

DOUGLAS COUNTY OFFICIAL RECORDS  
 BARBARA E. NIELSEN, COUNTY CLERK  
 2007-011226  
 NO FEE  
 05/15/2007 03:48:24 PM  
 PLAT-SUB Cnt=1 Stn=1 RECEIPTCOUNTER  
 This is a no fee document

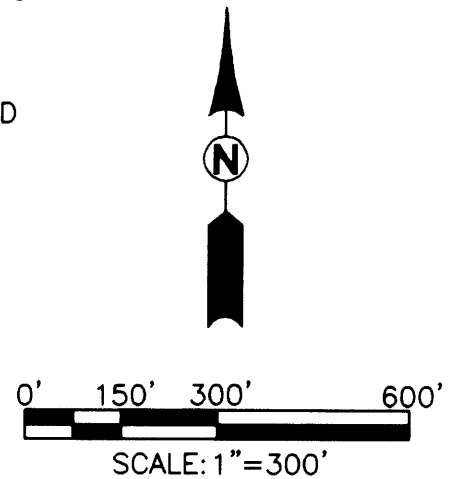
LINE	BEARING	LENGTH
L1	S31°06'01"W	310.69'
L2	S14°27'02"W	28.55'
L3	N44°46'24"W	60.49'
L4	S69°26'16"W	121.85'
L5	S36°37'53"W	191.12'
L6	S81°37'15"E	157.09'
L7	S24°23'41"W	190.20'
L8	S13°21'52"W	183.51'
L9	N75°40'33"W	223.57'
L10	N32°59'08"W	139.85'
L11	S37°59'37"W	133.42'
L12	N65°16'22"W	163.48'
L13	S41°18'17"W	62.55'
L14	N66°59'14"W	22.02'
L15	S75°53'59"W	29.26'
L16	S89°45'17"E	150.25'
L17	N55°52'40"E	73.85'
L18	S74°07'14"E	152.87'
L19	N80°09'25"W	74.48'
L20	N67°25'19"W	59.79'
L21	S24°20'13"E	54.10'
L22	S75°40'33"E	191.61'
L23	S85°36'21"E	64.28'
L24	S65°16'22"E	146.24'
L25	N89°11'03"E	165.01'

**DETAIL**  
 SCALE: NTS

**NOTE:**  
 THE 60-FOOT ACCESS AND UTILITY EASEMENT SHALL BE USED FOR THE BENEFIT OF LOTS 1 THROUGH 4 OF RANCH 1 SUBDIVISION.

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH	DELTA
C1	N62°11'57"E	7.58'	16.00'	7.65'	27°24'04"
C2	N85°32'51"W	69.00'	48.00'	77.00'	91°54'30"
C3	S64°40'27"E	13.56'	16.00'	14.01'	50°09'42"
C4	N73°03'42"E	129.99'	220.00'	131.96'	34°22'02"
C5	S80°52'43"W	109.88'	130.00'	113.45'	50°00'05"
C6	S77°08'20"E	23.17'	220.00'	23.18'	6°02'11"
C7	N73°47'22"W	34.38'	155.00'	34.45'	12°44'06"
C8	S78°35'18"E	36.80'	95.00'	37.03'	22°19'59"
C9	N73°47'01"E	181.81'	320.00'	184.34'	33°00'25"
C10	N55°37'28"W	239.50'	130.00'	304.47'	134°11'26"
C11	S06°25'59"E	150.64'	245.00'	153.12'	35°48'28"
C12	S50°00'23"E	190.60'	220.00'	197.13'	51°20'20"
C13	S80°38'27"E	81.35'	470.00'	81.46'	9°55'48"
C14	N75°26'22"W	116.50'	330.00'	117.11'	20°20'00"
C15	S78°02'40"E	238.75'	540.00'	240.74'	25°32'35"
C16	N69°32'00"E	363.19'	540.00'	370.41'	39°18'05"
C17	N21°03'52"E	48.20'	50.00'	50.30'	57°38'10"
C18	N71°57'59"W	90.04'	50.00'	202.09'	231°34'28"
C19	N72°04'11"E	103.97'	540.00'	104.13'	11°02'56"

**LEGEND:**  
 ■ SET 5/8" x 30" IRON ROD w/CAP MARKED "I.E. ENGINEERING" UNLESS OTHERWISE NOTED  
 ○ FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED  
 ⊙ FOUND 1" IRON PIPE UNLESS OTHERWISE NOTED  
 ⊕ FOUND BRASS CAP AS NOTED  
 △ CALCULATED POSITION  
 ( ) R1 RECORD PER M42-64  
 ( ) R2 RECORD PER VOL. 20, PG 7  
 ( ) R3 RECORD PER M35-37  
 ( ) R4 RECORD PER 2002-0022  
 ( ) R5 RECORD PER 2006-0053  
 ( ) R6 RECORD PER DOUGLAS COUNTY ENGINEERING PLANS (NOT FILED)  
 ( ) R7 RECORD PER VOL. 9, PG. 43



