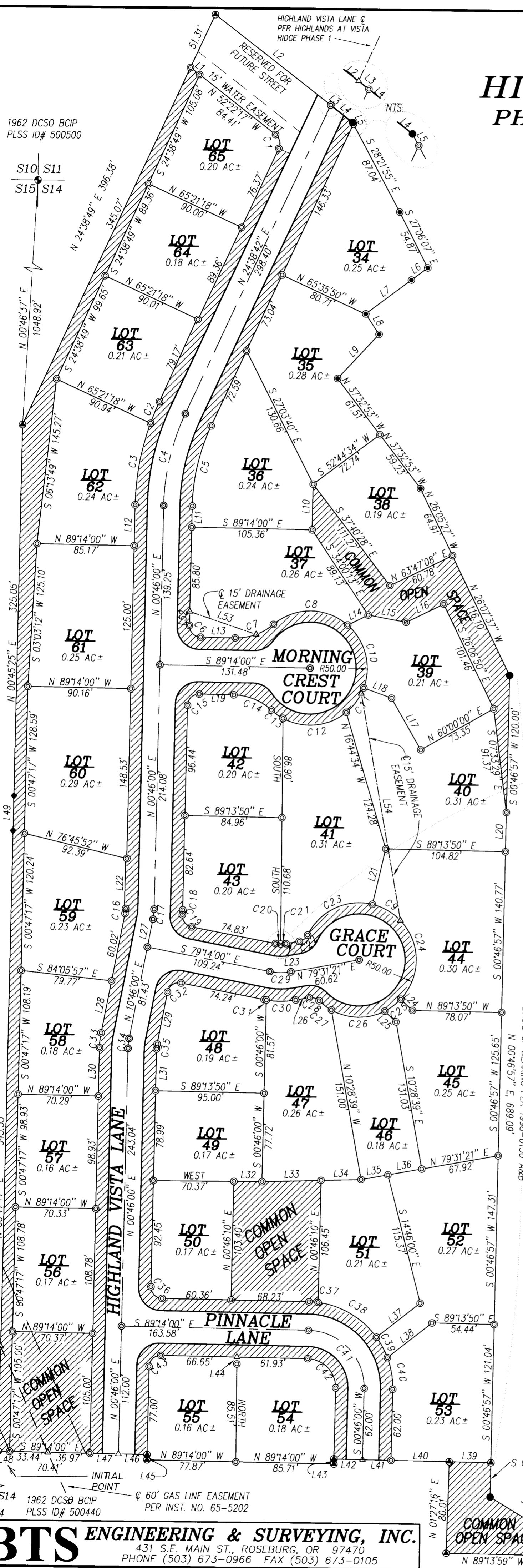


# HIGHLANDS AT VISTA RIDGE PHASE 3 PLANNED COMMUNITY

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

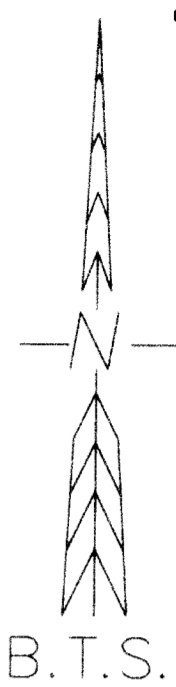
1962 DCSO BCIP  
PLSS ID# 500500

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

**EASEMENTS:**

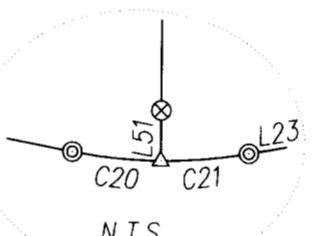
HIGHLAND VISTA LANE, PINNACLE LANE, MORNING CREST COURT AND GRACE COURT ARE CREATED AS ACCESS AND UTILITY EASEMENTS UNDER THIS PLAT. ALL EASEMENTS SHOWN OR NOTED HEREON ARE CREATED UNDER AND SUBJECT TO THE TERMS AND CONDITIONS OF THE "DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR 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.

RENEWAL: 12/31/99

*Handwritten signature*

OREGON  
JULY 17, 1981  
AN O. DEGRUIT

00-01037



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	41°24'35"	50.00	36.14	18.90	N 70°03'43" W	35.36
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 02°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		