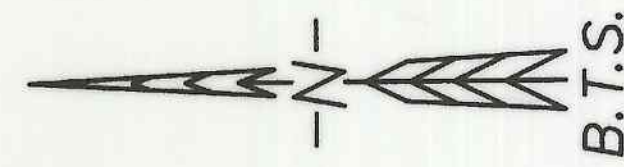


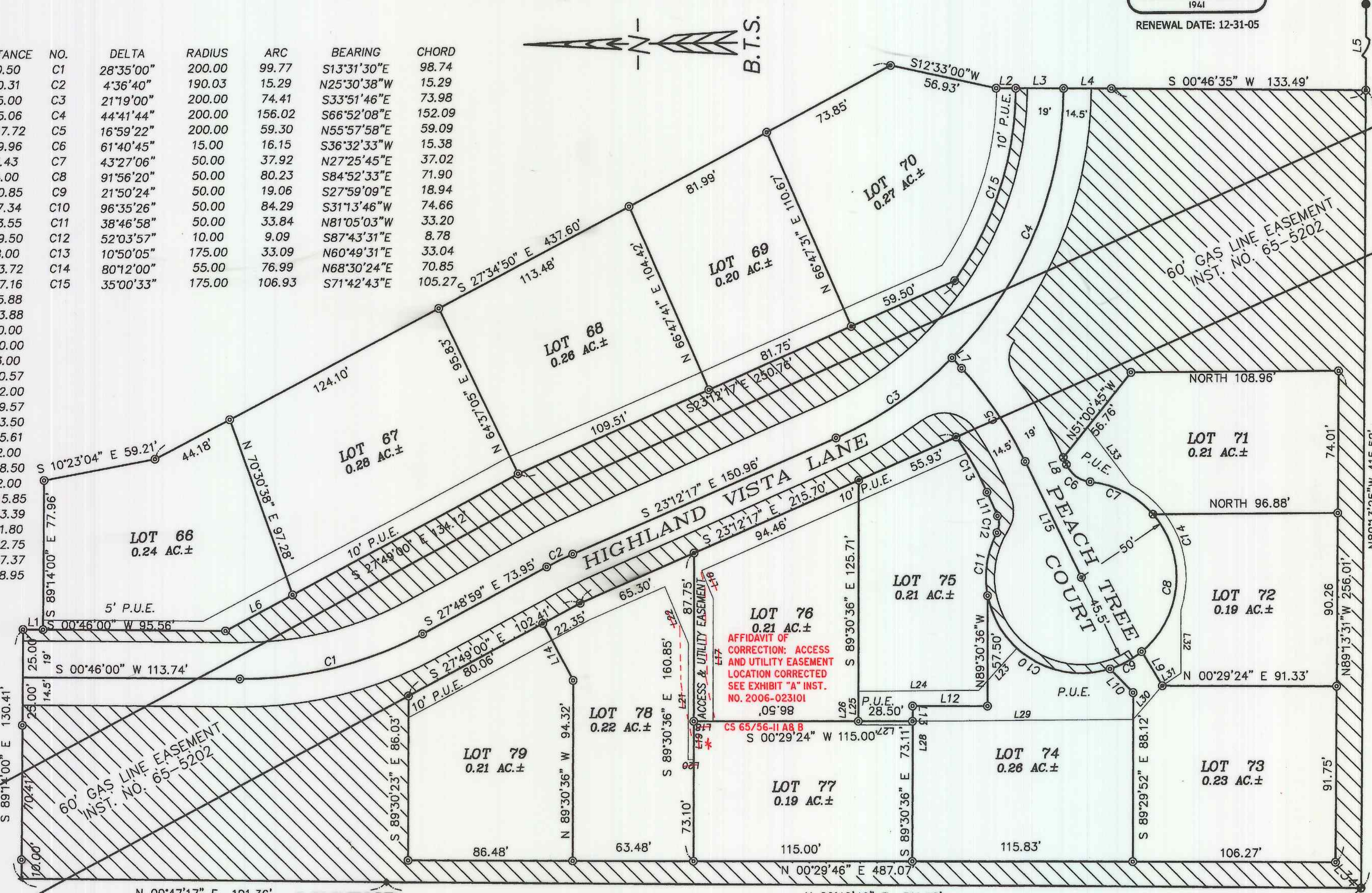
# HIGHLANDS AT VISTA RIDGE 1ST ADDITION

LOCATED IN THE  
NW 1/4 OF SECTION 14  
T.28S., R.6W., W.M.  
DOUGLAS COUNTY, OREGON

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Kristian O. Degroot*  
OREGON  
JULY 17, 1981  
KRISTIAN O. DEGROOT  
1941  
RENEWAL DATE: 12-31-05



