

DOUGLAS COUNTY OFFICIAL RECORDS  
BARBARA E. NIELSEN, COUNTY CLERK 2006-016226



NO FEE

06/29/2006 08:44:02 AM

PLAT-SUB Cnt=1 Stn=1 RECEIPTCOUNTER  
This is a no fee document

**LEGEND**

- SET 5/8" x 30" IR w/CAP MARKED "I.E. ENGINEERING" UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- △ CALCULATED POSITION
- H.O.A. HOME OWNERS ASSOCIATION
- ( )R1 RECORD AS PER VOL. 22, PG. 12
- ( )R2 RECORD AS PER VOL. 22, PG. 13
- ( )R3 RECORD AS PER VOL. 21, PG. 56

**NOTES:**

TRACTS O AND Q ARE PRIVATE ROADWAY AND UTILITY EASEMENTS TO BENEFIT THIS PLAT, H.O.A., LOTS 1, 2, AND 4 OF RIDGE 1 SUBDIVISION (VOL. 21, PG. 56) AND PARCEL 3 OF LP 2005-0001 (INST. NO. 2005-00671)

LOTS 21, 22, 23, 24, 25 & 26 AND TRACT P CONTAINS CONSERVATION EASEMENTS (SEE PAGES 2 AND 4)

TRACTS N, O, P AND Q 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. 1)

**APPROVALS:**

Keith L. Cubic 6/27/06  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

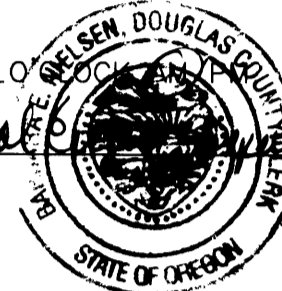
Randy Smith 6-27-06  
DOUGLAS COUNTY SURVEYOR DATE

Ron Northcraft 6-28-06  
DOUGLAS COUNTY ASSESSOR DATE

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

Sandra E. Conner 6/28/06  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 29 DAY OF June, 2006, 8:44  
BARBARA E. NIELSEN ky Carter  
DOUGLAS COUNTY CLERK DATE



**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:** ON-SITE (COMMUNITY WATER SYSTEM)  
**SEWER:** ON-SITE (SEPTIC)

**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 3 OF RIDGE 1 SUBDIVISION (VOL. 21, PG. 56) AS RECORDED IN THE DOUGLAS COUNTY PLAT RECORDS, LOCATED IN THE SOUTH HALF OF SECTION 31, TOWNSHIP 26 SOUTH, RANGE 5 WEST AND THE NORTH HALF OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

AND CONTAINING 50.00 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 (INST. NO. 2005-00671), RIDGE 1 SUBDIVISION (VOL. 21, PG. 56), WINCHESTER RIDGE (VOL. 22, PG. 12) AND WINCHESTER RIDGE 1ST ADDITION (VOL. 22, PG. 13) AS SHOWN. MONUMENTS WERE SET TO DELINEATE LOTS AND TRACTS AS SHOWN.

**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 2ND 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 WITH IN THE BOUNDARIES OF THIS PLAT AND RELOCATES SAID EASEMENTS OVER AND ACROSS TRACT O AS SHOWN HEREON. TRACTS N, O, P AND Q ARE HEREBY DEEDED TO THE WINCHESTER RIDGE HOME OWNERS ASSOCIATION.

Carl T. Coffman 6-19-06  
CARL T. COFFMAN, PRESIDENT DATE  
(NORWAY DEVELOPMENT CO.)

