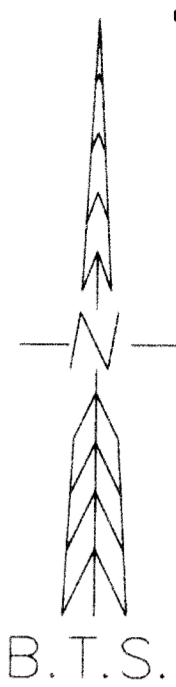
1962 DCSO BCIP  
PLSS ID# 500500

S10 S11  
S15 S14



**LEGEND:**

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
- = FOUND 5/8" IRON ROD PER HIGHLANDS AT VISTA RIDGE PHASE 1 PLANNED COMMUNITY (P.U.D.) VOL. 18 PAGE 19 A & B
- ⊙ = FOUND 5/8" IRON ROD PER HIGHLANDS AT VISTA RIDGE PHASE 2 PLANNED COMMUNITY (P.U.D.) VOL. 19 PAGE 4
- ⊙ = FOUND 5/8" IRON ROD PER 1998-0130 A&B
- ⊙ = "X" CHISELED IN CONCRETE TRANSFORMER PAD
- ⊙ = FOUND DCSO BCIP AS NOTED
- ◆ = FOUND 3/4" IRON ROD PER M 81-35
- △ = COMPUTED POINT
- = STORM DRAIN
- //// = COMMON OPEN SPACE, TYP.



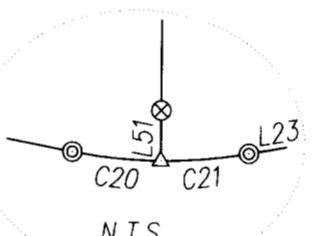
00-01037

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**EASEMENTS:**

HIGHLAND VISTA LANE, PINNACLE LANE, MORNING CREST COURT AND GRACE COURT ARE CREATED AS ACCESS AND UTILITY EASEMENTS UNDER THIS PLAT. ALL EASEMENTS SHOWN OR NOTED HEREON ARE CREATED UNDER AND SUBJECT TO THE TERMS AND CONDITIONS OF THE "DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE HIGHLANDS AT VISTA RIDGE" AS RECORDED IN INST. NO. 94-16781 BY AND THROUGH THE "DECLARATION OF ANNEXATION OF VISTA RIDGE PHASE 3 INTO THE HIGHLANDS AT VISTA RIDGE" AS RECORDED IN INST. NO 99-15083.

PROFESSIONAL  
LAND SURVEYOR  
*Richard A. DeGroot*  
OREGON  
JULY 17, 1988  
RICHARD A. DEGROOT  
RENEWAL: 12/31/99



NUMBER	DELTA	RADIUS	ARC	TANGENT	CHORD BEARING	CHORD
C1	77°01'00"	10.00	13.44	7.96	S 13°51'48" E	12.45
C2	05°13'21"	225.00	20.51	10.26	S 22°02'02" W	20.50
C3	18°39'22"	225.00	73.26	36.96	S 10°05'41" W	72.94
C4	23°52'42"	200.00	83.35	42.29	S 12°42'21" W	82.75
C5	23°52'42"	175.00	72.93	37.00	S 12°42'21" W	72.41
C6	90°00'00"	10.00	15.71	10.00	S 44°14'00" E	14.14
C7	41°24'35"	50.00	36.14	18.90	N 70°03'43" E	35.36
C8	81°01'42"	50.00	70.71	42.73	N 89°52'16" E	64.96
C9	32°52'21"	50.00	28.69	14.75	S 60°41'06" E	28.29
C10	69°21'39"	50.00	60.53	34.60	S 14°56'03" E	56.90
C11	30°30'16"	50.00	26.62	13.63	S 34°59'54" W	26.31
C12	14°25'58"	50.00	12.60	6.33	N 55°02'25" W	12.56
C13	41°24'35"	50.00	36.14	18.90	N 70°03'43" W	35.36
C14	10°00'00"	25.00	4.36	2.19	S 05°46'00" W	4.36
C15	90°00'00"	10.00	15.71	10.00	S 45°46'00" W	14.14
C16	10°00'00"	25.00	4.36	2.19	S 05°46'00" W	4.36
C17	10°00'00"	50.00	8.73	4.37	N 05°46'00" E	8.72
C18	03°14'37"	75.00	4.25	2.12	N 52°21'55" E	4.25
C19	83°14'37"	10.00	14.53	8.89	S 37°36'41" E	13.28
C20	10°39'04"	25.00	4.65	2.33	S 84°33'32" E	4.64
C21	10°35'34"	25.00	4.62	2.32	N 84°49'08" E	4.62
C22	54°18'53"	10.00	9.48	5.13	N 52°21'55" E	9.13
C23	77°40'14"	50.00	67.78	40.25	N 64°02'36" E	62.71
C24	119°53'59"	50.00	104.63	86.43	S 17°10'18" E	86.56
C25	20°05'02"	50.00	17.53	8.85	S 52°49'13" W	17.44
C26	55°35'18"	50.00	48.51	26.36	N 89°20'38" W	46.63
C27	15°23'13"	50.00	13.43	6.75	N 53°51'22" W	13.39
C28	54°18'53"	10.00	9.48	5.13	N 73°19'12" W	9.13
C29	21°14'39"	50.00	18.54	9.38	N 89°51'19" W	18.43
C30	19°48'06"	75.00	25.92	13.09	S 89°25'24" W	25.79
C31	01°26'32"	75.00	1.89	0.94	N 79°57'16" W	1.89
C32	90°00'00"	10.00	15.71	10.00	S 55°46'00" W	14.14
C33	10°00'00"	75.00	13.09	6.56	S 05°46'00" W	13.07
C34	10°00'00"	50.00	8.73	4.37	S 05°46'00" W	8.72
C35	10°00'00"	25.00	4.36	2.19	S 05°46'00" W	4.36
C36	90°00'00"	10.00	15.71	10.00	S 44°14'00" E	14.14
C37	06°06'36"	75.00	8.00	4.00	S 86°10'42" E	7.99
C38	46°41'08"	75.00	61.11	32.37	S 59°46'50" E	59.43
C39	15°33'21"	75.00	20.36	10.24	S 28°39'35" E	20.30
C40	21°38'54"	75.00	28.34	14.34	S 10°03'27" E	28.17
C41	90°00'00"	50.00	78.54	50.00	N 44°14'00" W	70.71
C42	90°00'00"	25.00	39.27	25.00	N 44°14'00" W	35.36
C43	90°00'00"	10.00	15.71	10.00	S 45°46'00" W	14.14

