

CURVE TABLE					
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH	DELTA
C1	S37°33'40"W (S37°33'40"W)	32.69'	25.00'	35.63' 35.63')R1	81°40'03"
C2	N18°15'18"E (N18°15'18"E)	165.13'	225.00'	169.08' 169.08')R1	43°03'19"
C4	S29°31'35"W (S29°31'35"W)	226.01'	125.75'	280.84' 280.84')R1	127°57'31"

**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 4 OF RIDGE 1 SUBDIVISION (VOL. 21, PG. 56) 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 50.21 ACRES MORE OR LESS.

**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, RIDGE 1 SUBDIVISION (VOL. 21, PG. 56) AND WINCHESTER RIDGE (VOL. 22, PG. 12) AS SHOWN. MONUMENTS WERE SET TO DELINEATE LOTS AND TRACTS AS SHOWN.

**NOTES:**  
 TRACT L IS A PRIVATE ROADWAY AND UTILITY EASEMENT TO BENEFIT THIS PLAT, H.O.A., LOTS 1, 2 & 3 OF RIDGE 1 SUBDIVISION (VOL. 21, PG. 56) AND PARCEL 3 OF LP 2005-0001 (INST. NO. 2005-000671)

TRACT M CONTAINS A CONSERVATION EASEMENT (SEE PAGE 4)

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LINE TABLE		
LINE	BEARING	LENGTH
L30	S03°16'21"E (S03°16'21"E)	27.90' 27.90')R1
L31	S39°46'58"W (N39°46'58"E)	57.45' 57.45')R1
L32	N02°01'20"E (S02°01'20"W)	56.05' 56.05')R1
L33	S31°19'01"E (S31°19'01"E)	130.00' 130.00')R1
L35	N34°37'45"W (N34°37'45"W)	62.07' 62.07')

**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

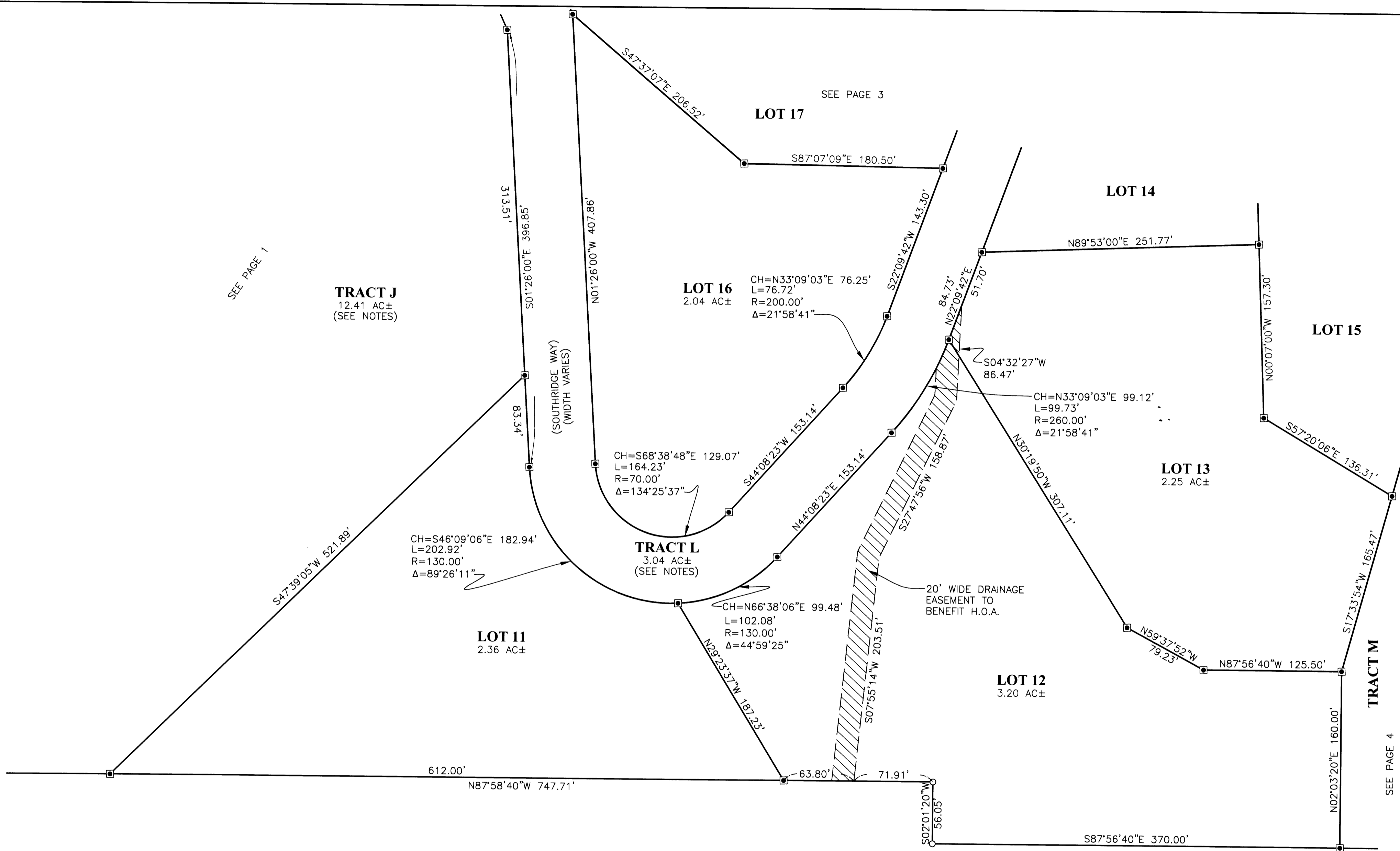
**ZONE:** 5R (RURAL RESIDENTIAL-5 ACRE)  
**COMP. PLAN:** RR5 (RURAL RESIDENTIAL 5)  
**WATER:** ONSITE (COMMUNITY WATER SYSTEM)  
**SEWER:** ONSITE (SEPTIC)