**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 AND 2006-01566

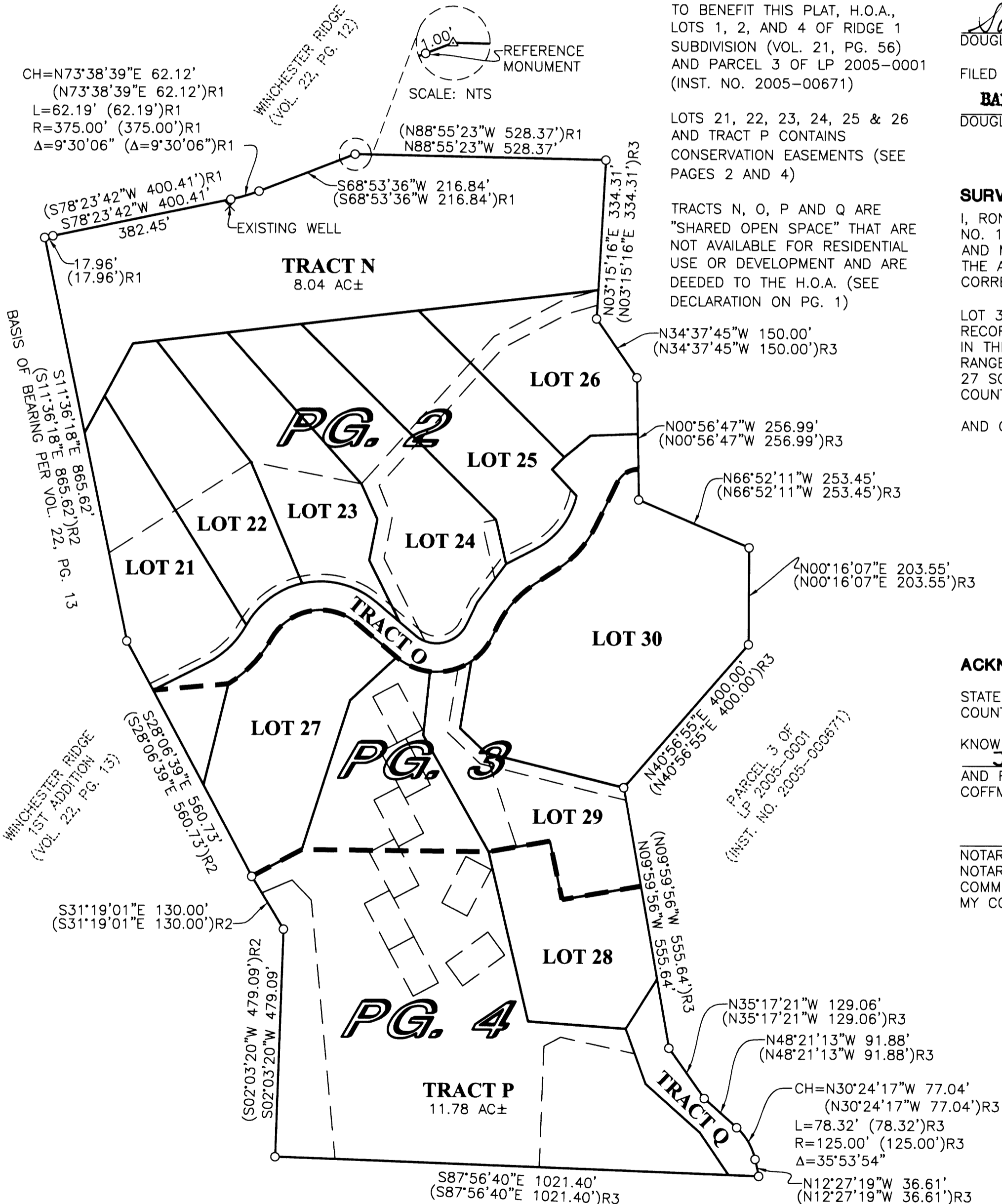
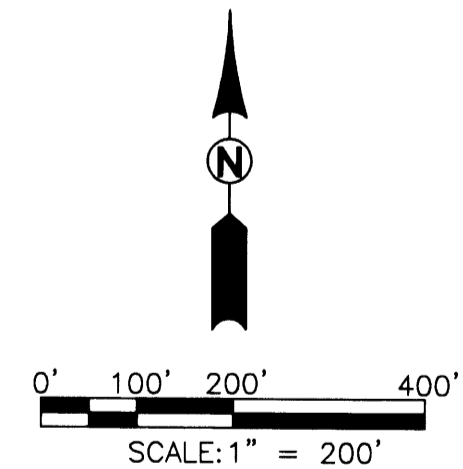
**ACKNOWLEDGMENT:**

STATE OF OREGON }  
COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 19<sup>th</sup> DAY OF June, 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

