

**\*NOTE:**  
RESIDENCES WITH FIXTURE UNITS ABOVE EL. 923 FEET WILL HAVE STATIC WATER PRESSURES LESS THAN 40 PSI, AND WATER PRESSURES MAY BE LESS THAN DESIRED DUE TO THE WATER SURFACE ELEVATION IN THE ROCKY RIDGE TANK.  
ADEQUATE FIRE PROTECTION MAY NOT BE AVAILABLE WHEN 1,000,000 GALLON WATER TANK IS LESS THAN ONE-HALF FULL.  
THIS INFORMATION IS REQUIRED BY THE CITY OF ROSEBURG, THIS SURVEYOR ASSUMES NO RESPONSIBILITY REGARDING THIS INFORMATION.

LINE "A-B": S0°16'30"E 716.70' [[S1°38'E 716.70']]  
(BASE OF BEARING PER PARTITION 2000-0068)  
(LINE "B-H": S89°08'27"E 1064.15' [S89°08'27"E 1064.28'])  
LINE "B-C": S3°41'15"W 938.96' ((S3°41'34"W 939.05'))  
LINE "G-J": S1°10'17"W 2635.44' (S1°06'30"W 2634.94') PER SURVEY M20-52  
POINTS D,E, AND F WERE FOUND TO BE ON LINE BETWEEN POINTS C AND G  
LINE "G-F": N1°14'27"E 105.06' {N1°06'30"E 105.0'}  
LINE "F-E": N1°14'27"E 98.15' {N1°06'30"E 100.7'}  
LINE "G-D": N1°14'27"E 681.72' (N1°06'30"E 688.50') PER M20-52  
{N1°06'30"E 688.50'}



AS NOTED ABOVE, POINT D IS ON LINE BETWEEN POINTS C AND G BUT LIES ALMOST 7 FEET SOUTHERLY OF THE RECORD POSITION OF 3/4" IRON PIPE MONUMENTING THE NORTHEAST CORNER OF "QUIST HEIGHTS". POINT D IS ALSO A 1/2" IRON PIPE.

COMMON LOT AREA	17.34 AC±
GRANITE RIDGE ST.	1.21 AC± (PRIVATE)
ROCKY DRIVE	0.60 AC± (PRIVATE)
ROCKY RIDGE DRIVE	2.90 AC± (DEDICATED)
CAMBRIAN COURT	0.33 AC± (PRIVATE)

- LEGEND**
- SET 5/8" x 30" IR w/CAP MARKED "I.E. ENG" UNLESS OTHERWISE NOTED
  - FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
  - △ CALCULATED POSITION
  - FOUND BRASS CAP
  - ( ) RECORD PER M127-66 UNLESS OTHERWISE SPECIFIED
  - [ ] RECORD PER LAND PARTITION 2000-0068
  - (( )) RECORD PER "BELL PARK SUBDIVISION" (VOL.15 PG.69)
  - [[ ]] RECORD PER "FIRST SUBDIVISION OF CLOVERDALE ADDITION TO ROSEBURG" (VOL.6, PG.64)
  - { } RECORD PER "QUIST HEIGHTS" (VOL.12 PG.3)
  - {} RECORD PER LAND PARTITION 1999-0038
  - DENOTES A 5/8" x 30" IR w/YELLOW CAP MARKED "I.E. ENG." TO BE SET WITHIN TIME SPECIFIED IN SURVEYOR'S CERTIFICATE SET ON 3/26/2001

**SHEET INDEX**

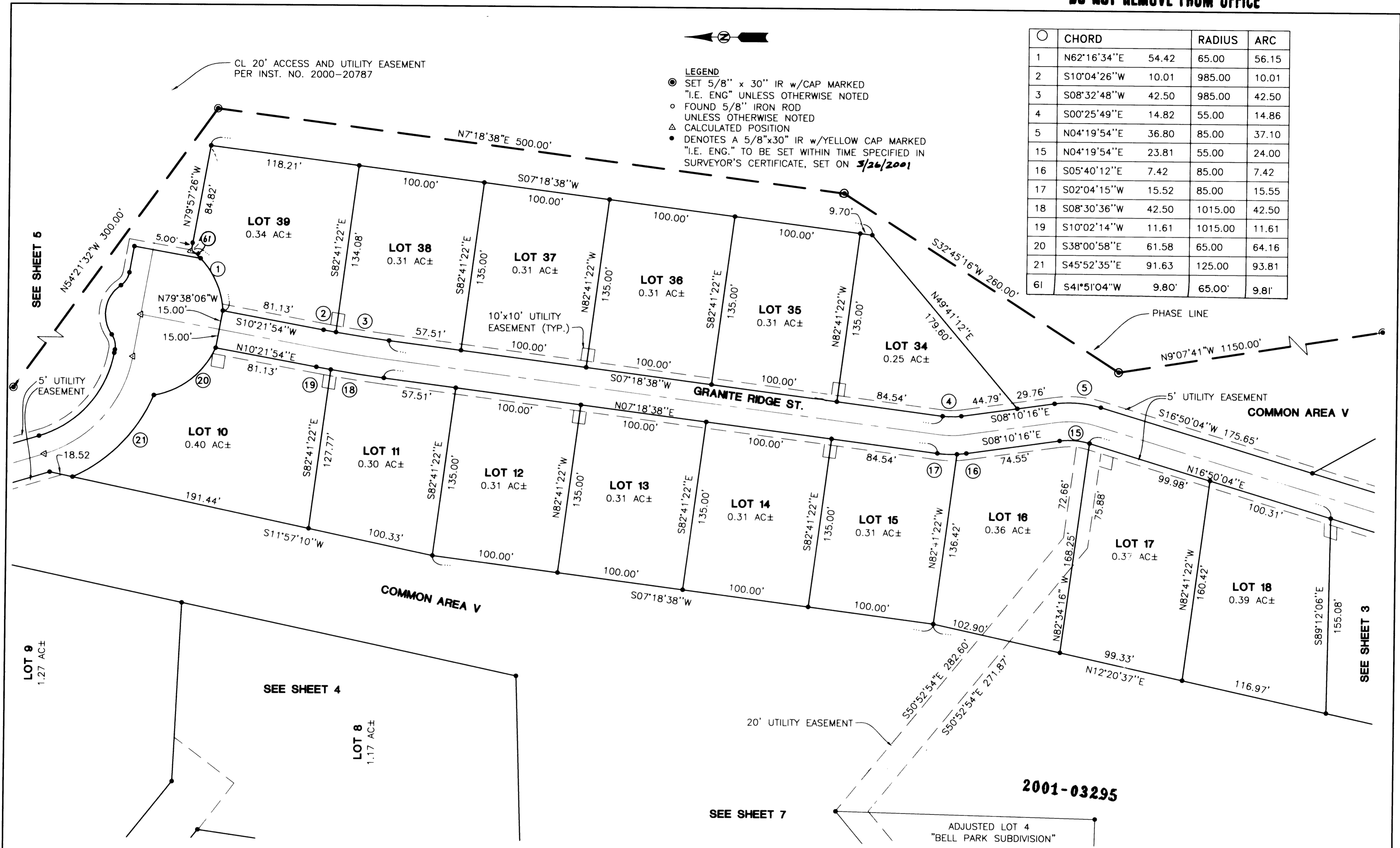
- SHEET 1:** OVERALL PLAN
  - SHEET 2:** LOTS 10-18 AND 34-39
  - SHEET 3:** LOTS 19-33
  - SHEET 4:** LOTS 1-9 COMMON AREA IV
  - SHEET 5:** ROCKY RD. AND N. HALF ROCKY RIDGE DR.
  - SHEET 6:** S. HALF ROCKY RIDGE DR.
  - SHEET 7:** BOUNDARY LINE ADJUSTMENT
  - SHEET 8:** SIGNATURES, NARRATIVE, AND SURVEYOR'S CERTIFICATE
- 2001-03295**

