



NO FEE

12/16/2004 08:46:55 AM

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

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. 2005-031239 DOUGLAS COUNTY DEED RECORDS.

APPROVED THE 16 DAY OF DEC, 2005

Randy Smith 12-16-05
DOUGLAS COUNTY SURVEYOR Deputy DATE

CITY OF ROSEBURG ACCEPTANCE:

THE CITY OF ROSEBURG HEREBY ACCEPTS THE PROPERTY DESCRIBED AS TRACT D ON THIS PLAT.

James Johnson 12-8-04
NAME: JAMES JOHNSON TITLE: CITY MANAGER DATE

ZONE: R-1, SINGLE FAMILY RESIDENTIAL
COMP. PLAN: RESIDENTIAL LOW DENSITY
WATER: CITY OF ROSEBURG
SEWER: R.U.S.A.

NOTE: SUBJECT TO COVENANTS AS RECORDED IN INSTRUMENT NO. 2004-030198 OF DEED RECORDS OF DOUGLAS COUNTY.

P.U.E. NOTE: PUBLIC UTILITY EASEMENTS SHOWN ON THIS MAP ARE SUBJECT TO RESTRICTIONS RECORDED IN INSTRUMENT NUMBER 2004-030199 OF DEED RECORDS OF DOUGLAS COUNTY.

PLANNING DEPARTMENT FILE NO. 04-142

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE ABOVE DESCRIBED PARCEL INTO LOTS AS SHOWN. THE PROCEDURE WAS AS FOLLOWS: WE TIED EXISTING MONUMENTS AS SHOWN. WE THEN CALCULATED AND SET MONUMENTS ON THE SOUTHEASTERLY BOUNDARY OF LOTS 4 AND 5, BLOCK 3 OF SADDLE BUTTE ESTATES BY PERFORMING A COMPASS ADJUSTMENT BETWEEN FOUND MONUMENTS AT THE MOST SOUTHERLY CORNER OF SAID LOT 5 AND A MONUMENT FOUND ON THE NORTHEASTERLY BOUNDARY OF LOT 4 AS SHOWN. WE TIED THE CENTERLINE OF THE CREEK IN THE FIELD TO DETERMINE THE SOUTHERLY BOUNDARY OF SADDLE BUTTE ESTATES NUMBER 2. WE HELD THE URBAN GROWTH BOUNDARY FOR THE SOUTHEASTERLY BOUNDARY OF THIS SUBDIVISION. WE CALCULATED THE SOUTHERLY AND EASTERLY BOUNDARIES OF STRAUSS AVENUE BY HOLDING RECORD DISTANCES BETWEEN FOUND MONUMENTS AT THE NORTHEASTERLY CORNER OF STRAUSS AVENUE AS SHOWN ON SADDLE BUTTE ESTATES 3RD ADDITION (VOL. 17, PG. 41) AND THE NORTHEASTERLY CORNER OF THAT LAND SHOWN ON C.S. 65/5-8.

APPROVALS:

Keith L Cubie DECEMBER 9, 2004
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Randy Wan 12-10-04
DOUGLAS COUNTY SURVEYOR DATE

Paul Northrup 12-15-04
DOUGLAS COUNTY ASSESSOR DATE

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

Sandra K. Cruise 12/15/04
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 16 DAY OF Dec, 2004, 8:46 O'CLOCK AM/PM

Barbara E. Nielsen 12-16-04
DOUGLAS COUNTY CLERK By: Deputy DATE

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT NORWAY DEVELOPMENT COMPANY AND L & H LUMBER COMPANY, ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED BY THE NAME OF "WINCHESTER CREEK" TOGETHER WITH EASEMENTS AS SHOWN AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS SHOWN HEREON. TRACTS A, B AND C ARE HEREBY DEEDED TO THE WINCHESTER CREEK HOME OWNERS ASSOCIATION. TRACT D IS HEREBY DEDICATED TO THE CITY OF ROSEBURG FOR THE PURPOSE OF A WATER PUMP STATION (SEE CITY OF ROSEBURG ACCEPTANCE).