PLANNING DEPARTMENT FILE NO. 05-171



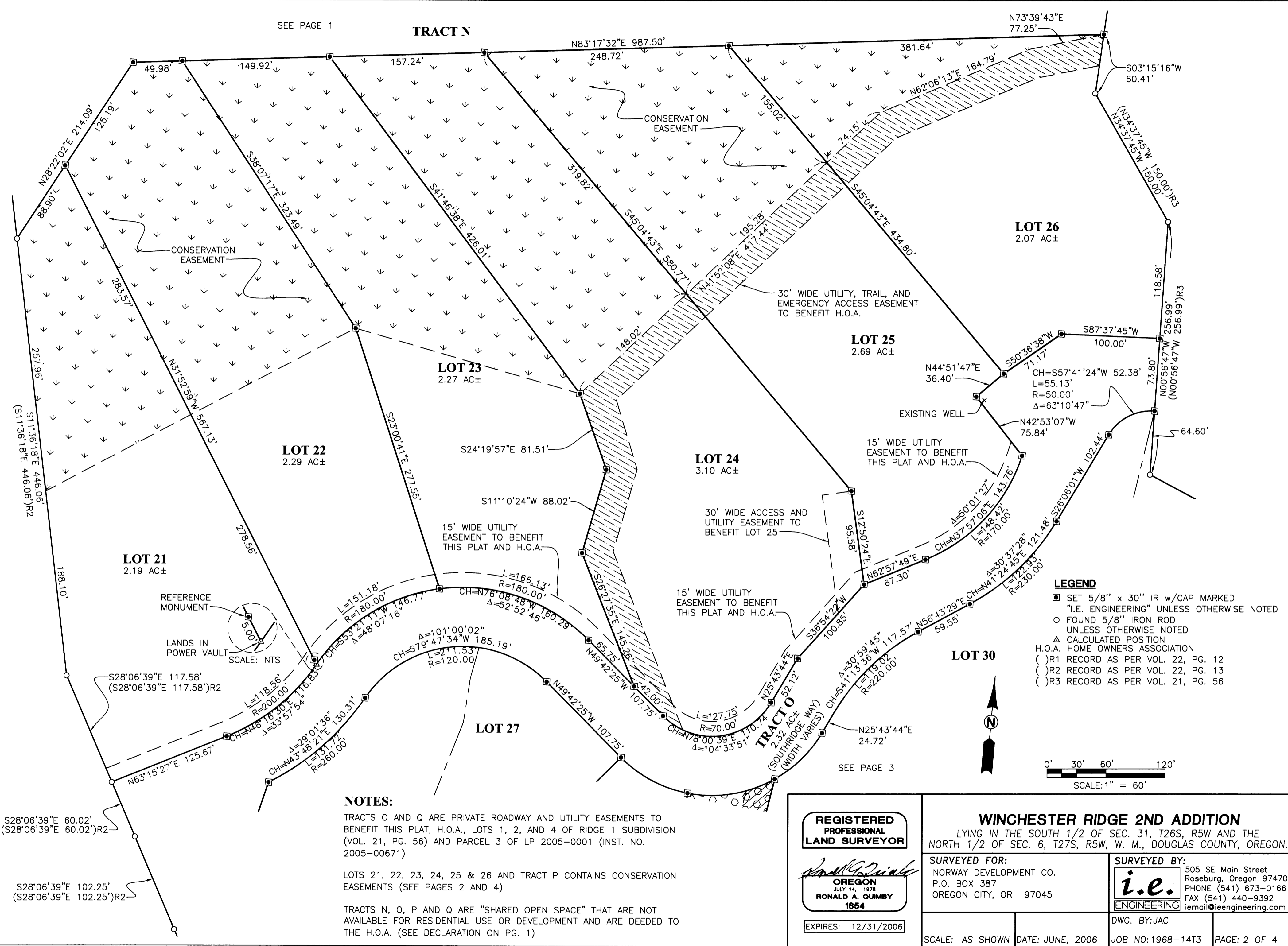
<b>REGISTERED PROFESSIONAL LAND SURVEYOR</b>  <b>OREGON</b> JULY 14, 1978 <b>RONALD A. QUIMBY</b> 1654 EXPIRES: 12/31/2006	<b>WINCHESTER RIDGE 2ND ADDITION</b> LYING IN THE SOUTH 1/2 OF SEC. 31, T26S, R5W AND THE NORTH 1/2 OF SEC. 6, T27S, R5W, W. M., DOUGLAS COUNTY, OREGON.	
	<b>SURVEYED FOR:</b> NORWAY 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 email@ieengineering.com
SCALE: AS SHOWN	DATE: JUNE, 2006	DWG. BY: JAC JOB NO: 1968-14T3 PAGE: 1 OF 4

