

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)

TRACTS J, K, L AND M 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. 4)

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')

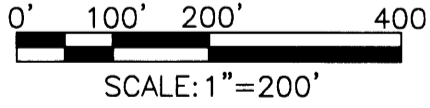
**FIELD CREW:** MIKE FROMDAHL, BILL GOODSON, RON QUIMBY, RYAN PALMER, DEREK FEIGEL  
**EQUIPMENT:** TOPCON TOTAL STATION AND TDS RECON DATA COLLECTOR  
**OFFICE:** MICHAEL JONES  
**DRAFTING:** JOE COOK

**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. 12A-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: 1968-14T3 PAGE: 1 OF 4