

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

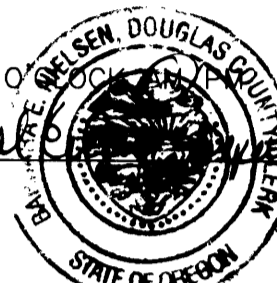
Randy Smith 6-27-06
DOUGLAS COUNTY SURVEYOR DATE

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. Cooney 6/28/06
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 29 DAY OF June, 2006, 8:44
BARBARA E. NIELSEN ky Campbell 6-29-06
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:

2006-012112 AND 2006-015566

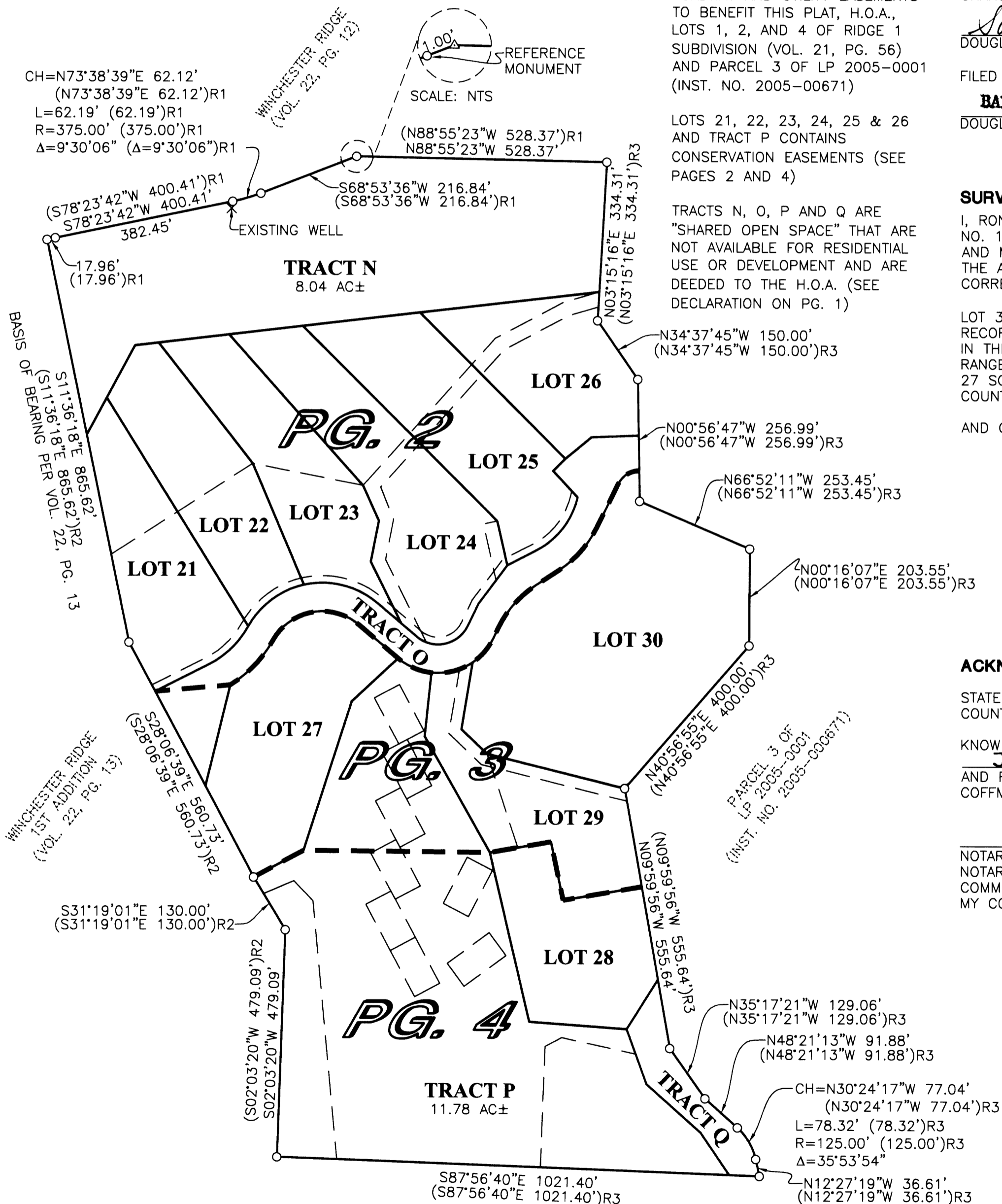
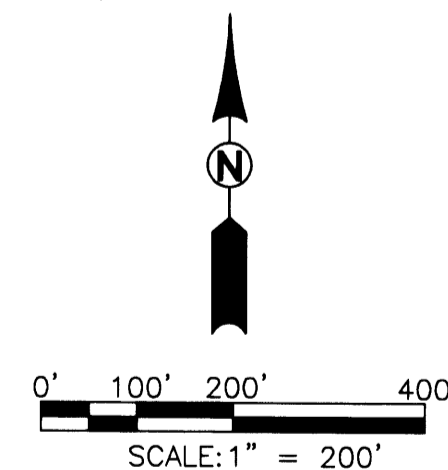
ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 19th 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



REGISTERED PROFESSIONAL LAND SURVEYOR 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: 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