VOL. 22 PAGE 18 A

VOL. 22 PAGE 18 A

SEE PAGE 1

TRACT N



CONSERVATION EASEMENT

CONSERVATION EASEMENT

30' WIDE UTILITY, TRAIL, AND EMERGENCY ACCESS EASEMENT TO BENEFIT H.O.A.

LOT 25  
2.69 AC±

LOT 26  
2.07 AC±

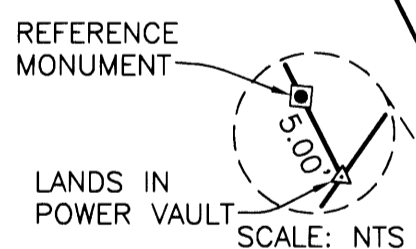
LOT 23  
2.27 AC±

LOT 22  
2.29 AC±

LOT 24  
3.10 AC±

LOT 21  
2.19 AC±

LOT 30



LANDS IN POWER VAULT

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**REGISTERED PROFESSIONAL LAND SURVEYOR**

*Ronald A. Gumbay*  
**OREGON**  
 JULY 14, 1978  
**RONALD A. GUMBAY**  
 1654

EXPIRES: 12/31/2006

WINCHESTER RIDGE 2ND ADDITION

LYING IN THE SOUTH 1/2 OF SEC. 31, T26S, R5W AND THE NORTH 1/2 OF SEC. 6, T27S, R5W, W. M., 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