**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  
 ▲ CALCULATED POSITION  
 H.O.A. HOME OWNERS ASSOCIATION  
 ( )R1 RECORD AS PER VOL. 21, PG. 56  
 ( )R2 RECORD AS PER VOL. 22, PG. 12 A-F

PLANNING DEPARTMENT FILE NO. 05-170

**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: 2006-012112

<b>REGISTERED PROFESSIONAL LAND SURVEYOR</b>  <b>OREGON</b> JULY 14, 1978 <b>RONALD A. QUIMBY</b> 1654 EXPIRES: 12/31/2006	<b>WINCHESTER RIDGE 1ST ADDITION</b> LYING IN SEC. 31, T 26 S, R 5 W, AND SEC. 6, T 27 S, R 5 W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON	
	<b>SURVEYED FOR:</b> NORWAY DEVELOPMENT CO. P.O. BOX 387 OREGON CITY, OR 97045	<b>SURVEYED BY:</b>  505 SE Main Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com
SCALE: AS SHOWN	DATE: APRIL, 2006	JOB NO: 1968-1473 PAGE: 1 OF 4



SEE PAGE 1

SEE PAGE 3

SEE PAGE 4

**NOTES:**

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**LEGEND**

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 ( ) R1 RECORD AS PER VOL. 21, PG. 56  
 ( ) R2 RECORD AS PER VOL. 22, PG. 13 A-F



**REGISTERED PROFESSIONAL LAND SURVEYOR**

*Ronald A. Quimby*  
**OREGON**  
JULY 14, 1978  
**RONALD A. QUMBY**  
1654

EXPIRES: 12/31/2006

**WINCHESTER RIDGE 1ST ADDITION**

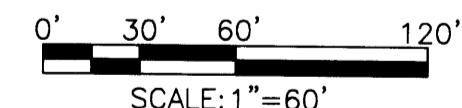
LYING IN SEC. 31, T 26 S, R 5 W, AND SEC. 6, T 27 S, R 5 W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

