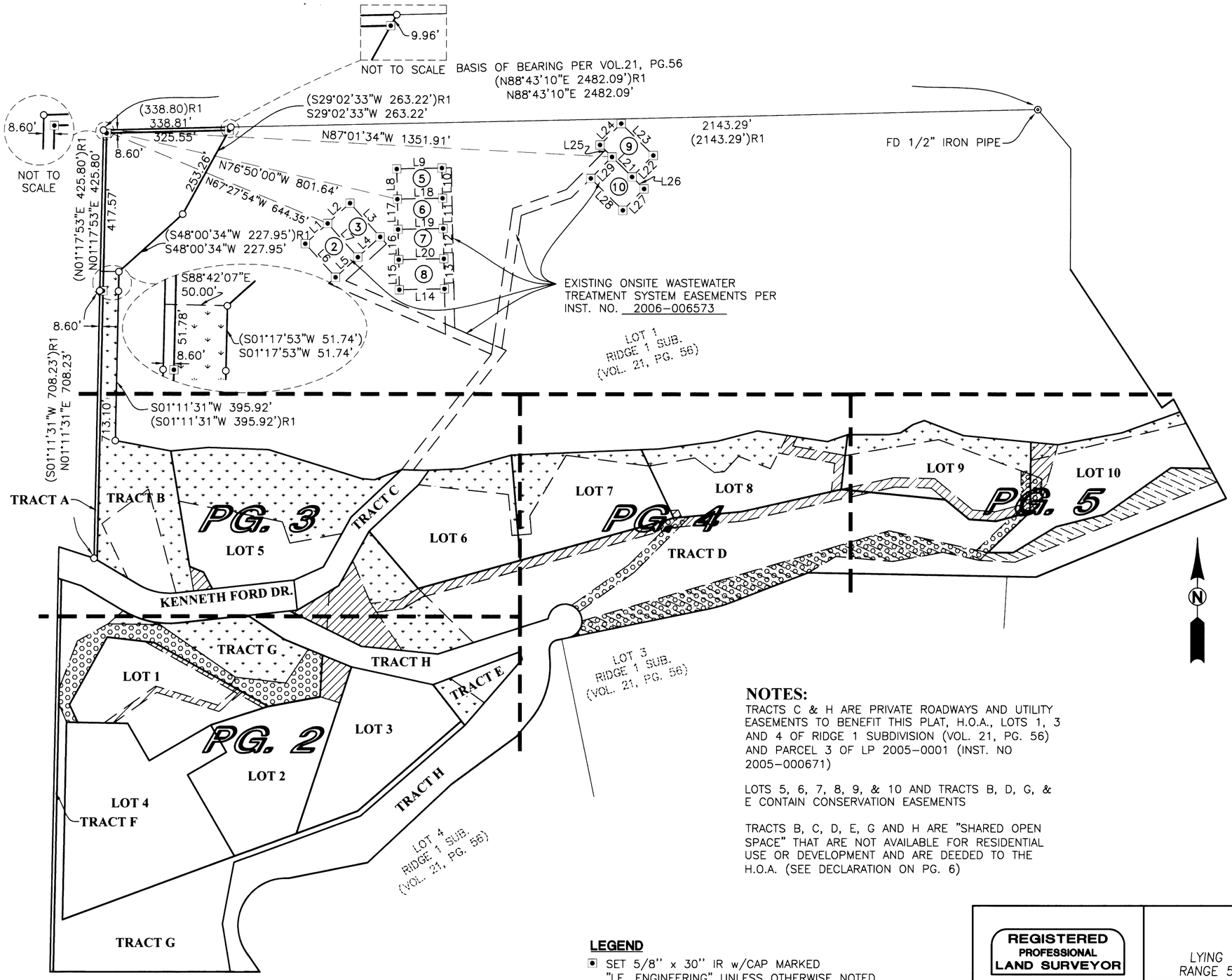
DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK
2006-012118
NO FEE
00148976200600121180180182
05/12/2006 01:21:19 PM
PLAT-SUB Cnt=1 Stn=1 RECEIPTCOUNTER
This is a no fee document



LINE TABLE		
LINE	BEARING	LENGTH
L1	N47°54'30"E	80.00'
L2	S47°54'30"W	80.00'
L3	N42°05'30"W	120.00'
L4	N47°54'30"E	80.00'
L5	S47°54'30"W	80.00'
L6	N42°05'30"W	120.00'
L7	S42°05'30"E	120.00'
L8	S01°16'50"E	80.00'
L9	S88°43'10"W	120.00'
L10	N01°16'50"W	80.00'
L11	S01°16'50"E	80.00'
L12	N01°16'50"W	80.00'
L13	S01°16'50"E	80.00'
L14	S88°43'10"W	120.00'
L15	N01°16'50"W	80.00'
L16	S01°16'50"E	80.00'
L17	N01°16'50"W	80.00'
L18	N88°43'10"E	120.00'
L19	S88°43'10"W	120.00'
L20	N88°43'10"E	120.00'
L21	S45°13'30"E	75.00'
L22	N44°46'30"E	80.00'
L23	N45°13'30"W	120.00'
L24	S44°46'30"W	80.00'
L25	S45°13'30"E	45.00'
L26	S45°13'30"E	120.00'
L27	S44°46'30"W	80.00'
L28	N45°13'30"W	120.00'
L29	N44°46'30"E	80.00'

NOTES:

TRACTS C & H ARE PRIVATE ROADWAYS AND UTILITY EASEMENTS TO BENEFIT THIS PLAT, H.O.A., LOTS 1, 3 AND 4 OF RIDGE 1 SUBDIVISION (VOL. 21, PG. 56) AND PARCEL 3 OF LP 2005-0001 (INST. NO 2005-000671)

LOTS 5, 6, 7, 8, 9, & 10 AND TRACTS B, D, G, & E CONTAIN CONSERVATION EASEMENTS

TRACTS B, C, D, E, G AND H ARE "SHARED OPEN SPACE" THAT ARE NOT AVAILABLE FOR RESIDENTIAL USE OR DEVELOPMENT AND ARE DEEDED TO THE H.O.A. (SEE DECLARATION ON PG. 6)

0' 100' 200' 400'
SCALE: 1"=200'

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 IRON PIPE AS NOTED
- △ CALCULATED POSITION
- ( )R1 RECORD AS PER VOL. 21, PG. 56
- (#) LOT NUMBER FOR DRAINFIELD TO BENEFIT

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 14, 1978
RONALD A. QUIMBY
1654

EXPIRES: 12/31/2006

WINCHESTER RIDGE

LYING IN THE S 1/2 OF SECTION 31, TOWNSHIP 26 SOUTH, RANGE 5 WEST WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

SURVEYED FOR:
NORWAY DEVELOPMENT CO.
P.O. BOX 387
OREGON CITY, OR 97045

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

SCALE: AS SHOWN | DATE: APRIL, 2006 | DWG. BY: JAC | JOB NO: 1968-13T3 | PAGE: 1 OF 6

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