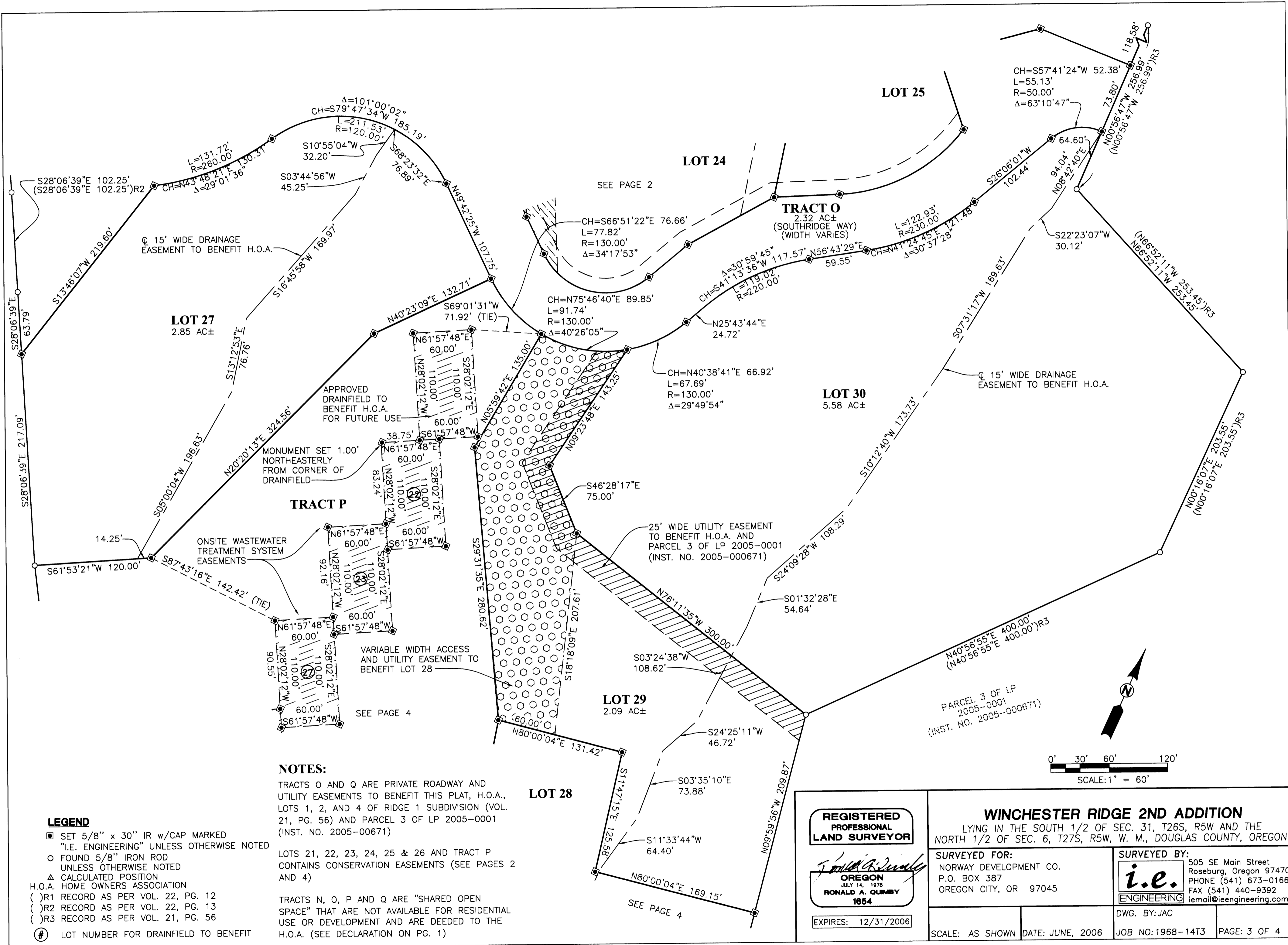
DWG. BY: JAC

SCALE: AS SHOWN

DATE: JUNE, 2006

JOB NO: 1968-14T3

PAGE: 2 OF 4



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- Ⓜ LOT NUMBER FOR DRAINFIELD TO BENEFIT