John R. Kennedy 12/8/04
JOHN R. KENNEDY, AUTHORIZED REPRESENTATIVE (NORWAY DEV. CO.) DATE
Sidney Leiken 12/8/04
SIDNEY LEIKEN, PRESIDENT (L & H LUMBER CO.) DATE

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 8th DAY OF December, 2004, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOHN R. KENNEDY (AN AUTHORIZED REPRESENTATIVE FOR NORWAY DEVELOPMENT CO.), WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Elaine Berg
NOTARY: ELAINE BERG
NOTARY PUBLIC - OREGON
COMMISSION NO.: 358908
MY COMMISSION EXPIRES: JUNE 23, 2006

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 8th DAY OF December, 2004, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED SIDNEY LEIKEN, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Elaine Berg
NOTARY: ELAINE BERG
NOTARY PUBLIC - OREGON
COMMISSION NO.: 358908
MY COMMISSION EXPIRES: JUNE 23, 2006



FIELD CREW: DEREK FEIGEL AND MIKE FROMDAHL

EQUIPMENT: TOPCON TOTAL STATION AND
TDS RECON DATA COLLECTOR

OFFICE: MICHAEL JONES

DRAFTING: MICHAEL JONES

SHEET INDEX:

SHEET 1 NOTES AND SIGNATURES
SHEET 2 OVERALL SCHEMATIC
SHEET 3 LOT DETAILS
SHEET 4 LOT DETAILS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 1979
LARRY E. MONRIAN
1830

EXPIRES: 12/31/2004

WINCHESTER CREEK

LYING IN SECTION 30, TOWNSHIP 26 SOUTH, RANGE 5 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

SURVEYED FOR:
NORWAY DEVELOPMENT
P.O. BOX 387
OREGON CITY, OR 97045

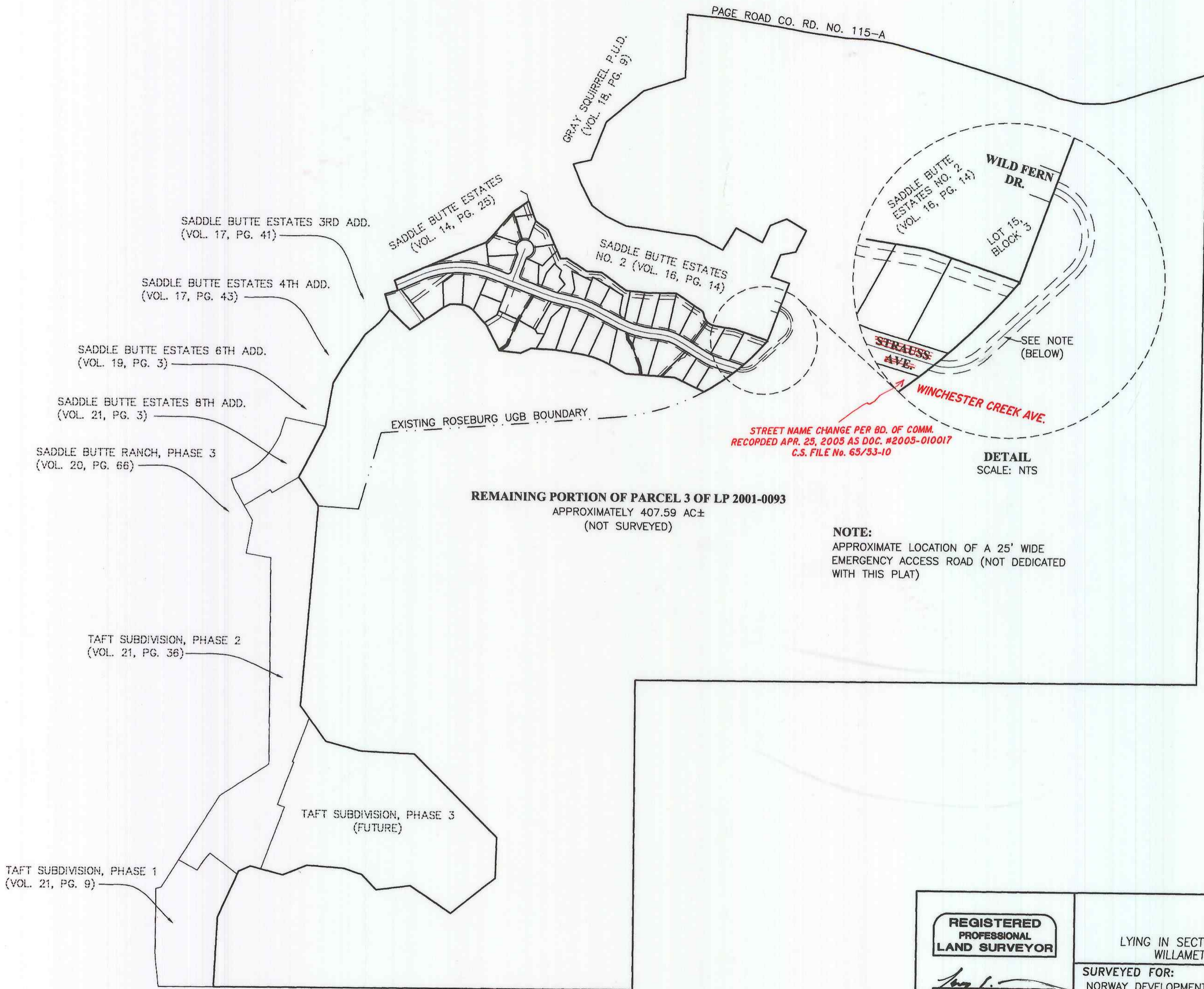
SURVEYED BY:
i.e.
ENGINEERING
741 SE Jackson Street
Roseburg, Oregon 97470
PHONE (541) 673-0166
FAX (541) 440-9392
iemail@ieengineering.com

