

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK
2004-021611
NO FEE
09/02/2004 11:54:03 AM
PLAT-SUB Crit:1 Stn:1 RECEIPTCOUNTER
This is a no fee document

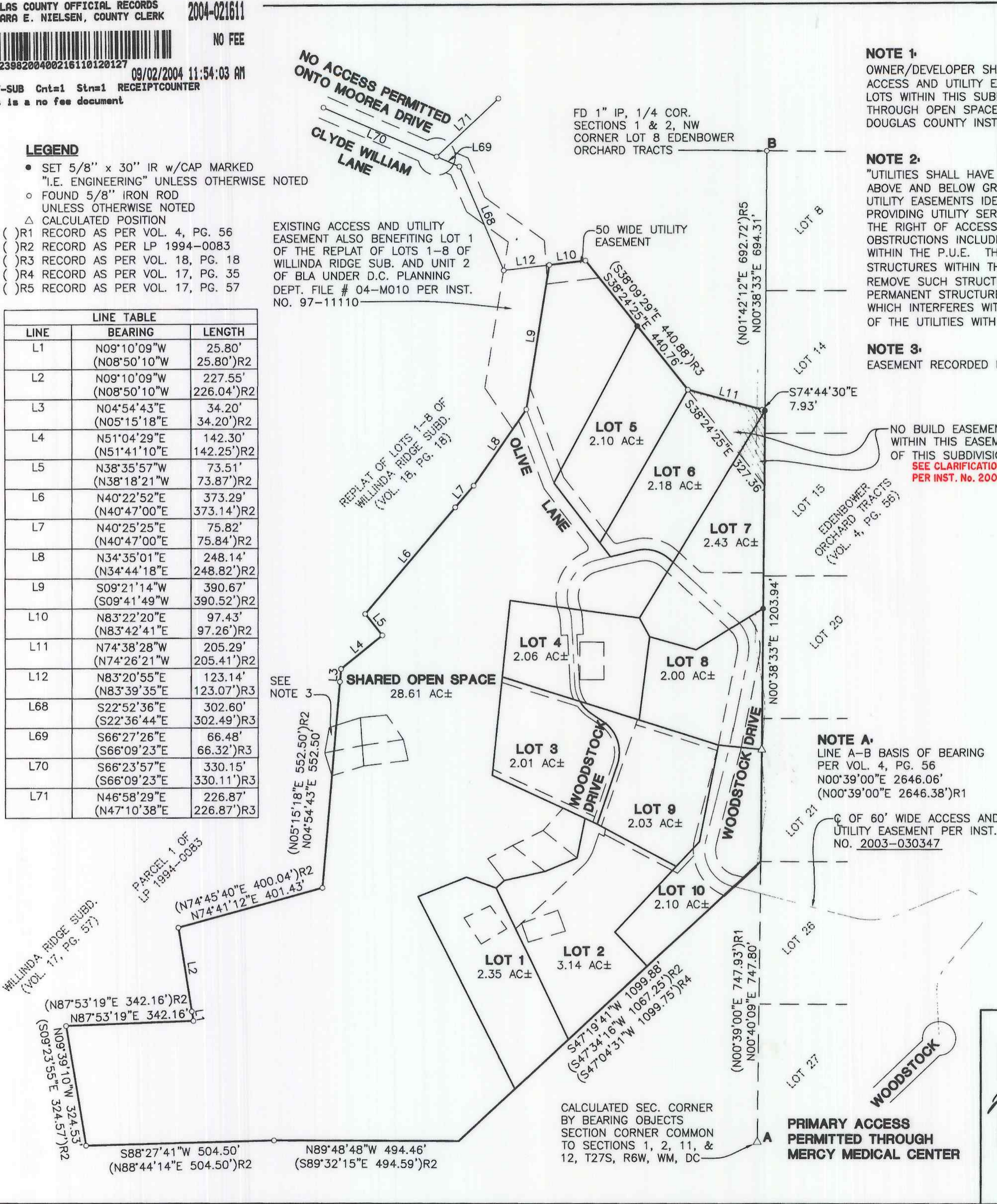
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LEGEND

- 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. 4, PG. 56
- () R2 RECORD AS PER LP 1994-0083
- () R3 RECORD AS PER VOL. 18, PG. 18
- () R4 RECORD AS PER VOL. 17, PG. 35
- () R5 RECORD AS PER VOL. 17, PG. 57

