

# 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.

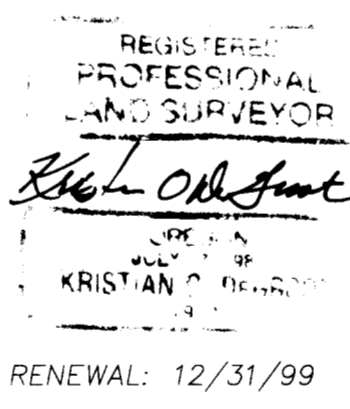
Jean H Crawford  
NOTARY PUBLIC, STATE OF OREGON



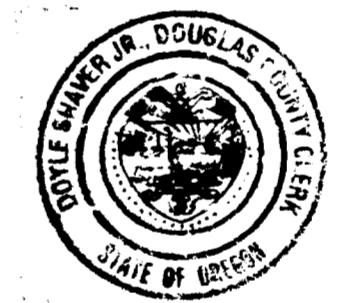
### SURVEYOR'S CERTIFICATE:

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 A. Burnett DOYLE SHAVER JR.  
BY: DEPUTY COUNTY CLERK



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  
00 JAN 19 AM 11:41  
DOYLE SHAVER JR.  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY Joan A. 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