<b>REGISTERED PROFESSIONAL LAND SURVEYOR</b>		<b>ROCKY RIDGE P.U.D. PHASE 1</b>	
 <b>OREGON</b> JANUARY 12, 1999 <b>F. NEIL HIBBS</b> 52989		AND BOUNDARY LINE ADJUSTMENT LYING IN THE NE 1/4, NW 1/4 AND SE 1/4 OF SEC 18, T27S, R5W, W.M., DOUGLAS COUNTY, OREGON	
SURVEYED FOR: ROCKY RIDGE VENTURE LLC 243 RIDGECREST DRIVE ROSEBURG, OR 97470		SURVEYED BY:  741 S.E. Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392	
EXPIRES: 6/30/2001	SCALE: 1"=300'	DATE: NOV. 2000	DWG. BY: BWC JOB NO: 1403-05 PAGE: 1 OF 8



**LEGEND**  
 ● SET 5/8" x 30" IR w/CAP MARKED "I.E. ENG" UNLESS OTHERWISE NOTED  
 ○ FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED  
 △ CALCULATED POSITION  
 ● DENOTES A 5/8"x30" IR w/YELLOW CAP MARKED "I.E. ENG." TO BE SET WITHIN TIME SPECIFIED IN SURVEYOR'S CERTIFICATE, SET ON 3/26/2001

CHORD	RADIUS	ARC
1	N62°16'34"E 54.42	65.00 56.15
2	S10°04'26"W 10.01	985.00 10.01
3	S08°32'48"W 42.50	985.00 42.50
4	S00°25'49"E 14.82	55.00 14.86
5	N04°19'54"E 36.80	85.00 37.10
15	N04°19'54"E 23.81	55.00 24.00
16	S05°40'12"E 7.42	85.00 7.42
17	S02°04'15"W 15.52	85.00 15.55
18	S08°30'36"W 42.50	1015.00 42.50
19	S10°02'14"W 11.61	1015.00 11.61
20	S38°00'58"E 61.58	65.00 64.16
21	S45°52'35"E 91.63	125.00 93.81
6I	S41°51'04"W 9.80	65.00 9.81



