

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE ABOVE DESCRIBED PARCEL INTO LOTS, AND TRACTS AS SHOWN. THE PROCEDURE WAS AS FOLLOWS: WE USED TIED MONUMENTS OF RECORD AND CONTROL PER OUR PREVIOUS SURVEYS, LAND PARTITION 2005-0001 AND RIDGE 1 SUBDIVISION (VOL.21, PG.56) AS SHOWN. MONUMENTS WERE SET TO DELINEATE LOTS, TRACTS, AND RIGHT-OF-WAY AS SHOWN.

SURVEYOR'S CERTIFICATE:

I, RONALD A. QUIMBY, OREGON PROFESSIONAL LAND SURVEYOR NO. 1654, HEREBY CERTIFY 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.

LOT 2 OF RIDGE 1 SUBDIVISION AS RECORDED IN THE DOUGLAS COUNTY PLAT RECORDS, LOCATED IN SECTION 31, TOWNSHIP 26 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

AND CONTAINING 50.53 ACRES MORE OR LESS.

FIELD CREW: MIKE FROMDAHL, BILL GOODSON, RON QUIMBY
RYAN PALMER, DEREK FEIGEL

EQUIPMENT: TOPCON TOTAL STATION AND
TDS RECON DATA COLLECTOR

OFFICE: MICHAEL JONES

DRAFTING: JOE COOK

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT NORWAY DEVELOPMENT CO., 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 "WINCHESTER RIDGE" TOGETHER WITH KENNETH FORD DRIVE AND EASEMENTS AS SHOWN. SAID OWNER HEREBY VACATES THE EASEMENTS SHOWN ON LAND PARTITION 2005-0001 (INST. NO. 2005-000671) & RIDGE 1 SUBDIVISION (VOLUME 21, PAGE 56, INST. NO. 2005-018612) LOCATED WITHIN THE BOUNDARIES OF THIS PLAT AND RELOCATES SAID EASEMENTS OVER AND ACROSS KENNETH FORD DRIVE, TRACT C (DAVIS CREEK WAY) AND TRACT H (DEER FERN WAY & SOUTHRIDGE WAY) AS SHOWN HERE ON. TRACTS B, C, D, E, G AND H ARE HEREBY DEEDED TO THE WINCHESTER RIDGE HOME OWNERS ASSOCIATION.

CARL T. COFFMAN, PRESIDENT
(NORWAY DEVELOPMENT CO.)

4-13-06

DATE

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 13th DAY OF April, 2006, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CARL T. COFFMAN, AS PRESIDENT OF NORWAY DEVELOPMENT CO.

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

ZONE: 5R (RURAL RESIDENTIAL-5 ACRE)
COMP. PLAN: RR5 (RURAL RESIDENTIAL 5)
WATER: ONSITE (WELLS)
SEWER: ONSITE (SEPTIC)

APPROVALS:

Keith L. Cubic 5/10/06
DOUGLAS COUNTY PLANNING DIRECTOR DATE
Randy Smith 5-10-06
DOUGLAS COUNTY SURVEYOR DEPUTY DATE
Paul Northcraft 5-12-06
DOUGLAS COUNTY ASSESSOR DATE

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

Sandra K. Conell 5/11/06
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 12th DAY OF MAY, 2006, 1:21 O'CLOCK PM

BARBARA E. NIELSEN Elaine H. Burnett 5-12-06
DOUGLAS COUNTY CLERK By: DEPUTY DATE



PLANNING DEPARTMENT FILE NO. 05-169

ENCUMBRANCES AND RESTRICTIONS:

THIS SUBDIVISION PLAT IS SUBJECT TO THE FOLLOWING INSTRUMENT NUMBERS FOR RESTRICTIVE COVENANTS AND NON-REVOCABLE DEED RESTRICTIONS ON THE LOTS AND SHARED OPEN SPACE WITHIN THIS PLAT: 2006-01212

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 email@ieengineering.com
SCALE: NO SCALE	DATE: APRIL, 2006	JOB NO: 1968-13T3
		PAGE: 6 OF 6