DWG. BY: MLJ

SCALE: NO SCALE DATE: OCT., 2004

JOB NO: 1968-05

PAGE: 1 OF 4



DETAIL
SCALE: NTS

NOTE:
APPROXIMATE LOCATION OF A 25' WIDE
EMERGENCY ACCESS ROAD (NOT DEDICATED
WITH THIS PLAT)



0' 200' 400' 800'
SCALE: 1" = 400'

<p>REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p><i>Larry E. Monrean</i></p> <p>OREGON JULY 13, 1979 LARRY E. MONREAN 1830</p> <p>EXPIRES: 12/31/2004</p>	<p>WINCHESTER CREEK LYING IN SECTION 30, TOWNSHIP 26 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON</p>	
	<p>SURVEYED FOR: NORWAY DEVELOPMENT P.O. BOX 387 OREGON CITY, OR 97045</p>	<p>SURVEYED BY: i.e. ENGINEERING 741 SE Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com</p>
<p>SCALE: AS SHOWN</p>	<p>DATE: OCT., 2004</p>	<p>DWG. BY: MLJ JOB NO: 1968-05 PAGE: 2 OF 4</p>

MONUMENTATION NOTES:
A-B: N66°30'00"E 344.97' (N66°30'E 345.00')R1
BASIS OF BEARING PER VOL. 14, PG. 25

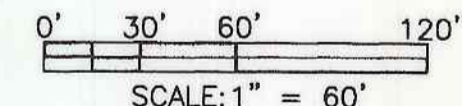
LINE TABLE		
LINE	BEARING	LENGTH
L1	N63°22'18"E	42.80'
L2	S88°21'22"E	49.29'
L3	S84°16'31"E	18.89'
L4	N02°04'04"E	13.57'
L5	S21°52'07"E	30.04'
L6	S16°20'04"E	30.00'
L7	N73°26'45"E	76.35'
L8	N67°14'02"E	19.86'
L9	N65°06'22"E	64.82'
L10	S87°11'18"E	30.00'
L11	N73°26'45"E	1.77'
L12	N88°06'00"W	41.94'
L13	N28°44'04"W	26.07'
L14	S18°27'07"W	38.60'
L15	S37°47'36"E	53.11'

- LEGEND**
- DENOTES A 5/8" x 30" IR w/CAP MARKED "I.E. ENGINEERING" TO BE SET WITHIN THE TIME SPECIFIED IN THE SURVEYOR'S CERTIFICATE, SET ON NOV. 21, 2005
 - ◉ SET A 5/8" x 30" IR w/CAP MARKED "I.E. ENGINEERING"
 - ◉ FOUND ALUMINUM CAP MARKED "SHANER ENGR. RLS 430"
 - ◉ FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
 - △ CALCULATED POSITION
- ()R1 RECORD AS PER VOL. 14, PG. 25
()R2 RECORD AS PER VOL. 17, PG. 41
()R3 RECORD AS COMPUTED PER VOL. 17, PG. 41 & C.S. 65/5-8
()R4 RECORD AS PER C.S. 65/5-8
()R5 RECORD AS PER VOL. 16, PG. 14