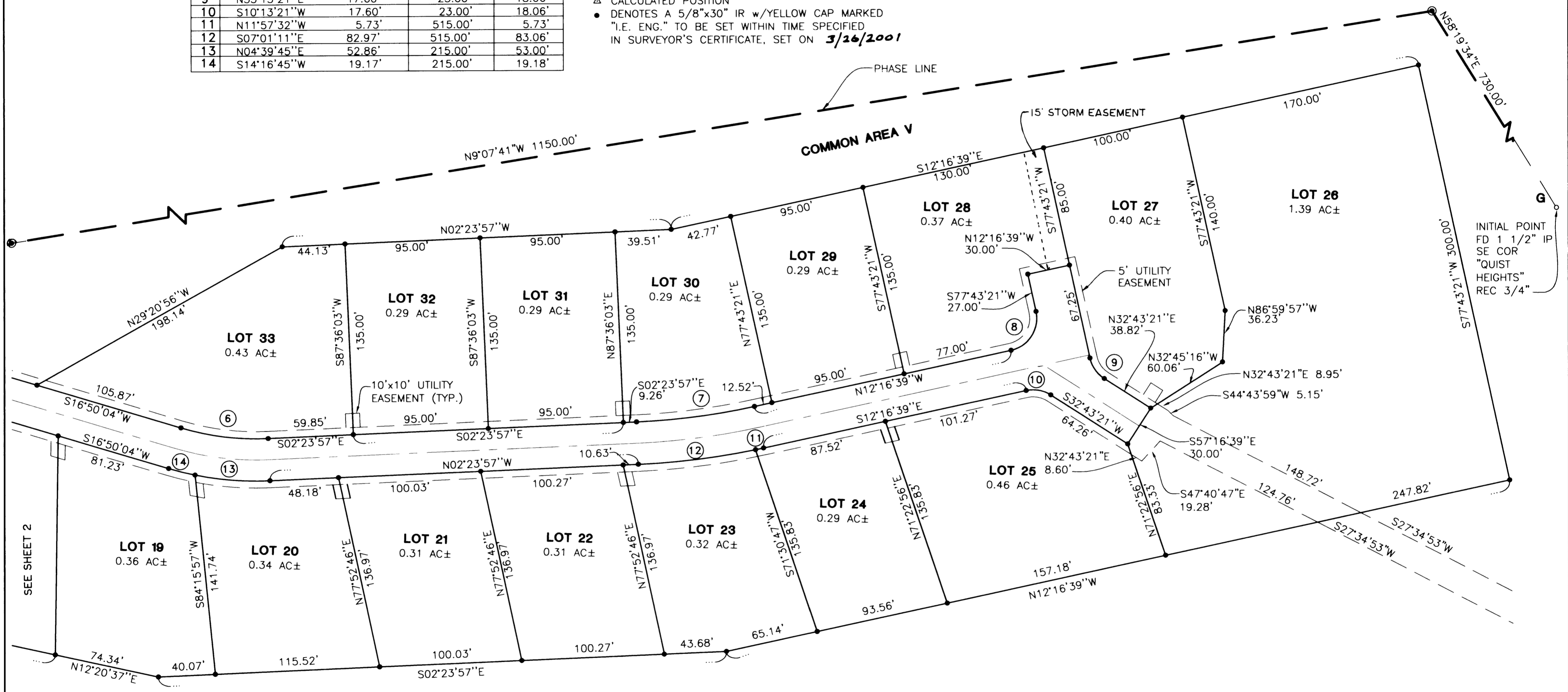
2001-03295

2001-03295

<p><b>REGISTERED PROFESSIONAL LAND SURVEYOR</b></p> <p><i>F. Neil Hobbs</i></p> <p><b>OREGON</b> JANUARY 12, 1999 <b>F. NEIL HOBBS</b> 52989</p> <p>EXPIRES: 6/30/2001</p>	<p><b>ROCKY RIDGE P.U.D. PHASE 1</b> AND BOUNDARY LINE ADJUSTMENT LYING IN THE NE 1/4, NW 1/4 AND SE 1/4 OF SEC 18, T27S, R5W, W.M., DOUGLAS COUNTY, OREGON</p>	
	<p>SURVEYED FOR: ROCKY RIDGE VENTURE LLC 243 RIDGECREST DRIVE ROSEBURG, OR 97470</p>	<p>SURVEYED BY: <b>i.e.</b> ENGINEERING</p> <p>741 S.E. Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392</p>
<p>SCALE: 1"=50'</p>	<p>DATE: NOV. 2000</p>	<p>DWG. BY: BWC JOB NO: 1403-05 PAGE: 2 OF 8</p>

CHORD	RADIUS	ARC
6 S07°13'03"W 61.81'	185.00'	62.10'
7 S07°20'18"E 83.52'	485.00'	83.62'
8 N57°16'39"W 32.53'	23.00'	36.13'
9 N55°13'21"E 17.60'	23.00'	18.06'
10 S10°13'21"W 17.60'	23.00'	18.06'
11 N11°57'32"W 5.73'	515.00'	5.73'
12 S07°01'11"E 82.97'	515.00'	83.06'
13 N04°39'45"E 52.86'	215.00'	53.00'
14 S14°16'45"W 19.17'	215.00'	19.18'

- LEGEND
- SET 5/8" x 30" IR w/CAP MARKED "I.E. ENG" UNLESS OTHERWISE NOTED
  - FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
  - △ CALCULATED POSITION
  - DENOTES A 5/8"x30" IR w/YELLOW CAP MARKED "I.E. ENG." TO BE SET WITHIN TIME SPECIFIED IN SURVEYOR'S CERTIFICATE, SET ON **3/26/2001**



COMMON AREA V

2001-03295

2001-03295

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 12, 1999  
F.NEIL HIBBS  
52989

EXPIRES: 6/30/2001

ROCKY RIDGE P.U.D. PHASE 1

AND BOUNDARY LINE ADJUSTMENT  
LYING IN THE NE 1/4, NW 1/4, AND SE 1/4 OF SEC 18, T27S,  
R5W, W.M., DOUGLAS COUNTY, OREGON

SURVEYED FOR:  
ROCKY RIDGE VENTURE LLC  
243 RIDGECREST DRIVE  
ROSEBURG, OR 97470

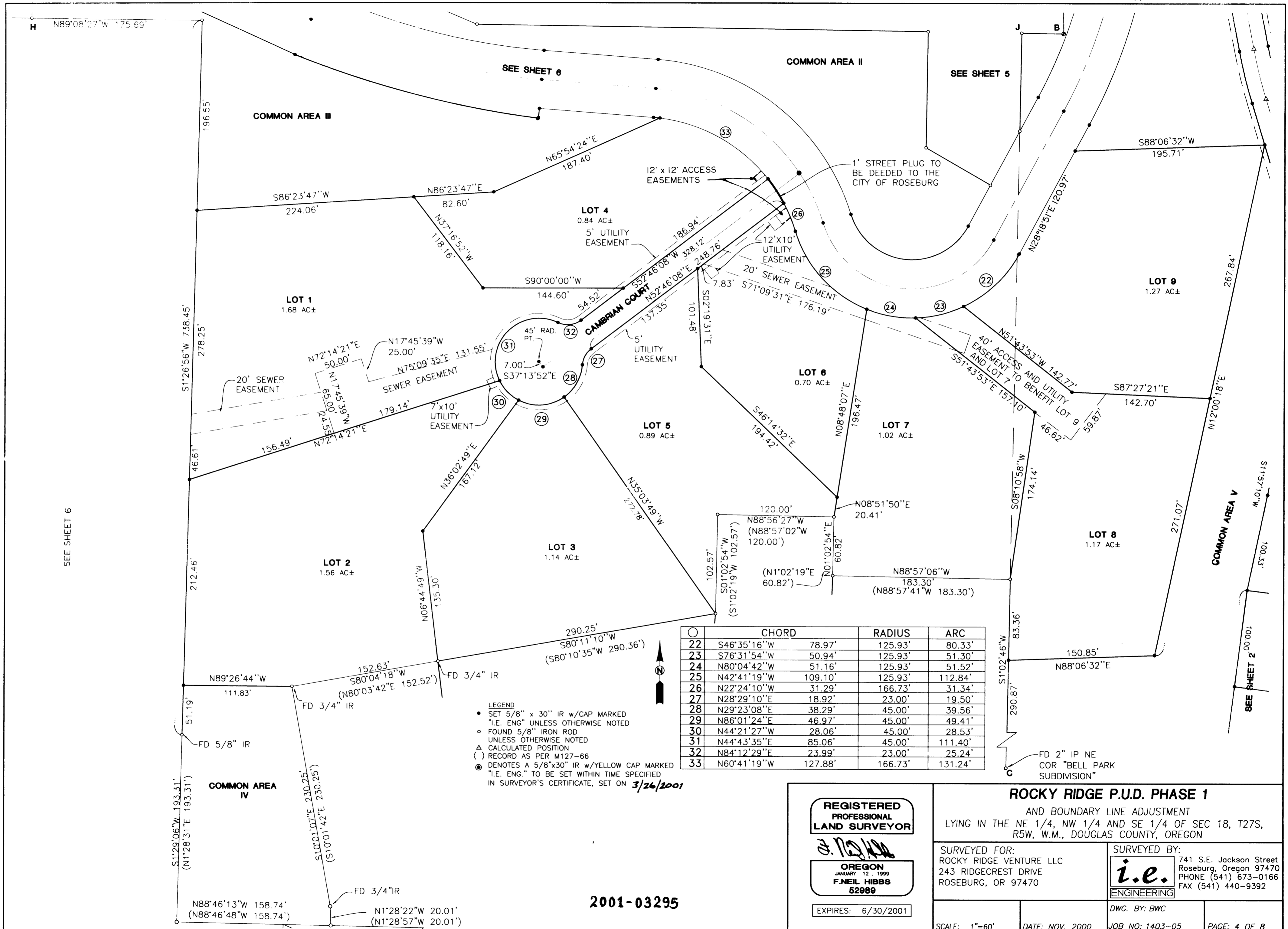
SURVEYED BY:  
**i.e.**  
ENGINEERING  
741 S.E. Jackson Street  
Roseburg, Oregon 97470  
PHONE (541) 673-0166  
FAX (541) 440-9392

