DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK 2006-004539
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WESTRIDGE OF TRI CITY P.U.D.

A PLANNED UNIT DEVELOPMENT & LAND PARTITION IN THE EAST 1/2 OF THE SW 1/4 SEC. 8, TWP 30S, R 5W, W.M.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT JODI M. WESTBROOKS AND SHAWN J. WESTBROOKS, LEGAL REPRESENTATIVES OF THE LAND REPRESENTED ON PARCEL 1 OF THIS PLAT, WHICH IS MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE NAME OF "WESTRIDGE OF TRI CITY P.U.D.".

Jodi M Westbrooks
JODI M. WESTBROOKS, REPRESENTATIVE S & J PROPERTIES, LLC

Shawn J Westbrooks
SHAWN J. WESTBROOKS, REPRESENTATIVE S & J PROPERTIES, LLC

SURVEYOR'S CERTIFICATE:

I, DAVID J. BEEDLE DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE PLANNED UNIT DEVELOPMENT SHOWN HEREON WHICH IS A PORTION OF THE PROPERTY DESCRIBED IN INSTRUMENT NO. 2003-26358 OF THE DOUGLAS COUNTY DEED RECORDS, DOUGLAS COUNTY, OREGON, AND IS PARCEL 1 OF THIS LAND PARTITION WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ALONG THE NORTH LINE OF THE SOUTH 3/4 OF THE OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 8, SAID ROD BEARS S87°34'33"E 40.93' FROM A 5/8" IRON ROD AT THE CNN-SW 1/256 CORNER OF SECTION 8, T30S, R5W, W.M.;
THENCE CONTINUING ALONG SAID NORTH LINE S87°34'33"E 675.28' TO A 5/8" IRON ROD;
THENCE S0°42'56"W 452.90' TO A 5/8" IRON ROD;
THENCE N87°34'33"W 290.08' TO A 5/8" IRON ROD;
THENCE S0°42'56"W 420.00' TO A 5/8" IRON ROD;
THENCE N88°24'15"W 385.07' TO A 3/4" IRON PIPE AT THE SOUTH EAST CORNER OF LOT 14. MARCH PLAT "A" SUBDIVISION, VOL. 7, PG. 43;
THENCE ALONG THE EASTERN BOUNDARY OF MARCH PLAT "A" SUBDIVISION N0°42'56"E 878.47' TO THE POINT OF BEGINNING, CONTAINING 10.75 ACRES.

TOGETHER WITH THE FOLLOWING UTILITY EASEMENTS:

AN EASEMENT FOR ALL PUBLIC UTILITIES, DESCRIBED AS FOLLOWS:
5' INSIDE EACH LOT FRONTAGE OF LOTS 1-15 OF THE PORTION OF THOSE LOTS FACING WEST **RIDGE LANE** AND BROOKE COURT; ALL OF **WEST RIDGE LANE** AND BROOKE COURT; AND ALL THE PUBLIC OPEN AREA BETWEEN **WEST RIDGE LANE**, BROOK COURT, AND THE LOT FRONTAGE OF LOTS 1-15.

A 25' UTILITY EASEMENT, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST BOUNDARY OF MARCH PLAT "A", VOLUME 7, PAGE 43, SAID POINT BEARS N0°59'17"E 125.00' FROM A 3/4" IRON PIPE AT THE SOUTH EAST CORNER OF LOT 11, MARCH PLAT "A";
THENCE S73°15'30"E 24.05' TO A POINT;
THENCE PARALLEL TO THE WESTERLY BOUNDARIES OF LOTS 5, 4, 3, AND A PORTION OF LOT 2, S1°59'22"W 434.00'.

ALSO A SANITARY SEWER EASEMENT, 15' IN WIDTH, THROUGH LOT 15, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT N49°31'12"E 15.0' FROM THE SOUTH WEST CORNER OF LOT 15;
THENCE N66°54'51"E 112.11' MORE OR LESS TO THE NORTH EAST LINE OF LOT 15.

ALSO A 20' UTILITY EASEMENT INST. 2003-017094, DOUGLAS COUNTY DEED RECORDS.

SUBJECT TO: A 60' ACCESS EASEMENT, P1991-0016, DOUGLAS COUNTY RECORDS.

SUBJECT TO: A ROADWAY MAINTENANCE AGREEMENT, INST. NO. 94-26441, BOOK 1331, PAGE 754, DOUGLAS COUNTY DEED RECORDS.

THIS PLANNED UNIT DEVELOPMENT IS SUBJECT TO THE COVENANTS RECORDED IN ~~BOOK~~ INSTR. No. 2006-004538, DOUGLAS COUNTY DEED RECORDS.

LAND USE
IN PARCEL 1, PUD

PROJECT BOUNDARY AREA = 10.75 ACRES
ROAD AREA = 0.69 ACRES
PUD AREA AFTER ROADS = 10.06 ACRES

LOT AREA =6.24 ACRES
COMMON OPEN SPACE = 3.82 ACRES
PRIVATE OPEN SPACE = 30% OF EACH LOT= 2.11 ACRES
TOTAL OPEN SPACE = 5.93 ACRES

PARCEL 1: ZONED RS
PARCEL 2: ZONED FF
PLAN FILE NO. 98-008

ACKNOWLEDGMENT:

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 18th DAY OF November, 2005, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JODI M. WESTBROOKS AND SHAWN J. WESTBROOKS, REPRESENTATIVES OF S & J WESTBROOKS PROPERTIES, LLC, DEED HOLDERS OF THE PROPERTY DESCRIBED, TO ME KNOWN TO BE THE PERSONS DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT THEY EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.

Norma J Byers
NOTARY PUBLIC, STATE OF OREGON

Norma J. Byers
PRINTED NAME OF NOTARY

COMMISSION NO. 383408

MY COMMISSION EXPIRES September 19, 2008
MONTH DAY YEAR

APPROVALS

Keith L. Cubic — 2/10/06
DOUGLAS COUNTY PLANNING DIRECTOR — DATE

Ray Smith — 2-10-06
DOUGLAS COUNTY SURVEYOR DEPUTY — DATE

Ron Northrop — 2-14-06
DOUGLAS COUNTY ASSESSOR — DATE

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

Sandra K. Cruce — 2/14/06
DOUGLAS COUNTY TAX COLLECTOR — DATE

REGISTERED
PROFESSIONAL
LAND SURVEYOR
David J. Beedle
OREGON
JANUARY 21, 1997
DAVID J. BEEDLE
#2798
EXPIRES 12-31-05

BARBARA E. NIELSEN DOUGLAS COUNTY CLERK STATE OF OREGON

2006-004539
FILED THIS 15th DAY OF FEBRUARY 2006 8:39 O'CLOCK AM/PM
BARBARA E. NIELSEN
DOUGLAS COUNTY CLERK By: DEPUTY

DAVID J. BEEDLE TEL 541-874-3258
BEEDLE 163 TRAYLOR ROAD
LAND SURVEYING, LLC RIDDLE, OREGON 97469

SCALE: 1"=100'
DATE: 10-10-05

SURVEYED FOR:
S & J WESTBROOKS PROPERTIES LLC
681 WOODCREST DRIVE
MYRTLE CREEK, OR 97457

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