CURVE TABLE				
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH
C1	S86°35'26"W	404.36'	585.00'	412.88'
C2	N71°22'26"W	37.09'	585.00'	37.09'
C3	N65°26'33"E	28.28'	20.00'	31.42'
C4	N05°04'05"W	10.34'	12.00'	10.69'
C5	S05°25'46"W	58.79'	50.00'	62.85'
C6	S55°12'15"W	23.80'	50.00'	24.03'
C7	S89°53'34"W	35.71'	50.00'	36.52'
C8	N38°57'01"W	50.35'	50.00'	52.77'
C9	N31°22'28"E	64.40'	50.00'	69.97'
C10	S45°57'12"W	10.34'	12.00'	10.69'
C11	S24°33'27"E	28.28'	20.00'	31.42'
C12	S72°22'14"E	53.99'	550.00'	54.01'
C13	S73°30'21"E	79.88'	580.00'	79.94'
C14	S71°29'07"E	41.05'	610.00'	41.05'
C15	N63°19'49"W	71.49'	100.00'	73.11'
C16	S88°24'06"W	416.55'	555.00'	427.01'
C17	N70°50'48"W	23.63'	525.00'	23.63'
C18	N79°36'53"W	136.66'	525.00'	137.05'
C19	S89°24'41"W	64.02'	525.00'	64.06'
C20	S76°08'17"W	178.32'	525.00'	179.19'
C21	N68°07'04"E	21.47'	350.00'	21.47'
C50	S76°19'09"E	21.79'	550.00'	21.80'
C51	S75°26'02"E	43.01'	610.00'	43.02'

- NOTE 1:**
40' WIDE ACCESS AND UTILITY EASEMENT TO BENEFIT LOTS 6, 7 & 8 AND THE REMAINDER PARCEL.
- NOTE 2:**
TRACT A IS A DRAINAGE DETENTION AREA THAT IS NOT AVAILABLE FOR RESIDENTIAL USE OR DEVELOPMENT AND DEEDED TO THE HOME OWNERS ASSOCIATION.
- NOTE 3:**
TRACTS B AND C ARE WETLAND AREAS THAT ARE NOT AVAILABLE FOR RESIDENTIAL USE OR DEVELOPMENT AND ARE DEEDED TO THE HOMEOWNERS ASSOCIATION.

NOTE:
DUE TO THE DOUGLAS COUNTY PLANNING DEPARTMENTS ASSESSMENT OF THE SIZE AND TOPOGRAPHY OF THE LOTS IN THIS SUBDIVISION NONE OF THE LOTS IN THIS SUBDIVISION SHALL BE REDIVIDED IN THE FUTURE (SEE CONDITIONS 5 & 27 P.D. FILE NUMBER 04-142).



REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 13, 1979
LARRY E. MONREAN
1830

