

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK

2004-025287



NO FEE

10/18/2004 03:53:29 PM

PLAT-SUB Cnt=1 Stn=1 RECEIPTCOUNTER
This is a no fee document

SURVEYOR'S CERTIFICATE:

I, LARRY E. MONREAN, OREGON PROFESSIONAL LAND SURVEYOR NO. 1830, HEREBY CERTIFY 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 DESCRIPTION.

A PORTION OF PARCEL 1 OF LAND PARTITION 2000-0068 RECORDED IN THE DOUGLAS COUNTY CLERK PLAT RECORDS. SAID PORTION LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON. SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD ON THE EASTERLY BOUNDARY OF COMMON AREA V OF ROCKY RIDGE P.U.D. PHASE 1 RECORDED AS VOLUME 20 PAGE 36 IN THE DOUGLAS COUNTY CLERK PLAT RECORDS FROM WHICH A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY OF ROCKY DRIVE AS SHOWN ON SAID ROCKY RIDGE P.U.D. PHASE 1 BEARS NORTH 79°57'25" WEST 90.09 FEET AND NORTH 10°02'43" EAST 35.00 FEET; THENCE ALONG THE ARC OF A 620.00 FOOT RADIUS CURVE TO THE LEFT FOR 270.36 FEET, THE CHORD OF WHICH BEARS NORTH 86°43'37" EAST 268.23 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 74°14'04" EAST 336.53 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 17°05'48" WEST 679.90 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 10°57'51" WEST 40.06 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 04°45'40" WEST 200.00 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 85°14'20" EAST 160.20 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 04°31'00" EAST 39.48 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 85°28'59" EAST 221.53 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 10°10'44" EAST 448.71 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 38°24'47" EAST 341.02 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 11°50'40" EAST 351.28 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 60°41'36" WEST 328.51 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 35°41'09" WEST 35.55 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 29°18'24" WEST 180.54 FEET TO A 5/8 INCH IRON ROD; THENCE ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE TO THE RIGHT FOR 180.35 FEET, THE CHORD OF WHICH BEARS SOUTH 51°46'14" WEST 175.77 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 74°14'04" WEST 336.53 FEET TO A 5/8 INCH IRON ROD; THENCE ALONG THE ARC OF 580.00 FOOT RADIUS CURVE TO THE RIGHT FOR 261.26 FEET, THE CHORD OF WHICH BEARS SOUTH 87°08'20" WEST 259.05 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 79°57'25" WEST 74.45 FEET TO A 5/8 INCH IRON ROD ON SAID EASTERLY BOUNDARY OF COMMON AREA V; THENCE ALONG SAID EASTERLY BOUNDARY SOUTH 54°21'31" EAST 92.43 FEET TO THE POINT OF BEGINNING. SAID PORTION CONTAINING 11.63 ACRES MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE ABOVE DESCRIBED PARCEL OF LAND INTO LOTS AS SHOWN HEREON. THE PROCEDURE WAS AS FOLLOWS: WE TIED EXISTING MONUMENTS AS SHOWN. WE THEN SET MONUMENTS AS SHOWN.

NOTE: SUBJECT TO COVENANTS AS RECORDED IN INSTRUMENT NO. 2004-026285 OF DEED RECORDS OF DOUGLAS COUNTY.

PLANNING DEPARTMENT FILE NO. PUD-03-1

ZONE: R-1-10 w/GEOHAZARD OVERLAY
COMP. PLAN: RESIDENTIAL LOW-DENSITY
WATER: CITY OF ROSEBURG
SEWER: R.U.S.A.

TAX COLLECTOR STATEMENT:

I HEREBY CERTIFY THAT TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

Andrea K. Conree 10/14/04
DOUGLAS COUNTY TAX COLLECTOR DATE

FIELD CREW: MIKE FROMDAHL AND SAM DEBELL

EQUIPMENT: NIKON TOTAL STATION AND TDS RECON DATA COLLECTOR

OFFICE: MICHAEL JONES

DRAFTING: SEAN HIRTLE



APPROVALS:

[Signature] 10/5/04
PLANNING COMMISSION CHAIRMAN DATE

[Signature] 10-5-04
COMMUNITY DEVELOPMENT DIRECTOR DATE

[Signature] 10-5-04
PUBLIC WORKS DIRECTOR DATE

[Signature] 10-6-04
DOUGLAS COUNTY SURVEYOR DATE

[Signature] 10-19-04
DOUGLAS COUNTY TAX ASSESSOR DATE

[Signature] 10-15-04
DOUGLAS COUNTY COMMISSIONER DATE

[Signature] 10/15/04
DOUGLAS COUNTY COMMISSIONER DATE

FILED THIS 18th DAY OF OCT., 2004, 3:53 O'CLOCK PM/PM
2004-025287

[Signature] 10-18-04
BARBARA E. NIELSEN DOUGLAS COUNTY CLERK
By: [Signature] DEPUTY DATE

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT ROCKY RIDGE VENTURE L.L.C., 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. 2" TOGETHER WITH EASEMENTS AS SHOWN.

[Signature] 9-15-04
KEL REED (MANAGER) DATE

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 15th DAY OF September, 2004, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED KEL 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]
NOTARY: ELAINE BERG
NOTARY PUBLIC - OREGON
COMMISSION NO.: 358908
MY COMMISSION EXPIRES: JUNE 23, 2006

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	ROCKY RIDGE P.U.D. 2 PHASE 1 LYING IN THE NE 1/4 OF SECTION 18, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.	
	SURVEYED FOR: ROCKY RIDGE VENTURE, LLC 2178 NW ANDREA ST. ROSEBURG, OR 97470	SURVEYED BY: 741 SE Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com
SCALE: NO SCALE	DATE: AUG., 2004	JOB NO: 1403-17 T4 PAGE: 2 OF 2