**REGISTERED PROFESSIONAL LAND SURVEYOR**

*Ronald A. Gumbly*

**OREGON**  
JULY 14, 1978  
**RONALD A. GUMBLY**  
1854

EXPIRES: 12/31/2006

**WINCHESTER RIDGE 2ND ADDITION**

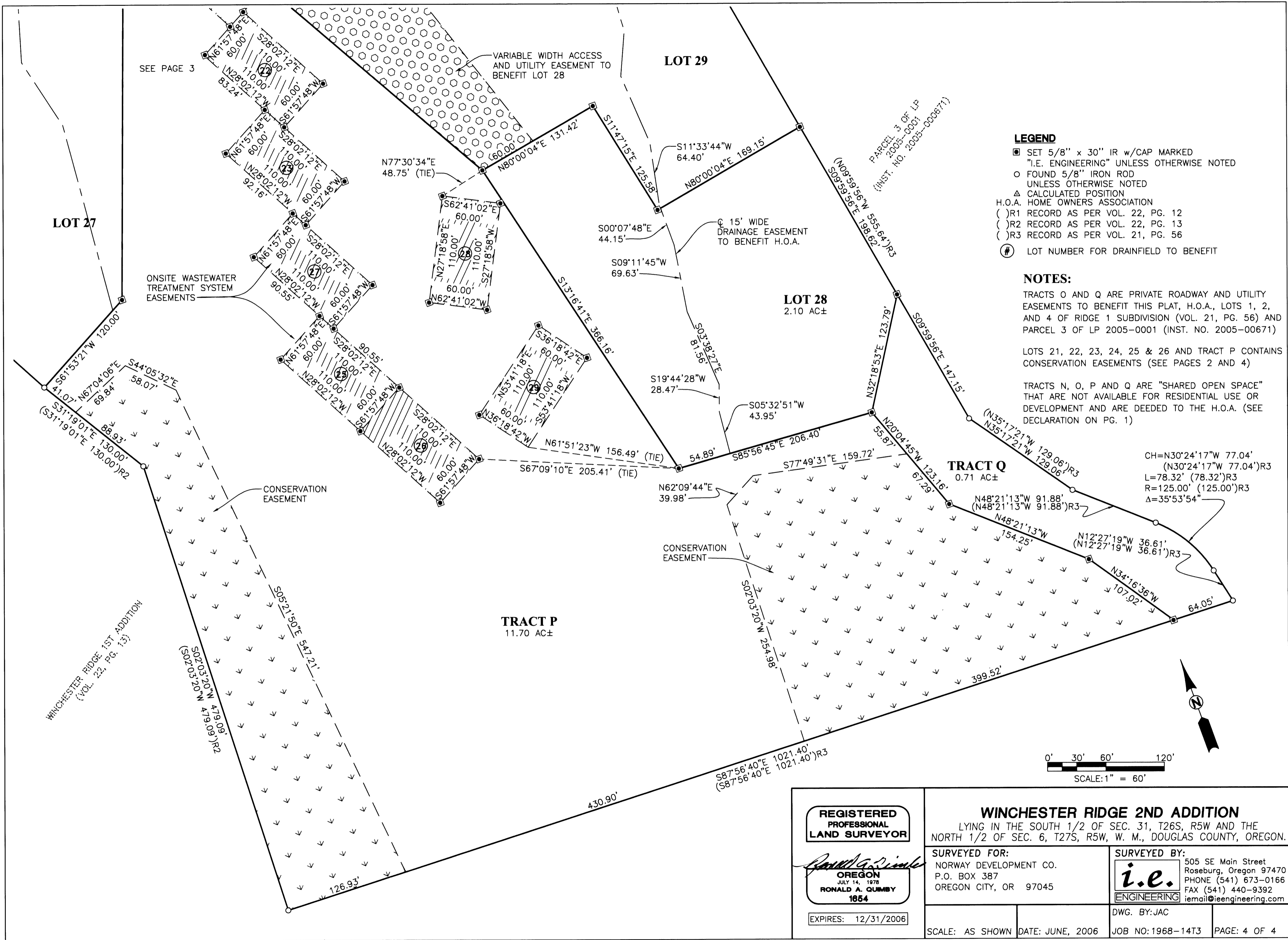
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iemail@ieengineering.com

DWG. BY: JAC

SCALE: AS SHOWN DATE: JUNE, 2006 JOB NO: 1968-14T3 PAGE: 3 OF 4



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CH=N30°24'17"W 77.04'  
 (N30°24'17"W 77.04')R3  
 L=78.32' (78.32')R3  
 R=125.00' (125.00')R3  
 Δ=35°53'54"

<p><b>REGISTERED PROFESSIONAL LAND SURVEYOR</b></p> <p><i>Ronald A. Gumbly</i></p> <p><b>OREGON</b>          JULY 14, 1978  <b>RONALD A. GUMBLY</b>          1854</p> <p>EXPIRES: 12/31/2006</p>	<p><b>WINCHESTER RIDGE 2ND ADDITION</b>          LYING IN THE SOUTH 1/2 OF SEC. 31, T26S, R5W AND THE NORTH 1/2 OF SEC. 6, T27S, R5W, W. M., DOUGLAS COUNTY, OREGON.</p>	
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<p>SCALE: AS SHOWN</p>	<p>DATE: JUNE, 2006</p>	<p>DWG. BY: JAC          JOB NO: 1968-14T3          PAGE: 4 OF 4</p>

SEE PAGE 3

LOT 27

LOT 29

LOT 28  
2.10 AC±

TRACT Q  
0.71 AC±

TRACT P  
11.70 AC±

ONSITE WASTEWATER TREATMENT SYSTEM EASEMENTS

VARIABLE WIDTH ACCESS AND UTILITY EASEMENT TO BENEFIT LOT 28

15' WIDE DRAINAGE EASEMENT TO BENEFIT H.O.A.

CONSERVATION EASEMENT

CONSERVATION EASEMENT

WINCHESTER RIDGE 1ST ADDITION  
(VOL. 22, PG. 13)

0' 30' 60' 120'  
SCALE: 1" = 60'