SCALE: 1"=50'

DATE: NOV. 2000

DWG. BY: BWC

JOB NO: 1403-05  
PAGE: 3 OF 8



**LEGEND**

- SET 5/8" x 30" IR w/CAP MARKED "I.E. ENG" UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- △ CALCULATED POSITION
- △ RECORD AS PER M127-66
- DENOTES A 5/8"x30" IR w/YELLOW CAP MARKED "I.E. ENG." TO BE SET WITHIN TIME SPECIFIED IN SURVEYOR'S CERTIFICATE, SET ON 3/26/2001

CHORD	RADIUS	ARC
22 S46°35'16"W 78.97'	125.93'	80.33'
23 S76°31'54"W 50.94'	125.93'	51.30'
24 N80°04'42"W 51.16'	125.93'	51.52'
25 N42°41'19"W 109.10'	125.93'	112.84'
26 N22°24'10"W 31.29'	166.73'	31.34'
27 N28°29'10"E 18.92'	23.00'	19.50'
28 N29°23'08"E 38.29'	45.00'	39.56'
29 N86°01'24"E 46.97'	45.00'	49.41'
30 N44°21'27"W 28.06'	45.00'	28.53'
31 N44°43'35"E 85.06'	45.00'	111.40'
32 N84°12'29"E 23.99'	23.00'	25.24'
33 N60°41'19"W 127.88'	166.73'	131.24'

2001-03295

REGISTERED PROFESSIONAL LAND SURVEYOR

*F. Neil Hibbs*  
OREGON  
JANUARY 12, 1999  
F. NEIL HIBBS  
52989

EXPIRES: 6/30/2001

**ROCKY RIDGE P.U.D. PHASE 1**

AND BOUNDARY LINE ADJUSTMENT  
LYING IN THE NE 1/4, NW 1/4 AND SE 1/4 OF SEC 18, T27S, R5W, W.M., DOUGLAS COUNTY, OREGON

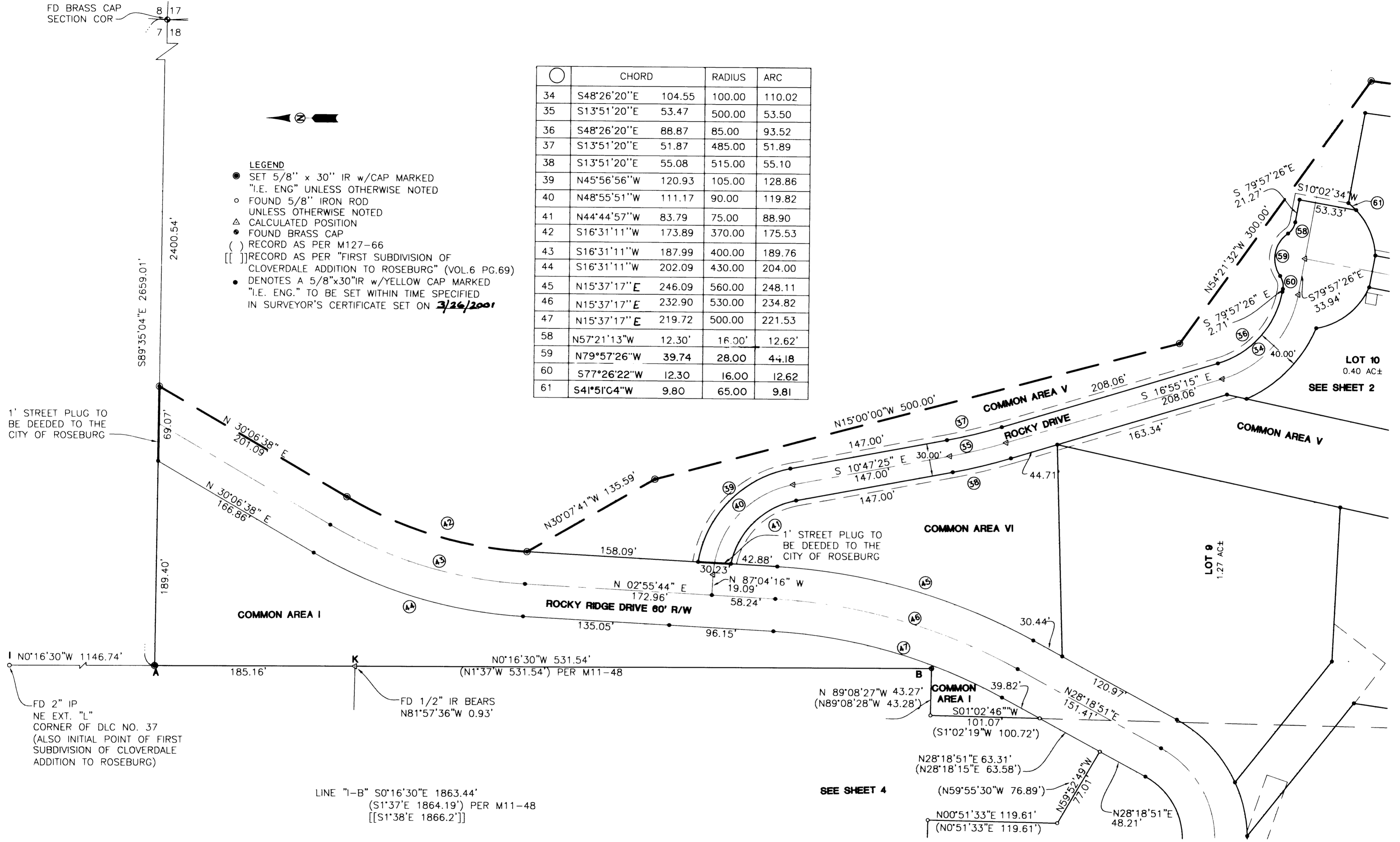
SURVEYED FOR:  
ROCKY RIDGE VENTURE LLC  
243 RIDGECREST DRIVE  
ROSEBURG, OR 97470