EXPIRES: 12/31/2004

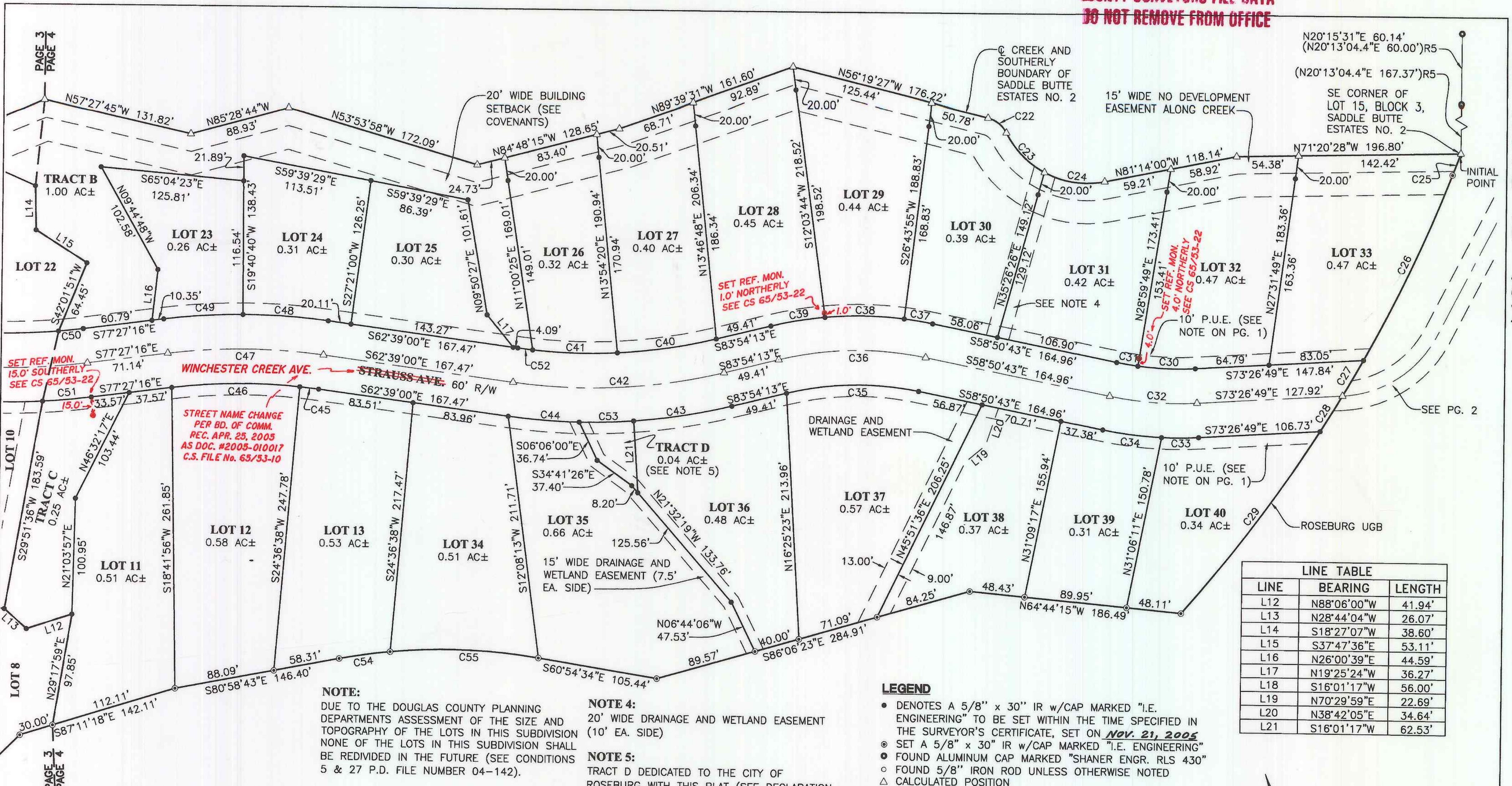
WINCHESTER CREEK

LYING IN SECTION 30, TOWNSHIP 26 SOUTH, RANGE 5 WEST
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

SURVEYED FOR:
NORWAY DEVELOPMENT
P.O. BOX 387
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DWG. BY: MLJ
SCALE: AS SHOWN DATE: OCT., 2004 JOB NO: 1968-05 PAGE: 3 OF 4



STREET NAME CHANGE
PER BD. OF COMM.
REC. APR. 25, 2005
AS DOC. #2005-010017
C.S. FILE No. 63/53-10

SET REF. MON.
15.0' SOUTHERLY
SEE CS 65/53-22

SET REF. MON.
1.0' NORTHERLY
SEE CS 65/53-22

SET REF. MON.
4.0' NORTHERLY
SEE CS 65/53-22

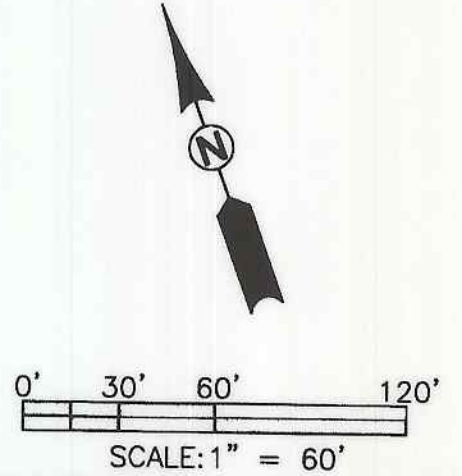
- NOTE:**
DUE TO THE DOUGLAS COUNTY PLANNING DEPARTMENTS ASSESSMENT OF THE SIZE AND TOPOGRAPHY OF THE LOTS IN THIS SUBDIVISION NONE OF THE LOTS IN THIS SUBDIVISION SHALL BE REDIVIDED IN THE FUTURE (SEE CONDITIONS 5 & 27 P.D. FILE NUMBER 04-142).
- NOTE 4:**
20' WIDE DRAINAGE AND WETLAND EASEMENT (10' EA. SIDE)
- NOTE 5:**
TRACT D DEDICATED TO THE CITY OF ROSEBURG WITH THIS PLAT (SEE DECLARATION ON PG. 1).

