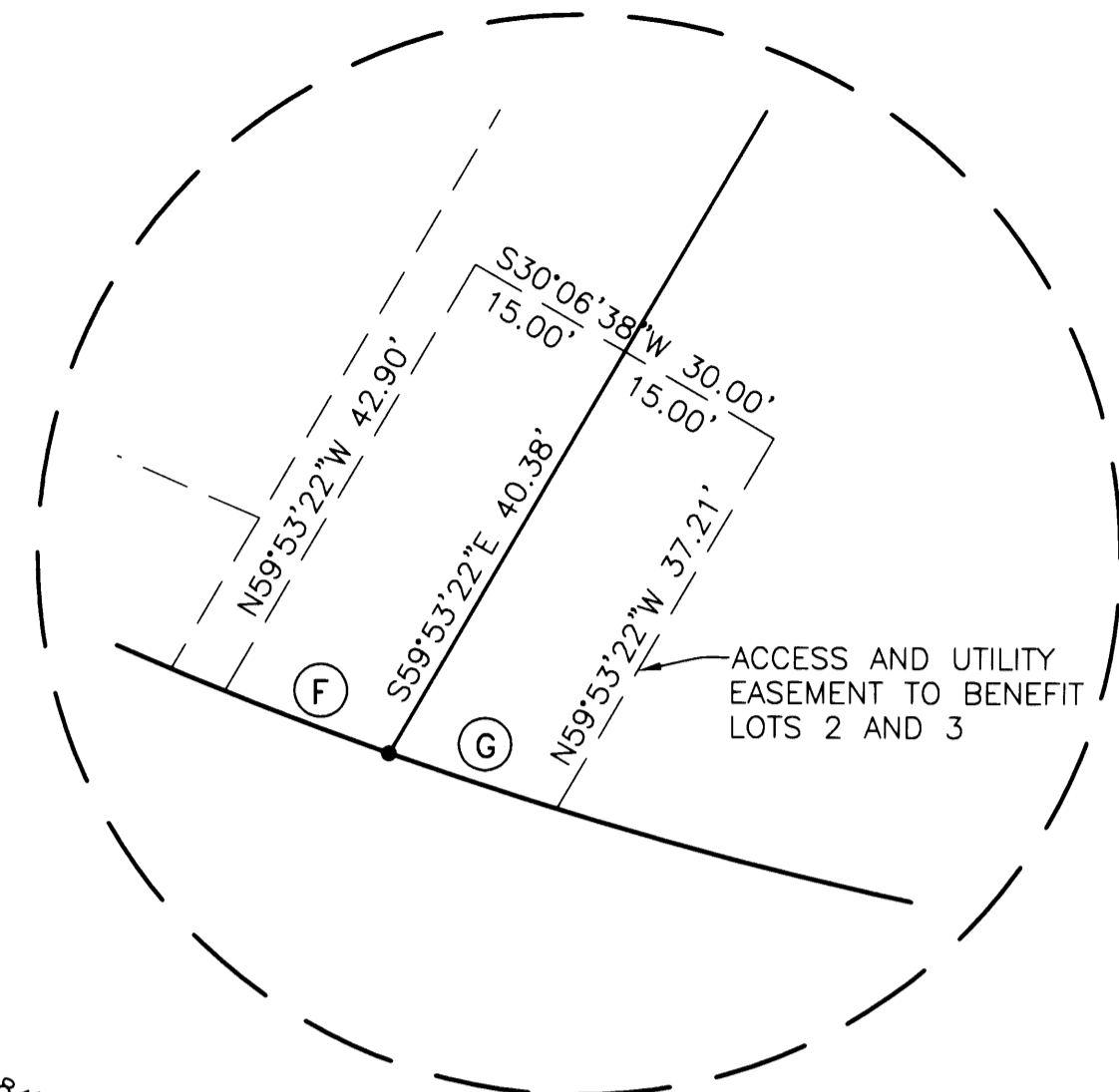


FD. BRASS CAP
SEC. CORNER

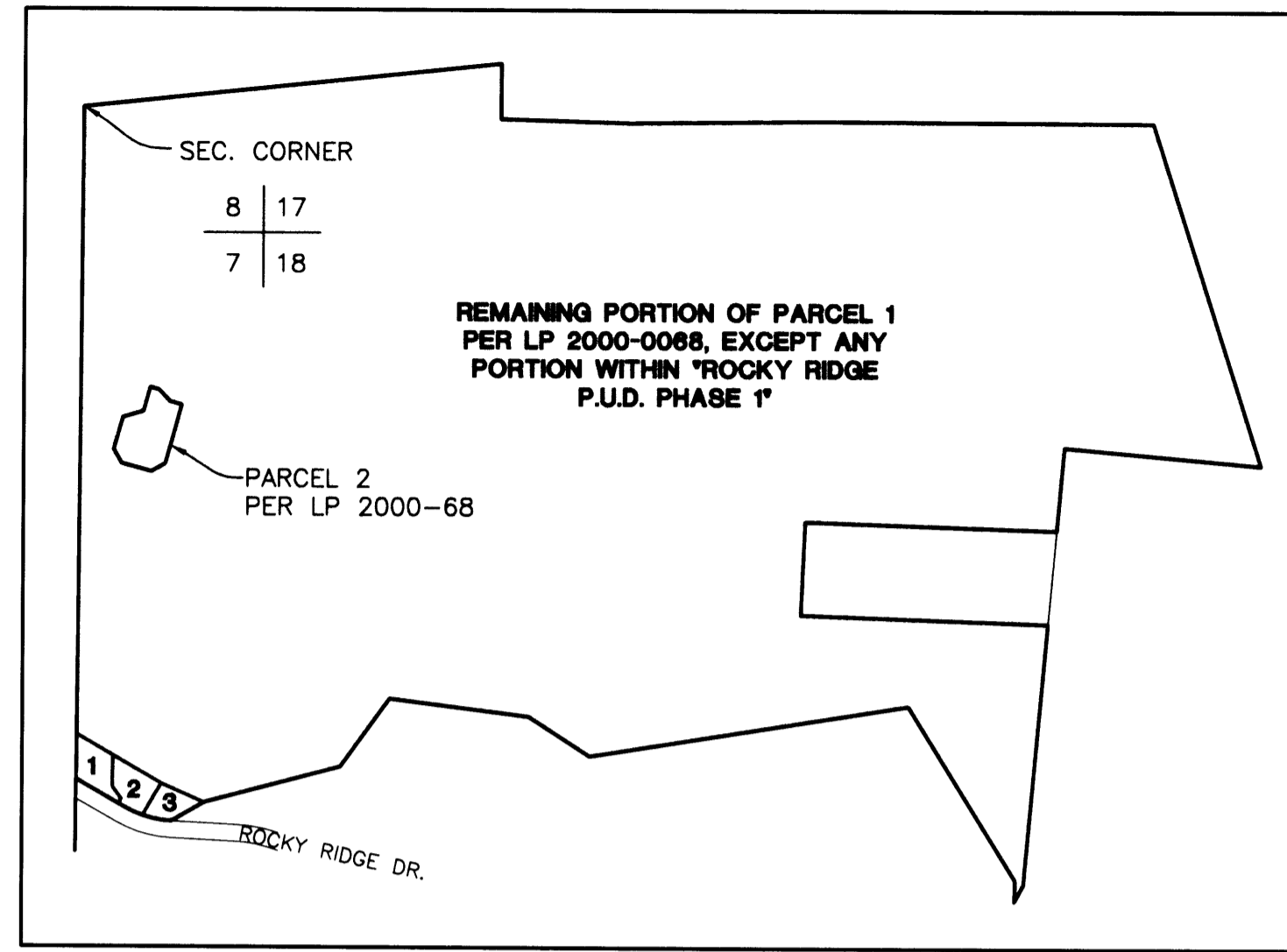
8	17
7	18

TL 100 & 101
TM 27--5--18
INST. NO. 2000--4867
ORIGINAL AREA
191.35 AC±



EASEMENT DETAIL
SCALE: NTS

**REMAINING PORTION OF
PARCEL 1 LP 2000-0088**
189.99 AC±
(NOT SURVEYED)



OVERALL SCHEMATIC
SCALE: NTS

BASIS OF BEARING PER VOL. 20, PG. 36
(S89°35'04"E 2659.01')R1

INITIAL POINT
(69.07')R1

LOT 1
0.50 AC±

20' SEWER EASEMENT
TO BENEFIT THE
REMAINING PORTION OF
PARCEL 1, LP 2000-68

LOT 2
0.49 AC±

15' UTILITY
EASEMENT TO
BENEFIT LOT 1

LOT 3
0.37 AC±

SEE EASEMENT DETAIL

PORTION OF
LEVEL AREA NOT
PART OF LOT 3

ROCKY DRIVE
PRIVATE ROAD

ROCKY RIDGE
P.U.D. PHASE 1
(VOL. 20, PG. 36)

NORTHEAST CORNER
COMMON AREA 1 OF
ROCKY RIDGE P.U.D.
PHASE 1

CHORD	RADIUS	LENGTH
A	S11°09'12"W 105.86'	370.00' 106.22'
B	S24°44'39"W 69.21'	370.00' 69.31'
C	(S16°31'11"W 187.99'	400.00' 189.76')R1
D	(S16°31'11"W 202.09'	430.00' 204.00')R1
E	(S16°31'11"W 173.89'	370.00' 175.53')R1
F	S20°33'19"W 15.21'	370.00' 15.21'
G	S18°11'26"W 15.33'	370.00' 15.33'



