



***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

**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"=300'

DATE: NOV. 2000

DWG. BY: BWC

JOB NO: 1403-05

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GARDEN VALLEY BLVD.