



SEE PAGE 1

SEE PAGE 4

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)

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. 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.
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

DWG. BY: JAC

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

