

**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.

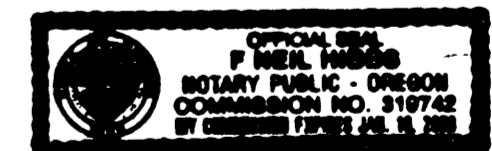
*[Signature]* 2-8-2001  
GARY REED (AS ACTING PARTNER) DATE

**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>