SURVEYED BY:  
**i.e.** ENGINEERING  
741 S.E. Jackson Street  
Roseburg, Oregon 97470  
PHONE (541) 673-0166  
FAX (541) 440-9392

SCALE: 1"=60'      DATE: NOV. 2000      DWG. BY: BWC      JOB NO: 1403-05      PAGE: 4 OF 8

CHORD	RADIUS	ARC
34	S48°26'20"E 104.55	100.00 110.02
35	S13°51'20"E 53.47	500.00 53.50
36	S48°26'20"E 88.87	85.00 93.52
37	S13°51'20"E 51.87	485.00 51.89
38	S13°51'20"E 55.08	515.00 55.10
39	N45°56'56"W 120.93	105.00 128.86
40	N48°55'51"W 111.17	90.00 119.82
41	N44°44'57"W 83.79	75.00 88.90
42	S16°31'11"W 173.89	370.00 175.53
43	S16°31'11"W 187.99	400.00 189.76
44	S16°31'11"W 202.09	430.00 204.00
45	N15°37'17"E 246.09	560.00 248.11
46	N15°37'17"E 232.90	530.00 234.82
47	N15°37'17"E 219.72	500.00 221.53
58	N57°21'13"W 12.30'	16.00' 12.62'
59	N79°57'26"W 39.74	28.00 44.18
60	S77°26'22"W 12.30	16.00 12.62
61	S41°51'04"W 9.80	65.00 9.81

**LEGEND**  
 ● SET 5/8" x 30" IR w/CAP MARKED "I.E. ENG" UNLESS OTHERWISE NOTED  
 ○ FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED  
 △ CALCULATED POSITION  
 ● FOUND BRASS CAP  
 ( ) RECORD AS PER M127-66  
 [ ] RECORD AS PER "FIRST SUBDIVISION OF CLOVERDALE ADDITION TO ROSEBURG" (VOL.6 PG.69)  
 ● DENOTES A 5/8"x30"IR w/YELLOW CAP MARKED "I.E. ENG." TO BE SET WITHIN TIME SPECIFIED IN SURVEYOR'S CERTIFICATE SET ON **3/26/2001**



LINE "I-B" S0°16'30"E 1863.44'  
(S1°37'E 1864.19') PER M11-48  
[[S1°38'E 1866.2']]

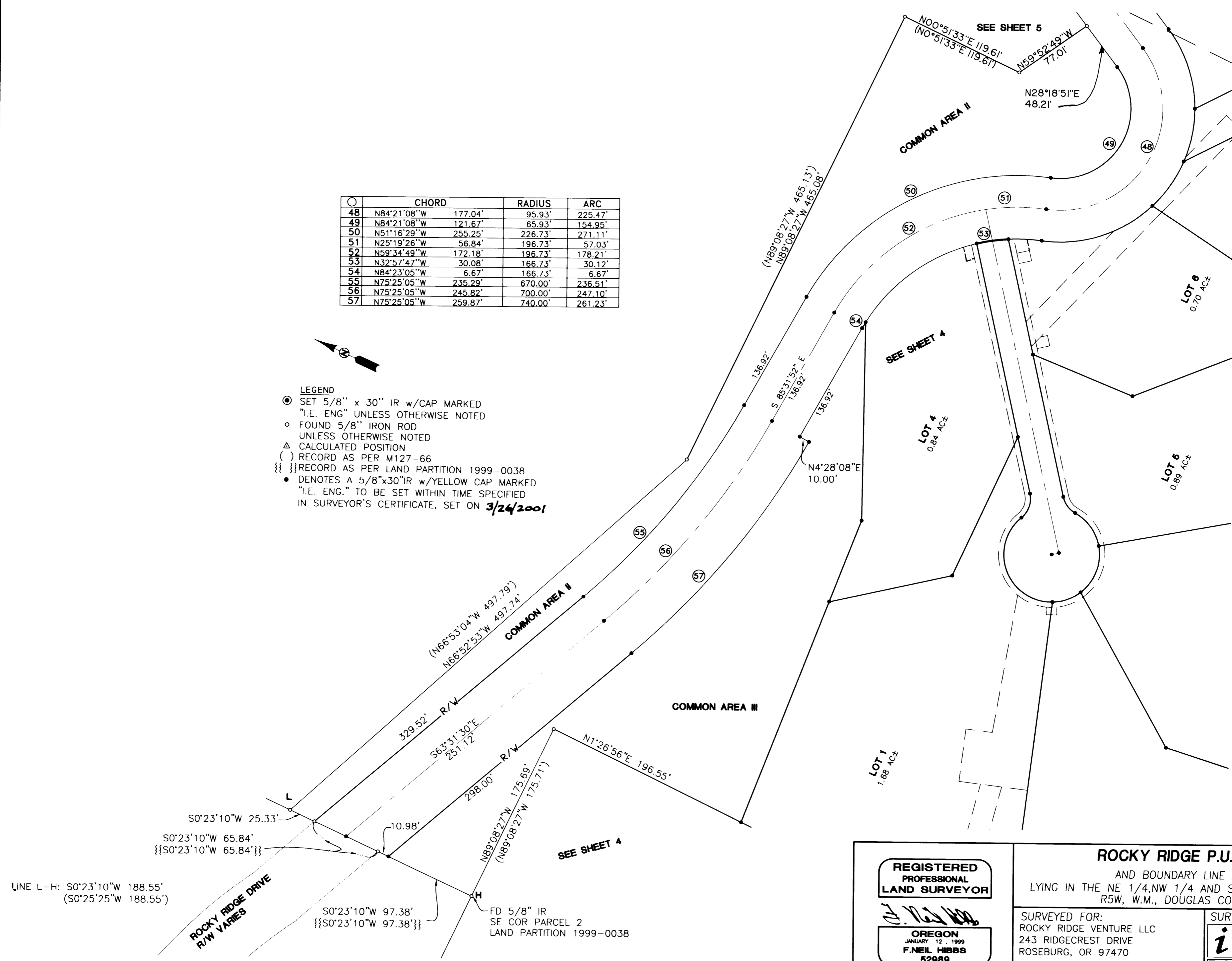
TOTAL OF SEGMENTS SHOWN ON PLAT OF "FIRST SUBDIVISION OF CLOVERDALE ADDITION TO ROSEBURG" (VOL.6,PG.64) FOR DISTANCE I-K, ANNOTATED AS 1333.8, SHOULD BE 1332.8. DISTANCE B-K, SHOWN AS 532.4, MAY ALSO BE IN ERROR BY 1 FOOT AS SHOWN ON M11-48 AS 531.54

