


**HIGHLANDS AT VISTA RIDGE
 1ST ADDITION**
 LOCATED IN THE
 NW 1/4 OF SECTION 14
 T.28S., R.6W., W.M.
 DOUGLAS COUNTY, OREGON

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 OREGON
 JULY 17, 1981
 KRISTIAN O. DEGROOT
 1941
 RENEWAL DATE: 12-31-05


APPROVALS:


 DOUGLAS COUNTY PLANNING DIRECTOR

2/13/06
 DATE


 DOUGLAS COUNTY SURVEYOR

2-13-06
 DATE


 DOUGLAS COUNTY ASSESSOR

2-14-06
 DATE

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT HIGHLAND ASSOCIATES, INC. IS THE OWNER OF THE LAND REPRESENTED ON THIS SUBDIVISION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE NAME OF HIGHLANDS AT VISTA RIDGE, 1ST ADDITION.

(SIGNATURE BY AFFIDAVIT)
 LINCOLN WARE

SURVEYOR'S CERTIFICATE:

I, KRISTIAN O. DEGROOT HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THIS LAND PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:
 A PORTION OF THAT PARCEL OF LAND DESCRIBED IN A DEED TO RICHARD H. BLOCK, LINCOLN WARE AND RICHARD K. ANDERSON AS RECORDED IN INSTRUMENT NO. 95-15288 OF THE RECORDS OF DOUGLAS COUNTY, OREGON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A BRASS CAPPED IRON PIPE AT THE 1/4 CORNER COMMON TO SECTION 14 AND SECTION 15 OF T. 28S., R.6W., W.M. THENCE N.00°42'46"E. ALONG THE WEST LINE OF SAID INSTRUMENT NO. 95-15288, 511.88 FEET TO A 1/2" IRON ROD; THENCE N.00°47'17"E. CONTINUING ALONG SAID WEST LINE, 191.36 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF "HIGHLANDS AT VISTA RIDGE PHASE 3 PLANNED COMMUNITY" A SUBDIVISION RECORDED IN VOLUME 20, PAGES 20 A AND B OF THE SUBDIVISION RECORDS OF DOUGLAS COUNTY OREGON; THENCE S.89°14'00"E. ALONG THE SOUTH LINE OF SAID SUBDIVISION, 130.41 FEET TO A 5/8" IRON ROD; THENCE S.00°46'00"W. ALONG SAID SOUTH LINE AND ALSO ALONG THE WEST LINE OF THAT PARCEL OF LAND DESCRIBED IN A DEED TO NORMA I WESTWELL AND RICHARD S. HOFFMAN AS RECORDED IN INSTRUMENT NO. 2004-004018 OF THE RECORDS OF DOUGLAS COUNTY, OREGON, 10.50 FEET TO A 5/8" IRON ROD; THENCE S.89°14'00"E., 77.96 FEET TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF SAID INSTRUMENT NO. 2004-004018; THENCE S.10°23'04"E., 59.21 FEET TO A 5/8" IRON ROD; THENCE S.27°34'50"E., 437.60 FEET TO A 5/8" IRON ROD; THENCE S.12°33'00"W., 56.93 FEET TO A 5/8" IRON ROD; THENCE S.00°47'00"W., 60.37 FEET TO A 5/8" IRON ROD; THENCE S.00°46'35"W., 133.49 FEET TO A 5/8" IRON ROD ON THE SOUTH LINE OF SAID INSTRUMENT NO. 95-15288; THENCE N.89°13'25"W., 415.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.57 ACRES, MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE A 5.57 ACRE PARCEL OF LAND INTO 14 LOTS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 04-130. THE SURVEY WAS CONTROLLED BY MONUMENTS FOUND OR SET UNDER PARTITION PLAT 1998-0130 A & B AND HIGHLANDS AT VISTA RIDGE PHASE 2, VOLUME 20, PAGE 20A AND 20B.
 THIS SURVEY WAS PERFORMED BY LES FANNING, ADAM DEGROOT, JERED CARPENTER AND JOEL HERZBERG USING LEICA GPS AND TPS 1200 INSTRUMENTS WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

ACKNOWLEDGMENT BY AFFIDAVIT:

A CONSENT AFFIDAVIT FOR THIS SUBDIVISION PLAT SIGNED BY LINCOLN WARE AS PRESIDENT OF HIGHLAND ASSOCIATES, INC. IS RECORDED IN INSTRUMENT NO. 2006-004536 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

PROTECTIVE COVENANTS

THE "DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE HIGHLANDS AT VISTA RIDGE" ARE RECORDED IN BOOK 1309, PAGES 389-417 AS INSTRUMENT NO. 94-16781 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

THE PROPERTY SURVEYED AND DESCRIBED HEREON AS "HIGHLANDS AT VISTA RIDGE, 1ST ADDITION" HAS BEEN ANNEXED INTO "THE HIGHLANDS AT VISTA RIDGE" BY THE DECLARATION OF HIGHLAND ASSOCIATES, INC. AS RECORDED IN INSTRUMENT NO. 2005-031185 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

HIGHLAND VISTA LANE AND RIDGE COURT ARE CREATED AS ACCESS AND PUBLIC UTILITY EASEMENTS UNDER THIS PLAT. ALL COMMON OPEN SPACE AREAS SHOWN HEREON ARE CREATED AS PUBLIC UTILITY EASEMENTS. ALL NEW EASEMENTS SHOWN OR NOTED HEREON ARE CREATED AND SUBJECT TO THE TERMS AND CONDITIONS OF THE "DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE HIGHLANDS AT VISTA RIDGE" BY AND THROUGH THE ANNEXATION OF "HIGHLANDS AT VISTA RIDGE, 1ST ADDITION" INTO "THE HIGHLANDS AT VISTA RIDGE".

PUBLIC UTILITY EASEMENTS:

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIREABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUBLIC UTILITY EASEMENT. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUBLIC UTILITY EASEMENT AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUBLIC UTILITY EASEMENT OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUBLIC UTILITY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUBLIC UTILITY EASEMENT.

ZONING & UTILITIES:

ZONING: SUBURBAN RESIDENTIAL (RS)
 COMP. PLAN: HIGH DENSITY RESIDENTIAL (RHD)
 LOW DENSITY RESIDENTIAL (RLD)
 WATER: ROBERTS CREEK WATER DISTRICT
 SEWER: GREEN SANITARY DISTRICT
 PLANNING FILE NO. 04-130

TAX COLLECTORS CERTIFICATE:

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


 DOUGLAS COUNTY TAX COLLECTOR

2/14/06
 DATE

BTS ENGINEERING & SURVEYING, INC.		
431 S.E. MAIN ST., ROSEBURG, OR 97470		
PHONE (541) 673-0966 FAX (541) 673-0105		
SCALE: N/A'	FOR: HIGHLAND ASSOCIATES	JOB #: 03-118
DATE: NOVEMBER 28, 2005	9 S.W. JEFFERSON TERRACE	FILE: HighlandPla.DWG
	LAKE OSWEGO, OR 97035	SHEET 2 OF 2

2006-004537

FILED THIS 15th DAY OF FEBRUARY 2006 AT 8:18 A.M.

BY BARBARA E. NIELSEN 
 COUNTY CLERK By: DEPUTY