0' 20' 40' 80'
SCALE: 1"=40'

LEGEND

- SET 5/8" x 30" IR w/CAP MARKED "I.E. ENGINEERING" UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- ⊙ FOUND BRASS CAP AS NOTED
- ()R1 RECORD AS PER VOL. 20 PG. 36

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

Jerry Lee Estabrook
OREGON
JUNE 30, 1995
JERRY LEE ESTABROOK
2703

EXPIRES: 12/31/2003

ROCKY VIEW SUBDIVISION

LYING IN THE NE 1/4 OF SEC. 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:
i.e.
ENGINEERING
741 SE Jackson Street
Roseburg, Oregon 97470
PHONE (541) 673-0166
FAX (541) 440-9392
iemail@ieengineering.com

SCALE: AS SHOWN

DATE: AUG., 2003

DWG. BY: MLJ

JOB NO: 1403-18

PAGE: 1 OF 2



SURVEYOR'S CERTIFICATE

I, JERRY LEE ESTABROOK, BEING DULY SWORN, DEPOSE AND SAY 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 LP 2000-68 DOUGLAS COUNTY SURVEY RECORDS AS DESCRIBED IN INSTRUMENT NUMBER 2000-4867 OF DOUGLAS COUNTY DEED RECORDS, LOCATED IN THE NORTHEAST 1/4 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" IRON ROD ON THE EASTERLY RIGHT-OF-WAY