LINE	BEARING	DISTANCE	NO.	DELTA	RADIUS	ARC	BEARING	CHORD
L1	S00°46'00"W	10.50	C1	28°35'00"	200.00	99.77	S13°31'30"E	98.74
L2	S00°47'00"W	10.31	C2	4°36'40"	190.03	15.29	N25°30'38"W	15.29
L3	S00°47'00"W	25.00	C3	21°19'00"	200.00	74.41	S33°51'46"E	73.98
L4	S00°47'00"W	25.06	C4	44°41'44"	200.00	156.02	S66°52'08"E	152.09
L5	S89°13'25"E	687.72	C5	16°59'22"	200.00	59.30	N55°57'58"E	59.09
L6	S27°48'59"E	39.96	C6	61°40'45"	15.00	16.15	S36°32'33"W	15.38
L7	S47°28'18"W	7.43	C7	43°27'06"	50.00	37.92	N27°25'45"E	37.02
L8	S66°46'16"W	4.00	C8	91°56'20"	50.00	80.23	S84°52'33"E	71.90
L9	N58°56'10"E	20.85	C9	21°50'24"	50.00	19.06	S27°59'09"E	18.94
L10	N45°52'49"E	17.34	C10	96°35'26"	50.00	84.29	S31°13'46"W	74.66
L11	N66°14'33"E	13.55	C11	38°46'58"	50.00	33.84	N81°05'03"W	33.20
L12	N00°29'24"E	39.50	C12	52°03'57"	10.00	9.09	S87°43'31"E	8.78
L13	N89°30'36"E	8.00	C13	10°50'05"	175.00	33.09	N60°49'31"E	33.04
L14	S62°10'55"W	33.72	C14	80°12'00"	55.00	76.99	N68°30'24"E	70.85
L15	S64°27'39"W	67.16	C15	35°00'33"	175.00	106.93	S71°42'43"E	105.27
L16	S67°45'41"W	15.88						
L17	N89°30'36"W	63.88						
L18	N00°29'24"E	10.00						
L19	N89°30'36"W	20.00						
L20	N00°29'24"E	3.00						
L21	S89°30'36"E	60.57						
L22	N67°45'41"E	32.00						
L23	N47°11'27"W	29.57						
L24	N00°00'00"W	63.50						
L25	N89°30'36"W	15.61						
L26	N89°30'32"W	2.00						
L27	S00°29'24"W	28.50						
L28	S89°30'33"E	2.00						
L29	S00°00'00"E	115.85						
L30	S48°22'49"E	23.39						
L31	S33°13'24"E	11.80						
L32	S89°50'19"E	32.75						
L33	N53°06'42"E	37.37						
L34	N45°09'08"E	18.95						



**LEGEND:**

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MARKED "BTS ENG-SURV" BASIS OF BEARINGS 1998-0130 A & B
- ⊙ = SET 2" BRASS DISC STAMPED "PROPERTY CORNER PLS 1941"
- ◆ = FOUND 1/2" IRON ROD PER M 81-35
- = FOUND 5/8" IRON ROD PER 1998-0130 A & B
- = FOUND 2" IRON PIPE PEARL SUBDIVISION (VOL. 8, PG. 42)
- = FOUND DCSD BCIP & ACCESSORIES PER PLSS ID. NO. 500440
- △ = COMPUTED POINT
- P.U.E. = PUBLIC UTILITY EASEMENT
- [Hatched Box] = COMMON OPEN SPACE

**LOT 76**  
0.21 AC.±  
AFFIDAVIT OF CORRECTION: ACCESS AND UTILITY EASEMENT LOCATION CORRECTED SEE EXHIBIT "A" INST. NO. 2006-023101 09'98

AFFIDAVIT OF CORRECTION: RECORDED SEPT. 25, 2006 AS INSTRUMENT No. 2006-023101 COUNTY CLERK RECORDS C.S. FILE 65/56- II A 8 B

**BTS ENGINEERING & SURVEYING, INC.**  
431 S.E. MAIN ST., ROSEBURG, OR 97470  
PHONE (541) 673-0966 FAX (541) 673-0105

FOR: HIGHLAND ASSOCIATES  
9 S.W. JEFFERSON TERRACE  
LAKE OSWEGO, OR 97035

SCALE: 1" = 40'  
DATE: NOVEMBER 28, 2005

JOB #: 03-118  
FILE: HighlandsPla.DWG  
SHEET 1 OF 2

**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

<b>BTS ENGINEERING &amp; SURVEYING, INC.</b>		
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 15<sup>th</sup> DAY OF FEBRUARY 2006 AT 8:18 A.M.

BY BARBARA E. NIELSEN   
 COUNTY CLERK By: DEPUTY