2001-03295

<p><b>REGISTERED PROFESSIONAL LAND SURVEYOR</b></p> <p><i>F. Neil Hibbs</i></p> <p><b>OREGON</b> JANUARY 12, 1999 <b>F. NEIL HIBBS</b> 52989</p> <p>EXPIRES: 6/30/2001</p>	<p><b>ROCKY RIDGE P.U.D. PHASE 1</b> AND BOUNDARY LINE ADJUSTMENT LYING IN THE NE 1/4, NW 1/4 AND SE 1/4 OF SEC 18, T27S, R5W, W.M., DOUGLAS COUNTY, OREGON</p>	
	<p>SURVEYED FOR: ROCKY RIDGE VENTURE LLC 243 RIDGECREST DRIVE ROSEBURG, OR 97470</p>	<p>SURVEYED BY: <b>i.e.</b> ENGINEERING 741 S.E. Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392</p>
<p>SCALE: 1"=60'</p>	<p>DATE: NOV. 2000</p>	<p>DWG. BY: BWC JOB NO: 1403-05 PAGE: 5 OF 8</p>

	CHORD	RADIUS	ARC
48	N84°21'08"W 177.04'	95.93'	225.47'
49	N84°21'08"W 121.67'	65.93'	154.95'
50	N51°16'29"W 255.25'	226.73'	271.11'
51	N25°19'26"W 56.84'	196.73'	57.03'
52	N59°34'49"W 172.18'	196.73'	178.21'
53	N32°57'47"W 30.08'	166.73'	30.12'
54	N84°23'05"W 6.67'	166.73'	6.67'
55	N75°25'05"W 235.29'	670.00'	236.51'
56	N75°25'05"W 245.82'	700.00'	247.10'
57	N75°25'05"W 259.87'	740.00'	261.23'

- LEGEND**
- SET 5/8" x 30" IR w/CAP MARKED "I.E. ENG" UNLESS OTHERWISE NOTED
  - FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
  - △ CALCULATED POSITION
  - ( ) RECORD AS PER M127-66
  - { } RECORD AS PER LAND PARTITION 1999-0038
  - DENOTES A 5/8"x30"IR w/YELLOW CAP MARKED "I.E. ENG." TO BE SET WITHIN TIME SPECIFIED IN SURVEYOR'S CERTIFICATE, SET ON 3/24/2001



LINE L-H: S0°23'10"W 188.55'  
(S0°25'25"W 188.55')

S0°23'10"W 25.33'  
S0°23'10"W 65.84'  
{{S0°23'10"W 65.84'}}

ROCKY RIDGE DRIVE  
R/W VARIES

S0°23'10"W 97.38'  
{{S0°23'10"W 97.38'}}

FD 5/8" IR  
SE COR PARCEL 2  
LAND PARTITION 1999-0038

2001-03295

<p><b>REGISTERED PROFESSIONAL LAND SURVEYOR</b></p> <p><i>F. Neil Hibbs</i></p> <p>OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989</p> <p>EXPIRES: 6/30/2001</p>	<p><b>ROCKY RIDGE P.U.D. PHASE 1</b> AND BOUNDARY LINE ADJUSTMENT LYING IN THE NE 1/4, NW 1/4 AND SE 1/4 OF SEC 18, T27S, R5W, W.M., DOUGLAS COUNTY, OREGON</p>	
	<p>SURVEYED FOR: ROCKY RIDGE VENTURE LLC 243 RIDGECREST DRIVE ROSEBURG, OR 97470</p>	<p>SURVEYED BY: <b>i.e.</b> ENGINEERING 741 S.E. Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392</p>
<p>SCALE: 1"=60'</p>	<p>DATE: NOV. 2000</p>	<p>DWG. BY: BWC JOB NO: 1403-05 PAGE: 6 OF 8</p>

SEE SHEET 4

SEE SHEET 4

COMMON AREA IV

ACCESS FOR LOT 40  
PER INST. NO. 77-1197

FD 2" IP  
NE COR "BELL  
PARK SUBDIVISION"

ORIGINAL LINE  
LOT 4  
"BELL PARK SUBDIVISION"

SOME ENCROACHMENT OF  
AC DRIVEWAY AND LANDSCAPING

20' WIDE UTILITY  
EASEMENT

LOT 4  
BELL PARK SUBDIVISION  
ORIG. AREA=0.49 AC±  
ADJ. AREA=0.71 AC±

S1°14'27"W 162.20'  
((S1°05'51"W 162.15'))