NUMBER	DIRECTION	DISTANCE
L1	S 52°22'17" E	10.26'
L2	S 52°22'10" E	127.52'
L3	S 52°22'10" E	0.76'
L4	S 52°22'10" E	24.32'
L5	S 28°21'55" E	1.63'
L6	S 52°47'31" W	17.88'
L7	S 52°47'31" W	49.76'
L8	S 33°43'51" E	21.28'
L9	S 42°42'49" W	52.95'
L10	S 00°46'00" W	40.11'
L11	N 00°46'00" E	18.45'
L12	N 00°46'00" E	35.83'
L13	S 89°14'00" E	30.34'
L14	N 63°47'08" E	20.00'
L15	S 79°50'54" E	33.73'
L16	N 63°47'08" E	36.60'
L17	N 30°00'00" W	52.00'
L18	N 70°22'45" W	25.96'
L19	N 89°14'00" W	30.34'
L20	S 00°46'57" W	34.33'
L21	N 12°52'43" E	50.03'
L22	N 00°46'00" E	43.98'
L23	N 79°31'21" E	11.89'
L24	S 47°13'18" E	14.20'
L25	N 47°13'18" W	13.68'
L26	S 79°31'21" W	11.89'
L27	N 10°46'00" E	25.00'
L28	S 10°46'00" W	46.40'
L29	S 10°46'00" W	46.43'
L30	S 00°46'00" W	42.33'
L31	S 00°46'00" W	36.59'
L32	EAST	24.64'
L33	N 88°13'06" E	51.62'
L34	N 88°13'06" E	35.05'
L35	N 79°31'21" E	23.84'
L36	N 79°31'21" E	30.10'
L37	N 51°28'28" E	48.51'
L38	N 51°28'28" E	49.53'
L39	N 89°14'00" W	36.45'
L40	N 89°14'00" W	51.00'
L41	N 89°14'00" W	25.00'
L42	N 89°14'00" W	25.00'
L43	S 00°46'00" W	4.50'
L44	NORTH	6.00'
L45	N 00°46'00" E	4.50'
L46	N 89°14'00" W	25.00'
L47	N 89°14'00" W	25.00'
L48	N 89°14'00" W	10.00'
L49	N 00°54'36" E	30.48'
L50	S 00°44'00" W	703.24'
L51	SOUTH	1.50'
L52	N 00°46'00" E	12.13'
L53	S 71°33'18" E	61.50'
L54	N 10°22'15" W	201.59'

**BTS ENGINEERING & SURVEYING, INC.**  
431 S.E. MAIN ST., ROSEBURG, OR 97470  
PHONE (503) 673-0966 FAX (503) 673-0105

SCALE: 1" = 60'	SURVEYED FOR: HIGHLANDS ASSOCIATES 9 S.W. JEFFERSON TERRACE LAKE OSWEGO, OR 97035	JOB #: 95-091A FILE: HIGHLN3A.DWG SHEET 1 OF 2
DATE: FEBRUARY, 1999		

# HIGHLANDS AT VISTA RIDGE PHASE 3 PLANNED COMMUNITY LOCATED IN THE NW 1/4 OF SECTION 14, T.28S., R.6W., W.M. DOUGLAS COUNTY, OREGON

### DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT HIGHLAND ASSOCIATES, INC., IS THE OWNER OF THE LAND REPRESENTED ON THIS PLANNED DEVELOPMENT PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYORS CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92-075 HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE NAME OF "HIGHLANDS AT VISTA RIDGE, PHASE 3 PLANNED COMMUNITY (P.D.).