BOUNDARY OF ROCKY RIDGE DRIVE FROM WHICH THE SECTION CORNER COMMON TO SECTIONS 7, 8, 17, AND 18 BEARS SOUTH 89°35'04" EAST FOR 2400.53 FEET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY BOUNDARY SOUTH 30°06'38" WEST FOR 201.09 FEET TO A 5/8" IRON ROD; THENCE ALONG A 370.00 FOOT RADIUS CURVE TO THE LEFT FOR 175.53 FEET TO A 5/8" IRON ROD, SAID CURVE HAVING A CHORD OF SOUTH 16°31'11" WEST FOR 173.89 FEET; THENCE LEAVING SAID RIGHT-OF-WAY BOUNDARY SOUTH 30°07'41" EAST FOR 135.59 FEET TO A 5/8" IRON ROD; THENCE NORTH 23°46'59" EAST 168.44 FEET TO A 5/8" IRON ROD; THENCE NORTH 30°06'38" EAST 349.84 FEET TO A 5/8" IRON ROD; THENCE NORTH 89°35'04" WEST FOR 161.15 FEET TO THE POINT OF BEGINNING. CONTAINING 1.36 ACRES MORE OR LESS.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE AFOREMENTIONED LAND AS SHOWN HEREIN. THE PROCEDURE WAS AS FOLLOWS: WE TIED EXISTING MONUMENTS OF RECORD TO CONTROL THE NORTH, THE WESTERLY AND THE SOUTHERLY BOUNDARIES OF THE PARENT PARCEL. WE THEN SET MONUMENTS TO DELINEATE THE LOT BOUNDARIES AS SHOWN.

