

**NOTE A:**  
ALL OF SHALE COURT AND RUBY COURT (PRIVATE ROADWAYS) ARE ALSO A PUBLIC UTILITY EASEMENT TO BENEFIT REMAINDER PARCEL AND THIS PLAT

**NOTE B:**  
10' WIDE UTILITY EASEMENT TO BENEFIT REMAINDER PARCEL AND THIS PLAT

**NOTE C:**  
UTILITY EASEMENT TO BENEFIT LOT 42 OF THIS PLAT

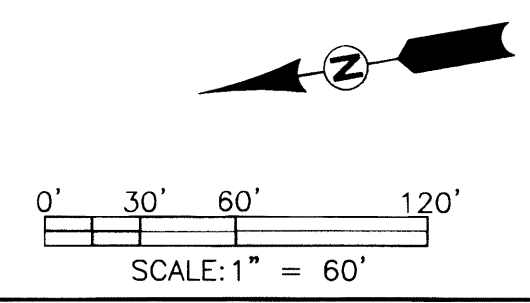
**SCALE:** NTS

CURVE TABLE				
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH
C1	S52°39'49"W	28.41'	20.00'	31.59'
C2	S17°35'12"E	21.13'	25.00'	21.81'
C3	N04°25'45"E	65.84'	45.00'	73.85'
C4	N73°54'44"E	34.40'	45.00'	35.30'
C5	S72°40'08"E	17.09'	45.00'	17.20'
C6	S41°04'48"E	31.72'	45.00'	32.42'
C7	S18°28'57"W	56.54'	45.00'	61.14'
C8	N32°24'30"E	21.13'	25.00'	21.81'
C9	N34°30'20"W	26.72'	20.00'	29.26'
C10	S38°47'59"E	109.70'	80.00'	120.87'
C11	S38°47'59"E	137.12'	100.00'	151.09'
C12	S67°00'26"E	39.26'	120.00'	39.44'
C13	S42°29'32"E	62.52'	120.00'	63.25'
C14	S11°27'14"E	65.90'	120.00'	66.76'
C15	S06°22'17"W	12.84'	195.00'	12.85'
C16	S12°44'35"W	44.53'	155.00'	44.69'
C17	S18°56'52"W	72.34'	195.00'	72.76'

CURVE TABLE				
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH
C18	S44°41'43"W	225.96'	175.00'	245.64'
C19	S39°40'44"W	68.01'	195.00'	68.36'
C20	S47°18'09"W	137.35'	155.00'	142.30'
C21	S59°36'54"W	67.01'	195.00'	67.34'
C22	S73°22'57"W	26.35'	195.00'	26.37'
C23	N55°03'12"E	18.89'	25.00'	19.38'
C24	S59°47'05"W	40.77'	45.00'	42.31'
C25	N78°40'42"W	22.69'	45.00'	22.94'
C26	N47°12'05"W	26.12'	45.00'	26.51'
C27	N03°46'25"W	40.23'	45.00'	41.71'
C28	N63°57'17"E	59.25'	45.00'	64.68'
C29	N77°48'55"E	77.45'	620.00'	77.50'
C30	N89°30'57"E	175.14'	620.00'	175.72'
C31	S81°34'23"E	17.13'	620.00'	17.13'
C32	S61°21'35"E	21.03'	45.00'	21.22'
C33	N77°07'24"W	24.45'	25.00'	25.55'
C34	N77°32'14"E	74.90'	650.00'	74.94'
C35	N87°45'32"E	156.60'	650.00'	156.98'

**LEGEND**

- SET 5/8" x 30" IR w/CAP MARKED "I.E. ENGINEERING" UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- △ CALCULATED POSITION
- ( ) R1 RECORD AS PER VOL. 20, PG. 36
- ( ) R2 RECORD AS PER VOL. 21, PG. 34
- ( ) R3 RECORD AS PER VOL. 21, PG. 53A