Lincoln Ware  
LINCOLN WARE, PRESIDENT

### ZONING & UTILITIES:

ZONING: RS  
COMP. PLAN: RHD, RMD, RLD  
WATER: ROBERTS CREEK WATER DISTRICT  
SEWER: GREEN SANITARY DISTRICT  
PLANNING FILE NO. 97-346

### NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE PARCEL 3 OF 1998-0130 A&B INTO 32 LOTS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 97-346. THE SURVEY WAS CONTROLLED BY MONUMENTS FOUND OR SET UNDER 1998-0130 A&B. THIS SURVEY WAS PERFORMED BY LES FANNING, MATT DIXON, ADAM DEGROOT AND AARON FANNING USING A SOKKIA SET 5A AND 2BII TOTAL STATIONS WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

### APPROVALS:

Keith L. Cubie 12/14/99  
COUNTY PLANNING DIRECTOR DATE  
Ed Mowrey 12-15-99  
COUNTY SURVEYOR DEPUTY DATE  
Darryl Roberts 1-18-00  
COUNTY COMMISSIONER DATE  
James Morgan 1/18/00  
COUNTY COMMISSIONER DATE  
Ron Northcraft 1-18-2000  
COUNTY ASSESSOR DATE

### ACKNOWLEDGMENT:

STATE OF OREGON )  
 ) SS  
COUNTY OF DOUGLAS )

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 8<sup>th</sup> DAY OF June, 1999, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED LINCOLN WARE, AS PRESIDENT OF HIGHLANDS ASSOCIATES, INC. TO ME KNOWN TO BE THE PERSON DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT HE EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET FORTH MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

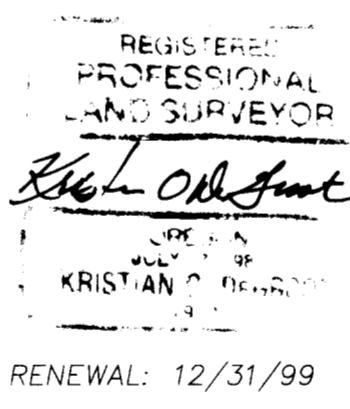
Jean H Crawford  
NOTARY PUBLIC, STATE OF OREGON



### SURVEYOR'S CERTIFICATE:

I, KRISTIAN O. DEGROOT HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THIS PLANNED DEVELOPMENT PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:  
PARCEL 3 OF LAND PARTITION 1998-0130 A&B AS RECORDED IN INST. NO. 98-28228 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

Kristian O. Degroot  
KRISTIAN O. DEGROOT P.L.S. NO. 1941



FILED THIS 19<sup>th</sup> DAY OF JANUARY 2000,  
AT 11:41 A.M. 00-01037  
Joan G. Burnett DOYLE SHAYER JR.  
BY: DEPUTY COUNTY CLERK



STATE OF OREGON |  
COUNTY OF DOUGLAS | SS  
I, DOYLE SHAYER JR., COUNTY CLERK AND  
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY  
THAT THIS INSTRUMENT WAS RECORDED  
00 JAN 19 AM 11:41  
DOYLE SHAYER JR.  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY Joan G. Burnett  
DEPUTY  
FEE PP

### PROTECTIVE COVENANTS

PROTECTIVE COVENANTS FOR HIGHLANDS AT VISTA RIDGE PHASE 3 PLANNED COMMUNITY (P.D.) ARE RECORDED IN BOOK 1309, PAGES 389-417 AS INSTRUMENT NO. 94-16781 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

THE PROPERTY SURVEYED AND DESCRIBED HEREON AS "HIGHLANDS AT VISTA RIDGE, PHASE 3 PLANNED COMMUNITY (P.D.)" HAS BEEN ANNEXED INTO "THE HIGHLANDS AT VISTA RIDGE" BY THE DECLARATION OF HIGHLANDS ASSOCIATES, INC. AS RECORDED IN VOLUME 1623, PAGE 538 AS INSTRUMENT NO. 99-15083 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

### TAX COLLECTORS CERTIFICATE:

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

Ron Northcraft 1-18-2000  
DOUGLAS COUNTY TAX COLLECTOR DATE

00-01037

00-01037

00-01037

<b>BTS</b> ENGINEERING & SURVEYING, INC. 431 S.E. MAIN ST., ROSEBURG, OR 97470 PHONE (541) 673-0966 FAX (541) 673-0105	SCALE: N/A	FOR: HIGHLAND ASSOCIATES, INC. 9 S.W. JEFFERSON TERRACE LAKE OSWEGO, OR 97035	JOB #: 95-091A
	DATE: JANUARY, 1999		FILE: HIGHLN3B.DWG
			SHEET 2 OF 2