- LEGEND**
- DENOTES A 5/8" x 30" IR w/CAP MARKED "I.E. ENGINEERING" TO BE SET WITHIN THE TIME SPECIFIED IN THE SURVEYOR'S CERTIFICATE, SET ON **Nov. 21, 2005**
 - ⊙ SET A 5/8" x 30" IR w/CAP MARKED "I.E. ENGINEERING"
 - ⊙ FOUND ALUMINUM CAP MARKED "SHANER ENGR. RLS 430"
 - FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
 - △ CALCULATED POSITION
- () R1 RECORD AS PER VOL. 14, PG. 25
 () R2 RECORD AS PER VOL. 17, PG. 41
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 () R4 RECORD AS PER C.S. 65/5-8
 () R5 RECORD AS PER VOL. 16, PG. 14

LINE	BEARING	LENGTH
L12	N88°06'00"W	41.94'
L13	N28°44'04"W	26.07'
L14	S18°27'07"W	38.60'
L15	S37°47'36"E	53.11'
L16	N26°00'39"E	44.59'
L17	N19°25'24"W	36.27'
L18	S16°01'17"W	56.00'
L19	N70°29'59"E	22.69'
L20	N38°42'05"E	34.64'
L21	S16°01'17"W	62.53'

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH
C21	N68°07'04"E	21.47'	350.00'	21.47'
C22	N31°48'14"W	20.75'	25.00'	21.40'
C23	S24°44'56"E	48.02'	80.00'	48.77'
C24	S61°43'25"E	53.43'	80.00'	54.48'
C25	N40°51'27"E	20.00'	1275.00'	20.00'
C26	N45°19'22"E	178.59'	1275.00'	178.74'
C27	N50°08'53"E	36.02'	1275.00'	36.02'
C28	N51°46'57"E	36.73'	1275.00'	36.73'
C29	N57°05'44"E	199.53'	1275.00'	199.73'
C30	S68°07'46"E	50.60'	273.00'	50.67'
C31	S60°49'43"E	18.90'	273.00'	18.90'
C32	S66°08'46"E	77.01'	303.00'	77.22'
C33	S70°38'04"E	32.68'	333.00'	32.69'
C34	S63°20'02"E	52.12'	333.00'	52.17'
C35	N71°22'28"W	115.84'	267.00'	116.77'
C36	N71°22'28"W	128.86'	297.00'	129.89'
C37	N61°03'24"W	25.24'	327.00'	25.24'

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH
C38	N69°22'29"W	69.57'	327.00'	69.71'
C39	N79°41'34"W	48.02'	327.00'	48.07'
C40	S78°35'25"E	87.60'	473.00'	87.73'
C41	S68°45'34"E	74.51'	473.00'	74.58'
C42	S73°16'36"E	185.52'	503.00'	186.59'
C43	S79°12'36"E	87.23'	533.00'	87.33'
C44	S66°00'44"E	62.52'	533.00'	62.56'
C45	N63°36'02"W	16.59'	500.00'	16.59'
C46	N71°00'10"W	112.36'	500.00'	112.60'
C47	N70°03'08"W	136.57'	530.00'	136.95'
C48	N66°29'10"W	74.93'	560.00'	74.99'
C49	N73°53'18"W	69.66'	560.00'	69.71'
C50	S76°19'09"E	21.79'	550.00'	21.80'
C51	S75°26'02"E	43.01'	610.00'	43.02'
C52	S63°26'46"E	13.15'	473.00'	13.15'
C53	S71°56'43"E	47.81'	533.00'	47.83'
C54	N78°24'01"W	44.99'	500.00'	45.00'
C55	N68°21'56"W	129.76'	500.00'	130.13'



<p>REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p><i>Larry E. Monrean</i></p> <p>OREGON JULY 13, 1979 LARRY E. MONREAN 1830</p> <p>EXPIRES: 12/31/2004</p>	<p>WINCHESTER CREEK</p> <p>LYING IN SECTION 30, TOWNSHIP 26 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON</p>	
	<p>SURVEYED FOR: NORWAY DEVELOPMENT P.O. BOX 387 OREGON CITY, OR 97045</p>	<p>SURVEYED BY: 741 SE Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com</p>
<p>SCALE: AS SHOWN DATE: OCT., 2004</p>		<p>DWG. BY: MLJ</p>
<p>JOB NO: 1968-05</p>		<p>PAGE: 4 OF 4</p>