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 VIEW SUBDIVISION" TOGETHER WITH EASEMENTS AS SHOWN AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS SHOWN HEREON.

 9-17-03
KEL REED, MANAGER DATE

NOTE: SUBJECT TO COVENANTS AS RECORDED IN BOOK 2003 - P. 025962 OF DEED RECORDS OF DOUGLAS COUNTY.

SIDEWALK NOTE:

IF SIDEWALKS HAVE NOT BEEN CONSTRUCTED AFTER TWO YEARS FROM THE DATE THE FINAL SUBDIVISION PLAT WAS FILED, THE CITY OF ROSEBURG WILL REQUIRE ALL PARCELS TO DO SO AT THAT TIME.

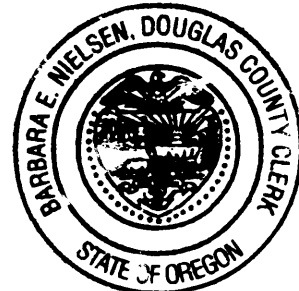
FIELD CREW: RYAN PALMER
DEREK FEIGEL

EQUIPMENT: NIKON TOTAL STATION AND
SDR 33 DATA COLLECTOR


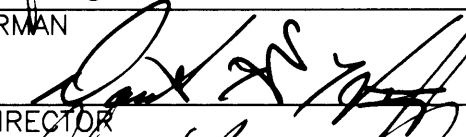

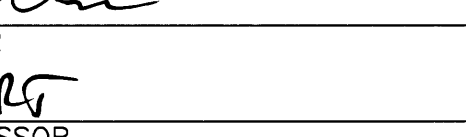
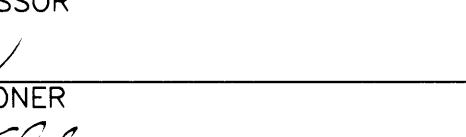
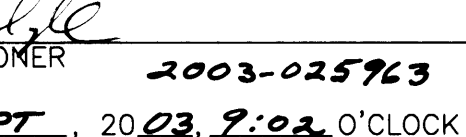

OFFICE: JERRY ESTABROOK

DRAFTING: MICHAEL JONES

PLANNING DEPARTMENT FILE NO. 5-03-1



APPROVALS:

 9/18/2003
PLANNING COMMISSION CHAIRMAN DATE
 9-18-03
COMMUNITY DEVELOPMENT DIRECTOR DATE
 9/22/03
PUBLIC WORKS DIRECTOR DATE
 9-22-03
DOUGLAS COUNTY SURVEYOR DATE
 9-23-03
DOUGLAS COUNTY TAX ASSESSOR DATE
 9/23/03
DOUGLAS COUNTY COMMISSIONER DATE
 9/23/03
DOUGLAS COUNTY COMMISSIONER DATE
2003-025963
FILED THIS 24th DAY OF SEPT, 2003, 9:02 O'CLOCK AM/PM
BARBARA E. NIELSEN
DOUGLAS COUNTY CLERK BY: DEPUTY DATE 9-24-03

TAX COLLECTOR STATEMENT

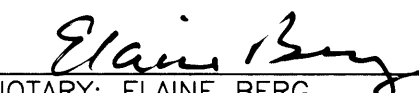
I HEREBY CERTIFY THAT TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

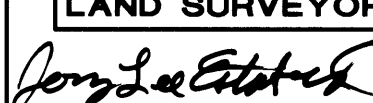
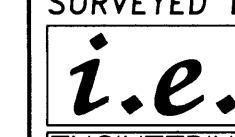
 9/23/04
DOUGLAS COUNTY TAX COLLECTOR DATE

ACKNOWLEDGMENT

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 17th DAY OF September, 2003, 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.


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

REGISTERED PROFESSIONAL LAND SURVEYOR  OREGON JUNE 30, 1995 JERRY LEE ESTABROOK 2703 EXPIRES: 12/31/2003	ROCKY VIEW SUBDIVISION LYING IN THE NE 1/4 OF SEC. 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., 2003	PAGE: 2 OF 2