LINE	BEARING	LENGTH
L1	N09°10'09"W (N08°50'10"W)	25.80' 25.80')R2
L2	N09°10'09"W (N08°50'10"W)	227.55' 226.04')R2
L3	N04°54'43"E (N05°15'18"E)	34.20' 34.20')R2
L4	N51°04'29"E (N51°41'10"E)	142.30' 142.25')R2
L5	N38°35'57"W (N38°18'21"W)	73.51' 73.87')R2
L6	N40°22'52"E (N40°47'00"E)	373.29' 373.14')R2
L7	N40°25'25"E (N40°47'00"E)	75.82' 75.84')R2
L8	N34°35'01"E (N34°44'18"E)	248.14' 248.82')R2
L9	S09°21'14"W (S09°41'49"W)	390.67' 390.52')R2
L10	N83°22'20"E (N83°42'41"E)	97.43' 97.26')R2
L11	N74°38'28"W (N74°26'21"W)	205.29' 205.41')R2
L12	N83°20'55"E (N83°39'35"E)	123.14' 123.07')R3
L68	S22°52'36"E (S22°36'44"E)	302.60' 302.49')R3
L69	S66°27'26"E (S66°09'23"E)	66.48' 66.32')R3
L70	S66°23'57"E (S66°09'23"E)	330.15' 330.11')R3
L71	N46°58'29"E (N47°10'38"E)	226.87' 226.87')R3

EXISTING ACCESS AND UTILITY EASEMENT ALSO BENEFITING LOT 1 OF THE REPLAT OF LOTS 1-8 OF WILLINDA RIDGE SUB. AND UNIT 2 OF BLA UNDER D.C. PLANNING DEPT. FILE # 04-M010 PER INST. NO. 97-11110



NOTE 1:

OWNER/DEVELOPER SHALL RETAIN AUTHORITY TO ASSIGN ACCESS AND UTILITY EASEMENTS BENEFITING INDIVIDUAL LOTS WITHIN THIS SUBDIVISION AND SATELLITE PARCELS THROUGH OPEN SPACE PER COVENANTS RECORDED IN DOUGLAS COUNTY INSTRUMENT NO. 2004-021158

NOTE 2:

"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 DESIRABLE 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 P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E."

NOTE 3:

EASEMENT RECORDED PER INSTRUMENT NO. 2004-007330

NOTE 4:

A LICENSED GEOTECHNICAL ENGINEER MUST CERTIFY EACH BUILDING SITE AND ITS GRADING PLAN PRIOR TO SUBMITTING FOR A BUILDING PERMIT.

NO BUILD EASEMENT, NOTHING SHALL BE BUILT WITHIN THIS EASEMENT AREA OF LOTS 6 AND 7 OF THIS SUBDIVISION (INCLUDING FENCES) SEE CLARIFICATION OF EASEMENT PER INST. No. 2006-010548

APPROVALS:

Keith L. Cubic 9/1/04
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Romy Warr 9-1-04
DOUGLAS COUNTY SURVEYOR DATE

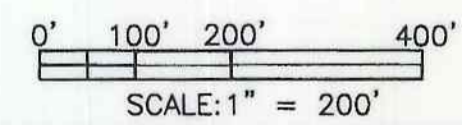
Jan Northcraft 9-2-04
DOUGLAS COUNTY ASSESSOR DATE

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

Sandra K. Greer 9/2/04
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 2ND DAY OF SEPT., 2004, 11:54 O'CLOCK AM/P^M

Barbara E. Nielsen 9-2-04
DOUGLAS COUNTY CLERK BY: DEPUTY DATE



REGISTERED PROFESSIONAL LAND SURVEYOR

Jerry Lee Estabrook

OREGON
JUNE 30, 1995
JERRY LEE ESTABROOK
2703

EXPIRES: 12/31/2005

OLIVE HEIGHTS SUBDIVISION

LYING IN THE SE 1/4 OF SECTION 2, TOWNSHIP 27, SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

SURVEYED FOR:
OLIVE HEIGHTS, INC.
164 CLYDE WILLIAM LN.
ROSEBURG, OREGON 97470

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

DWG. BY: MLJ
SCALE: AS SHOWN DATE: FEB., 2003
JOB NO: 1918-01 PAGE: 1 OF 4

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