<p><b>REGISTERED PROFESSIONAL LAND SURVEYOR</b></p> <p><b>OREGON</b> JULY 14, 1978 <b>RONALD A. GUMBLY</b> 1864</p> <p>EXPIRES: 12/31/2006</p>	<p><b>ROCKY RIDGE P.U.D. 2, PHASE 3</b> LYING IN THE NE 1/4 AND SE 1/4 OF SEC. 18, T 27 S, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.</p>		
	<p><b>SURVEYED FOR:</b> ROCKY RIDGE VENTURE, LLC 2178 NW ANDREA ST. ROSEBURG, OR 97470</p>	<p><b>SURVEYED BY:</b> 741 SE Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@iengineering.com</p>	
<p>SCALE: AS SHOWN</p>	<p>DATE: APRIL, 2005</p>	<p>JOB NO: 1403-17T13</p>	<p>PAGE: 1 OF 2</p>



NO FEE

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05/31/2005 12:09:19 PM  
PLAT-SUB Cnt=1 Stn=1 RECEIPTCOUNTER  
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**SURVEYOR'S CERTIFICATE:**

I, RONALD A. QUIMBY, OREGON PROFESSIONAL LAND SURVEYOR NO. 1654, 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 PARCEL OF LAND IN THE EAST HALF OF SECTION 18, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN AND BEING IN PART OF PARCEL 1 OF LAND PARTITION NUMBER 2000-0068 AS RECORDED IN PLAT RECORDS OF DOUGLAS COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ON THE SOUTHERLY SIDE OF ROCKY DRIVE (A PRIVATE ROADWAY) ALSO BEING THE NORTHWEST CORNER OF LOT 14 ROCKY RIDGE PUD 2, PHASE 1 AS RECORDED IN VOLUME 21, PAGE 34 PLAT RECORDS OF DOUGLAS COUNTY, OREGON THENCE ALONG THE WESTERLY BOUNDARY OF SAID ROCKY RIDGE PUD 2, PHASE 1 SOUTH 17°05'48" WEST 679.90 FEET TO A 5/8" IRON ROD; THENCE SOUTH 10°57'51" WEST 40.06 FEET TO A 5/8" IRON ROD; THENCE SOUTH 04°45'40" WEST 200.00 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF LOT 21 ROCKY RIDGE PUD 2, PHASE 1 ALSO BEING THE NORTHWEST CORNER OF LOT 27 ROCKY RIDGE PUD 2, PHASE 2, AS RECORDED IN VOLUME 21, PAGE 53, PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID ROCKY RIDGE PUD 2, PHASE 2 SOUTH 04°45'40" WEST 90.00 FEET TO A 5/8" IRON ROD; THENCE SOUTH 70°14'29" WEST 135.00 FEET TO A 5/8" IRON ROD; THENCE SOUTH 53°33'55" WEST 175.91 FEET TO A 5/8" IRON ROD; THENCE NORTH 89°36'18" WEST 90.01 FEET TO A 5/8" IRON ROD; THENCE NORTH 89°36'15" WEST 139.99 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF LOT 31 OF SAID ROCKY RIDGE PUD 2, PHASE 2 SAID POINT ALSO BEING ON THE EAST LINE OF ROCKY RIDGE PUD, PHASE 1 AS RECORDED IN VOLUME 20, PAGE 36; THENCE ALONG THE EAST BOUNDARY OF ROCKY RIDGE PUD, PHASE 1 NORTH 09°07'41" WEST 295.54 FEET TO A 5/8" IRON ROD; THENCE NORTH 32°45'17" EAST 260.00 FEET TO A 5/8" IRON ROD; THENCE NORTH 07°18'38" EAST 500.00 FEET TO A 5/8" IRON ROD; THENCE NORTH 54°21'35" WEST 23.29 FEET TO A 5/8" IRON ROD ON THE SOUTH BOUNDARY OF ROCKY RIDGE DRIVE (A PRIVATE ROADWAY); THENCE LEAVING SAID EAST LINE OF ROCKY RIDGE PUD, PHASE 1 ALONG THE SOUTHERLY BOUNDARY OF ROCKY RIDGE DRIVE (A PRIVATE ROADWAY) ALONG THE ARC OF A 620.00 FOOT RADIUS CURVE LEFT 270.35 FEET (THE LONG CHORD OF WHICH BEARS NORTH 86°43'36" EAST 268.22 FEET) TO A 5/8" IRON ROD; THENCE NORTH 74°14'04" EAST 336.53 FEET TO THE POINT OF BEGINNING.  
SAID PORTION CONTAINING 11.65 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 CHECKED AND USED EXISTING MONUMENTS AND CONTROL FROM OUR PREVIOUS SURVEYS "ROCKY RIDGE P.U.D. PHASE 1", "ROCKY RIDGE P.U.D. 2, PHASE 1" AND "ROCKY RIDGE P.U.D. 2, PHASE 2" FOR CONTROLLING THIS SURVEY. MONUMENTS WERE SET TO DELINEATE LOTS AND PRIVATE ROADWAYS AS SHOWN.