ADJUSTED LOT 4  
"BELL PARK SUBDIVISION"

N1°14'26"E 205.45'  
SEE SHEET 2

BEULAH STREET  
(R/W VARIES)

CH:S25°45'05"E 64.99'  
R: 125.00'  
ARC: 65.75'  
((CH= S25°57'45"E 64.99'))  
((R= 125.00'))  
((ARC=65.74'))

N69°28'11"E 182.14'  
((N69°23'E 182.14'))

SET BY  
DISTANCE/DISTANCE  
INTERSECTION FROM  
FOUND MONUMENTS

S88°45'34"E  
50.00'

ADJ. LINE  
LOT 4  
"BELL PARK  
SUBDIVISION"

S1°14'27"W 1535.43'

FD 1 1/2" IP SE COR  
"QUIST HEIGHTS"  
INITIAL POINT



LEGEND

- SET 5/8" x 30" IR w/CAP MARKED  
"I.E. ENG" UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD  
UNLESS OTHERWISE NOTED
- △ CALCULATED POSITION
- (( )) RECORD AS PER "BELL PARK SUBDIVISION" (VOL.15 PG.69)

2001-03295

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 12, 1999  
F.NEL HIBBS  
62980

EXPIRES: 6/30/2001

ROCKY RIDGE P.U.D. PHASE 1

AND BOUNDARY LINE ADJUSTMENT  
LYING IN THE NE 1/4, NW 1/4 AND SE 1/4 OF SEC 18, T27S,  
R5W, W.M., DOUGLAS COUNTY, OREGON

SURVEYED FOR:  
ROCKY RIDGE VENTURE LLC  
243 RIDGECREST DRIVE  
ROSEBURG, OR 97470

SURVEYED BY:  
**i.e.**  
ENGINEERING  
741 S.E. Jackson Street  
Roseburg, Oregon 97470  
PHONE (541) 673-0166  
FAX (541) 440-9392

DWG. BY: BWC

SCALE: 1"=50'

DATE: NOV. 2000

JOB NO: 1403-05

PAGE: 7 OF 8

**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE A PORTION OF THAT LAND DESCRIBED IN INSTRUMENT NO. 97-18500. THE MOST NORTHERLY POINT OF THE BOUNDARY ALONG THE EASTERLY LINE OF DONATION LAND CLAIM NO. 37 (POINT "A") WAS SET AT A POINT ALONG SAID LINE AT RECORD DISTANCE FROM THE SOUTHEAST CORNER OF DONATION LAND CLAIM NO. 37 PER THE "FIRST SUBDIVISION OF CLOVERDALE ADDITION TO ROSEBURG" (VOL. 6, PAGE 64 OF THE PLAT RECORDS OF DOUGLAS COUNTY). THE EASTERLY BOUNDARY WAS RUN AT RANDOM THROUGH OWNERS PROPERTY. THE REMAINING EXTERIOR WAS CONTROLLED BY MONUMENTS FOUND PER NUMEROUS EXISTING SURVEYS.

**SURVEYOR'S CERTIFICATE**

I, F. NEIL HIBBS, 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 LEGAL DESCRIPTION.

A PORTION OF THAT LAND DESCRIBED IN INSTRUMENT NO. 97-18500, BEGINNING AT A 1 1/2" IRON PIPE AT THE SOUTHEAST CORNER OF QUIST HEIGHTS (VOL. 12, PG. 3 OF THE PLAT RECORDS OF DOUGLAS COUNTY); THENCE N 58° 19' 34" E 730.00 FEET TO A 5/8" IRON ROD; THENCE N 9° 07' 41" W 1150.00 FEET TO A 5/8" IRON ROD; THENCE N 32° 45' 16" E 260.00 FEET TO A 5/8" IRON ROD; THENCE N 7° 18' 38" E 500.00 FEET TO A 5/8" IRON ROD; THENCE N 54° 21' 32" W 300.00 FEET TO A 5/8" IRON ROD; THENCE N 15° 00' 00" W 500.00 FEET TO A 5/8" IRON ROD; THENCE N 30° 07' 41" W 135.59 FEET TO A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY OF ROCKY RIDGE DRIVE; THENCE 175.53 FEET ALONG THE ARC OF A 370.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS N 16° 31' 11" E 173.89 FEET TO A 5/8" IRON ROD; THENCE N 30° 06' 38" E 201.09 FEET TO A 5/8" IRON ROD ON THE NORTHERLY BOUNDARY OF THAT LAND DESCRIBED IN INSTRUMENT NO. 97-18500; THENCE ALONG SAID NORTHERLY BOUNDARY N 89° 35' 04" W 258.47 FEET TO A 5/8" IRON ROD ON THE EASTERLY BOUNDARY OF THE S.C. BRADEN DONATION LAND CLAIM NO. 37; THENCE ALONG SAID EASTERLY BOUNDARY S 0° 16' 30" E 716.70 FEET TO THE BRASS CAP AT THE SOUTHEAST CORNER OF SAID DONATION LAND CLAIM NO. 37; THENCE N 89° 08' 27" W 43.27 FEET TO A 5/8" IRON ROD; THENCE S 1° 02' 46" W 101.07 FEET TO A 5/8" IRON ROD; THENCE S 28° 18' 51" W 63.31 FEET TO A 5/8" IRON ROD; THENCE N 59° 52' 49" W 77.01 FEET TO A 5/8" IRON ROD; THENCE N 0° 51' 33" E 119.61 FEET TO A 5/8" IRON ROD; THENCE N 89° 08' 27" W 465.08 FEET TO A 5/8" IRON ROD; THENCE N 66° 52' 53" W 497.74 FEET TO A 5/8" IRON ROD; THENCE S 0° 23' 10" W 25.33 FEET TO A 5/8" IRON ROD; THENCE S 0° 23' 10" W 65.84 FEET TO A 5/8" IRON ROD; THENCE S 0° 23' 10" W 97.38 FEET TO A 5/8" IRON ROD; THENCE S 89° 08' 27" E 175.69 FEET TO A 5/8" IRON ROD; THENCE S 1° 26' 56" W 738.45 FEET TO A 5/8" IRON ROD; THENCE S 1° 29' 06" W 193.31 FEET TO A 5/8" IRON ROD; THENCE S 88° 46' 13" E 158.74 FEET TO A 5/8" IRON ROD; THENCE N 1° 28' 22" W 20.01 FEET TO A 3/4" IRON ROD; THENCE N 10° 01' 07" W 230.25 FEET TO A 3/4" IRON ROD; THENCE N 80° 04' 18" E 152.63 FEET TO A 3/4" IRON ROD; THENCE N 80° 11' 10" E 290.25 FEET TO A 5/8" IRON ROD; THENCE N 1° 02' 54" E 102.57 FEET TO A 5/8" IRON ROD; THENCE S 88° 56' 27" E 120.00 FEET TO A 5/8" IRON ROD; THENCE S 1° 02' 54" W 60.82 FEET TO A 5/8" IRON ROD; THENCE S 88° 57' 06" E 183.30 FEET TO A 5/8" IRON ROD; THENCE S 1° 02' 46" W 374.23 FEET TO A 2" IRON PIPE AT THE NORTHEAST CORNER OF BELL PARK SUBDIVISION (VOL. 15, PAGE 69 OF THE PLAT RECORDS OF DOUGLAS COUNTY); THENCE S 50° 22' 42" W 262.66 FEET TO A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY OF BEULAH STREET; THENCE ALONG SAID RIGHT-OF-WAY 65.75 FEET ALONG THE ARC OF A 125 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS S 25° 45' 05" E 64.99 FEET TO A 5/8" IRON ROD; THENCE N 69° 28' 11" E 182.14 FEET TO A 5/8" IRON ROD ON THE EASTERLY BOUNDARY OF "BELL PARK SUBDIVISION"; THENCE S 1° 14' 27" W 1535.43 FEET TO A 1 1/2" IRON PIPE, THE PLACE OF BEGINNING AND CONTAINING 45.21 ACRES, MORE OR LESS.