**SURVEYED FOR:**  
NORWAY DEVELOPMENT CO.  
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OREGON CITY, OR 97045

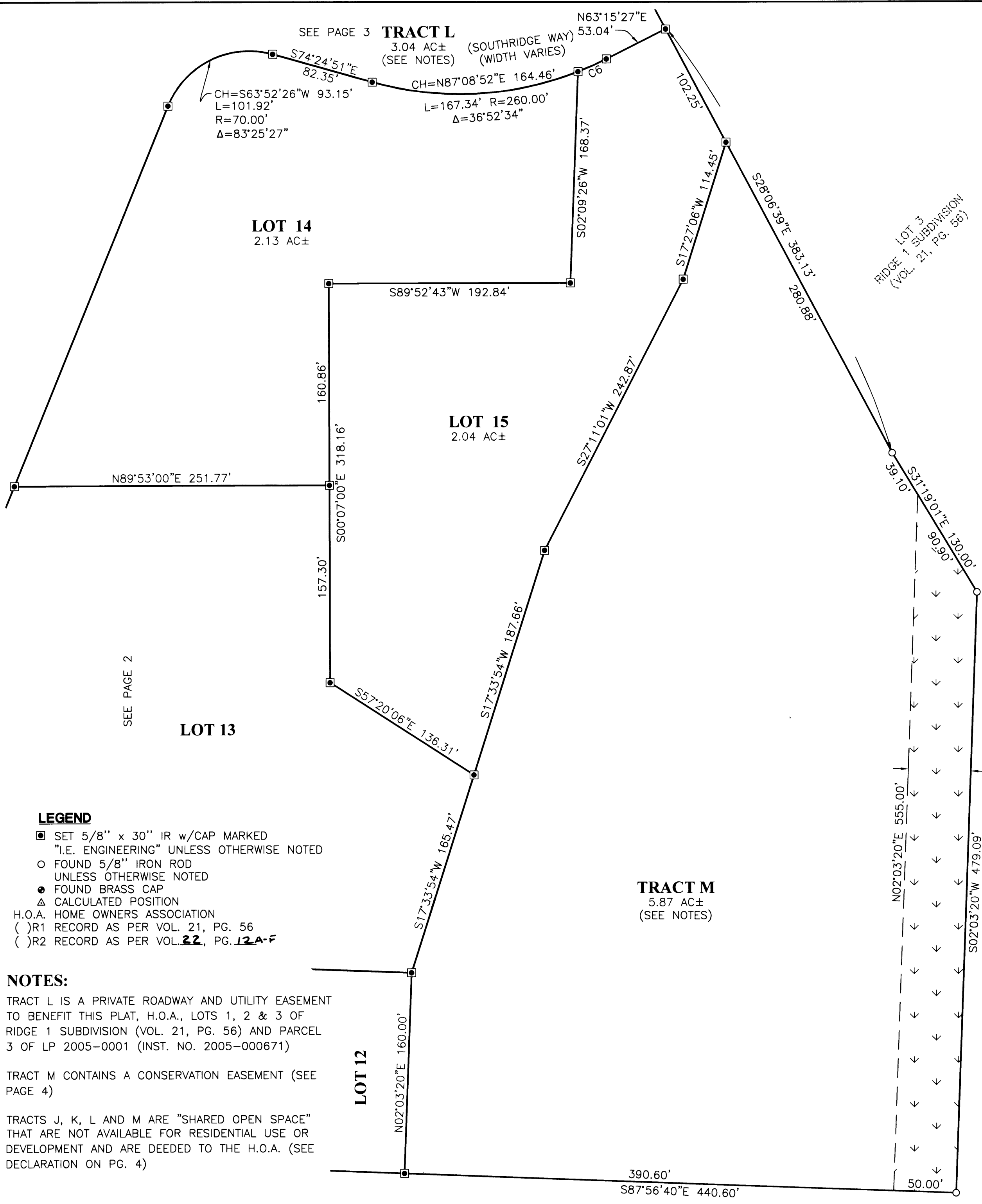
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**i.e.**  
ENGINEERING  
505 SE Main Street  
Roseburg, Oregon 97470  
PHONE (541) 673-0166  
FAX (541) 440-9392  
iemail@ieengineering.com

DWG. BY: JAC

SCALE: AS SHOWN    DATE: APRIL, 2006    JOB NO: 1968-14T3    PAGE: 2 OF 4







**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 1ST ADDITION" TOGETHER WITH 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 TRACT L (SOUTHRIDGE WAY) AS SHOWN HERE ON. TRACTS J, K, L AND M ARE HEREBY DEEDED TO THE WINCHESTER RIDGE HOME OWNERS ASSOCIATION.

\_\_\_\_\_  
 CARL T. COFFMAN, PRESIDENT (NORWAY DEVELOPMENT CO.)  
 DATE 4-13-06

**ACKNOWLEDGMENT:**

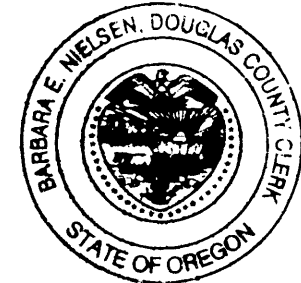
STATE OF OREGON }  
 COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 13<sup>th</sup> 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.

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

**APPROVALS:**

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



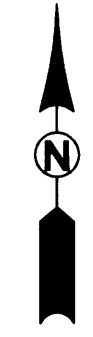
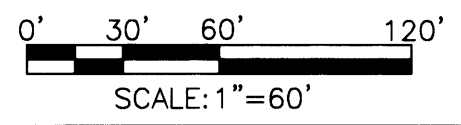
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

*Sandra K. Corvill* 5/11/06  
 DOUGLAS COUNTY TAX COLLECTOR DATE  
 2006-012145

FILED THIS 12<sup>th</sup> DAY OF MAY, 2006, 2:20 O'CLOCK PM

*Barbara E. Nielsen* 5-12-06  
 DOUGLAS COUNTY CLERK By: DEPUTY DATE

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CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH	DELTA
C6	N65°59'01"E	24.73'	260.00'	24.74'	5°27'08"



**LEGEND**

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 JULY 14, 1978  
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 1854

EXPIRES: 12/31/2006

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