**P.U.E. NOTE:**

PUBLIC UTILITY EASEMENTS SHOWN ON THIS MAP ARE SUBJECT TO RESTRICTIONS RECORDED IN INSTRUMENT NUMBER 2005-013288 OF DEED RECORDS OF DOUGLAS COUNTY.

**NOTE:** SUBJECT TO COVENANTS AS RECORDED IN INSTRUMENT NO. 2004-025285 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.

Margaret Amraday, deputy 5/27/05  
DOUGLAS COUNTY TAX COLLECTOR DATE

**FIELD CREW:** DEREK FEIGEL AND MIKE FROMDAHL

**EQUIPMENT:** TOPCON TOTAL STATION AND TDS RECON DATA COLLECTOR

**OFFICE:** MICHAEL JONES

**DRAFTING:** JOE COOK

**APPROVALS:**

Paul D. [Signature] 5/24/05  
PLANNING COMMISSION CHAIRMAN DATE  
[Signature] 5/25/05  
COMMUNITY DEVELOPMENT DIRECTOR DATE  
[Signature] 05/24/05  
PUBLIC WORKS DIRECTOR DATE  
[Signature] 5-25-05  
DOUGLAS COUNTY SURVEYOR DATE  
[Signature] 5-27-05  
DOUGLAS COUNTY TAX ASSESSOR DATE  
[Signature] 5-31-05  
DOUGLAS COUNTY COMMISSIONER DATE  
[Signature] 5-31-05  
DOUGLAS COUNTY COMMISSIONER DATE  
FILED THIS 31<sup>ST</sup> DAY OF MAY, 2005, 12:09 O'CLOCK PM /PM  
BARBARA E. NIELSEN 2005-013289  
DOUGLAS COUNTY CLERK [Signature] 5-31-2005  
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, PHASE 3" TOGETHER WITH EASEMENTS AS SHOWN.

[Signature] 5/19/2005  
KEL REED (MANAGER AND MANAGING MEMBER) DATE

**ACKNOWLEDGMENT:**

STATE OF OREGON }  
COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 19<sup>TH</sup> DAY OF May, 2005, 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

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
[Signature]  
OREGON  
JULY 14, 1978  
RONALD A. QUIMBY  
1654  
EXPIRES: 12/31/2006

**ROCKY RIDGE P.U.D. 2, PHASE 3**  
LYING IN THE NE 1/4 AND SE 1/4 OF SEC. 18, T 27 S,  
RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

**SURVEYED FOR:**  
ROCKY RIDGE VENTURE, LLC  
2178 NW ANDREA ST.  
ROSEBURG, OR 97470

**SURVEYED BY:**  
**i.e.**  
ENGINEERING  
741 SE Jackson Street  
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iemail@ieengineering.com

DWG. BY: JAC  
SCALE: NO SCALE DATE: APRIL, 2005 JOB NO: 1403-17T13 PAGE: 2 OF 2

VOL. 21 PAGE 54 B

VOL. 21 PAGE 54 B