PLANNING DEPT. FILE NO. PUD-98-1 AS PER O.R.S. 92.070 (PAR. 2). I ALSO CERTIFY THAT THE POST MONUMENTATION IN THIS SUBDIVISION WILL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF PAVING IMPROVEMENTS OR ONE YEAR FOLLOWING THE ORIGINAL PLAT RECORDATION, WHICHEVER OCCURS FIRST, IN ACCORDANCE WITH O.R.S. 92.060

THIS PLAT IS SUBJECT TO PROTECTIVE AND RESTRICTIVE COVENANTS AS RECORDED IN INST. NO. 2001-03293 (VOL. 1738 PG. 596) & INST. NO. 2001-03294 (VOL. 1738 PG. 613)

**POST MONUMENTATION**

IN ACCORDANCE WITH O.R.S. 92.070, INTERIOR CORNERS OF THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH PROPER MONUMENTS. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS, AND IS RECORDED IN DOCUMENT NO. 2001-08162 - DOUGLAS COUNTY DEPT. RECORDS.

APPROVED THE 11th DAY OF APRIL, 2001

*Randy Wain*  
DOUGLAS COUNTY SURVEYOR

ZONE: R-1-7.5 : R-1-10 w/GEO HAZARD OVERLAY  
COMP. PLAN: LOW DENSITY RESIDENTIAL  
WATER: CITY OF ROSEBURG  
SEWER: R.U.S.A.

**APPROVALS:**

*[Signature]* 2-8-2001  
PLANNING COMMISSION CHAIRMAN DATE

*[Signature]* 2-8-2001  
COMMUNITY DEVELOPMENT DIRECTOR DATE

*[Signature]* 2-8-2001  
PUBLIC WORKS DIRECTOR DATE

*[Signature]* 2-8-2001  
DOUGLAS COUNTY SURVEYOR DATE

*[Signature]* 2-8-2001  
DOUGLAS COUNTY ASSESSOR DATE

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

*[Signature]* 2-8-2001  
DOUGLAS COUNTY TAX COLLECTOR DATE

*[Signature]* 2-8-01  
DOUGLAS COUNTY COMMISSIONER DATE

*[Signature]* 2-8-01  
DOUGLAS COUNTY COMMISSIONER DATE

FILED THIS 11th DAY OF Feb, 2001, 11:59 O'CLOCK AM/PM  
**DOYLE SHAVER JR.**  
DOUGLAS COUNTY CLERK by Carol Gonzales, Deputy DATE 2-9-01

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT ROCKY RIDGE VENTURE LLC, IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED BY THE NAME OF "ROCKY RIDGE P.U.D. PHASE 1" TOGETHER WITH EASEMENTS AS SHOWN AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER "ROCKY RIDGE DRIVE" AS SHOWN HEREON.

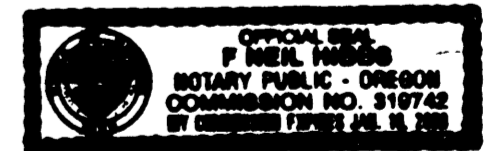
*[Signature]* Jan 26, 2001  
GARY REED (AS ACTING PARTNER) DATE

**ACKNOWLEDGMENT:**

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 26th DAY OF JANUARY, 2001, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED GARY REED, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

*[Signature]*  
MY COMMISSION EXPIRES: 1-19-2003



<p><b>REGISTERED PROFESSIONAL LAND SURVEYOR</b></p> <p><i>[Signature]</i></p> <p><b>OREGON</b> JANUARY 12, 1999 <b>F. NEIL HIBBS</b> 52989</p> <p>EXPIRES: 6/30/2001</p>	<p><b>ROCKY RIDGE P.U.D. PHASE 1</b></p> <p>AND BOUNDARY LINE ADJUSTMENT</p> <p>LYING IN THE NE 1/4, NW 1/4 AND SE 1/4 OF SEC 18, T27S, R5W, W.M., DOUGLAS COUNTY, OREGON</p>	
	<p>SURVEYED FOR: ROCKY RIDGE VENTURE LLC 243 RIDGECREST DRIVE ROSEBURG, OR 97470</p>	<p>SURVEYED BY: <b>i.e.</b> ENGINEERING</p> <p>741 S.E. Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392</p>
<p>SCALE: NO SCALE</p>	<p>DATE: NOV. 2000</p>	<p>DWG. BY: BWC</p> <p>JOB NO: 1403-05</p> <p>PAGE: 8 OF 8</p>