

FIR RIDGE ESTATES

PARCEL 1, LAND PARTITION 2001-0065

LOCATED IN THE
SE 1/4, SECTION 1 & NE 1/4, SECTION 12
T.27S., R.7W., W.M.
DOUGLAS COUNTY, OREGON

ZONING & UTILITIES:

ZONING: RURAL RESIDENTIAL 5 ACRE (5-R)
COMP. PLAN: RURAL RESIDENTIAL, 5 ACRE
WATER: UMPQUA BASIN WATER DISTRICT
SEWER: SEPTIC
PLANNING FILE NO. 02-022

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT NELLIE ROSE RICHARDS REVOCABLE TRUST AND RUTH C. CRAMER LIVING TRUST ARE THE OWNERS OF THE LAND REPRESENTED ON THIS SUBDIVISION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S 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 "FIR RIDGE ESTATES" AND DO HEREBY CREATE THE EASEMENTS SHOWN HEREON FOR THE BENEFIT OF LOT 1, 2, 3, 4, 5, AND 6.

John B Richards
JOHN B RICHARDS, TRUSTEE

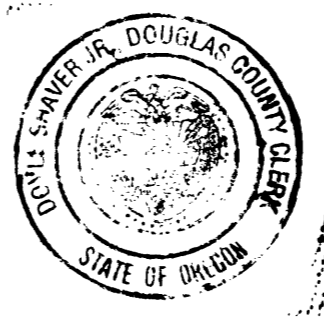
Nellie Rose Richards
NELLIE ROSE RICHARDS, TRUSTEE

Ruth C Cramer
RUTH C. CRAMER, TRUSTEE

APPROVALS:

Keith L. Cubie 6/13/02
DOUGLAS COUNTY PLANNING DIRECTOR DATE
Randy Wain 6-13-02
DOUGLAS COUNTY SURVEYOR DATE
Ray Norstrom 6/17/02
DOUGLAS COUNTY ASSESSOR DATE
Samuel Delatour 6-18-02
DOUGLAS COUNTY COMMISSIONER DATE
Lee Morgan 6/17/02
DOUGLAS COUNTY COMMISSIONER DATE

FILED AT 2:07pm THIS 19 DAY OF June 2002,
BY DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
Carol Kageb, Deputy



STATE OF OREGON)
COUNTY OF DOUGLAS) SS
I, DOYLE SHAVER JR., COUNTY CLERK AND
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY
THAT THIS INSTRUMENT WAS RECORDED
02 JUN 19 PM 2:07
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *[Signature]*
DEPUTY
FEE *PP*

SURVEYOR'S CERTIFICATE:

I, KRISTIAN O. DEGROOT HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THIS SUBDIVISION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:
PARCEL 1 OF LAND PARTITION PLAT 2001-0065 AS RECORDED IN INST. NO. 2001-17821 OF THE RECORDS OF DOUGLAS COUNTY, OREGON. CONTAINING 30.00 ACRES OF LAND, MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE PARCEL 1, LAND PARTITION PLAT 2001-0065 INTO 6 LOTS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 02-022. THE SUBDIVISION BOUNDARY WAS SURVEYED AND MONUMENTED UNDER LAND PARTITION PLAT 2001-0065. LOTS 1 TO 6 WERE SUBDIVIDED AS DIRECTED BY THE OWNER. THE ACCESS AND UTILITY EASEMENTS ARE SURVEYED ALONG AS-BUILT ROADWAYS AND UTILITY LINES.
THIS SURVEY WAS PERFORMED BY LES FANNING, MATT DIXON, AND MICKEY CALVERT USING A NIKON DTM 531 AND A SOKKIA SET 5A TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

PROTECTIVE COVENANTS:

PROTECTIVE COVENANTS FOR "FIR RIDGE ESTATES" HAVE BEEN RECORDED IN BOOK 1001 PAGES 429 AS INSTRUMENT NO. 2002-16939 OF THE OFFICIAL 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.
Sandra K. Unice 6/17/02
DOUGLAS COUNTY TAX COLLECTOR DATE

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 3rd DAY OF May, 2002, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOHN B. RICHARDS AND NELLIE ROSE RICHARDS AS TRUSTEES OF THE NELLIE ROSE RICHARDS REVOCABLE TRUST AND RUTH C. CRAMER AS TRUSTEE OF THE RUTH C. CRAMER LIVING TRUST, TO ME KNOWN TO BE THE PERSONS DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT THEY 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.

Mary L. Moore
NOTARY PUBLIC, STATE OF OREGON



Kristian O. Degroot
OREGON
JULY 17, 1981
KRISTIAN O. DEGROOT
1941

RENEWAL DATE: 12-31-03

2002-16940

2002-16940

BTS ENGINEERING & SURVEYING, INC. 431 S.E. MAIN ST., ROSEBURG, OR 97470 PHONE (541) 673-0966 FAX (541) 673-0105	SCALE: 1" = 100'	FOR: JOHN B. RICHARDS 4921 MELROSE ROAD ROSEBURG, OREGON 97470	JOB #: 01-032
	DATE: APRIL 18, 2002		FILE: RICH-SUB.DWG SHEET 2 OF 2