**REGISTERED PROFESSIONAL LAND SURVEYOR**  
 OREGON  
 JULY 14, 1978  
 RONALD A. GUMBY  
 1854  
 EXPIRES: 12/31/2008

**RANCH 1 SUBDIVISION**  
 LYING IN THE S 1/2 SEC. 34, T 26 S, R 6 W,  
 THE N 1/2 OF SEC. 3 THE NW 1/4 OF SEC. 2, T 27 S, R 6 W,  
 WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

SURVEYED FOR:  
 ERIC FORREST  
 P.O. BOX 10728  
 EUGENE, OR 97440

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

JOB NO: 2035-02  
 DWG. BY: BHK  
 SCALE: AS SHOWN  
 DATE: MAY, 2007  
 PM: BHK  
 PAGE: 1 OF 2

**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:

PARCEL 2 OF PARTITION PLAT NUMBER 2006-0053, LOCATED IN NORTHWEST QUARTER OF SECTION 2 AND THE NORTH HALF OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 6 WEST, AND THE SOUTH HALF OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A BRASS CAP AT THE SECTION CORNER COMMON TO SAID SECTIONS 2, 3 TOWNSHIP 27 SOUTH, RANGE 6 WEST, AND SECTIONS 34 AND 35, TOWNSHIP 26 SOUTH, RANGE 6 WEST; THENCE ALONG THE SECTION LINE BETWEEN SAID SECTIONS 2 AND 35, SOUTH 88°20'01" EAST, 1279.90 FEET TO A 5/8-INCH IRON ROD AT THE MOST EASTERLY NORTHEAST CORNER OF SAID PARCEL 2; THENCE ALONG THE EAST BOUNDARY OF SAID PARCEL 2, SOUTH 00°54'36" WEST, 1694.19 FEET TO A 5/8-INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID PARCEL 2; THENCE ALONG THE SOUTH BOUNDARY OF SAID PARCEL 2 THE FOLLOWING COURSES: SOUTH 82°26'42" WEST, 549.27 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 66°11'37" WEST, 244.81 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 84°28'44" WEST, 1312.51 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 05°26'53" WEST, 139.64 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 87°27'34" WEST, 1191.01 FEET TO AN AXLE AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID PARCEL 2; THENCE ALONG THE WEST BOUNDARY OF SAID PARCEL 2 THE FOLLOWING COURSES: NORTH 01°43'03" EAST, 654.22 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 00°47'24" EAST 224.96 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 05°26'33" WEST 360.66 FEET TO A 5/8-INCH IRON ROD AT THE MOST NORTHERLY INTERNAL "L" CORNER ON THE AFOREMENTIONED SOUTH BOUNDARY; THENCE CONTINUING ALONG SAID SOUTH BOUNDARY, NORTH 89°45'17" WEST, 1793.04 FEET TO A 5/8-INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID PARCEL 2, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY OF GARDEN VALLEY ROAD (COUNTY ROAD NUMBER 6); THENCE CONTINUING ALONG SAID WEST BOUNDARY AND ALONG THE EAST RIGHT-OF-WAY BOUNDARY OF GARDEN VALLEY ROAD (COUNTY ROAD NUMBER 6) THE FOLLOWING COURSES: NORTH 18°32'51" WEST, 69.02 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 14°16'42" WEST, 200.60 FEET TO A 3/4-INCH IRON ROD; THENCE NORTH 18°28'31" WEST, 199.70 FEET TO A 3/4-INCH IRON ROD; THENCE NORTH 20°04'49" WEST, 200.11 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 18°33'47" WEST, 483.84 FEET TO A 5/8-INCH IRON ROD AT THE NORTHWEST CORNER OF SAID PARCEL 2; THENCE ALONG THE NORTH BOUNDARY OF SAID PARCEL 2, NORTH 86°35'05" EAST, 731.10 FEET TO A 5/8-INCH IRON ROD; THENCE CONTINUING ALONG SAID NORTH BOUNDARY, SOUTH 89°00'44" EAST, 258.90 FEET TO A 5/8-INCH IRON ROD AT THE NORTHWEST CORNER OF PARCEL 1 OF SAID PARTITION PLAT 2006-0053; THENCE ALONG THE WEST BOUNDARY OF SAID PARCEL 1, SOUTH 19°41'04" WEST, 308.13 FEET TO A 5/8-INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID PARCEL 1; THENCE ALONG THE SOUTH BOUNDARY OF SAID PARCEL 1, SOUTH 72°41'35" EAST, 81.59 FEET TO A 5/8-INCH IRON ROD; THENCE CONTINUING ALONG SAID SOUTH BOUNDARY THE FOLLOWING COURSES: SOUTH 78°06'47" EAST, 518.22 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 89°55'56" EAST, 59.27 FEET TO A 5/8-INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID PARCEL 1 FROM WHICH A BRASS CAP MARKING THE QUARTER CORNER BETWEEN SAID SECTIONS 3 AND 34 BEARS SOUTH 89°49'22" EAST, 18.93 FEET; THENCE ALONG THE EAST BOUNDARY OF SAID PARCEL 1, NORTH 00°01'28" WEST, 353.94 FEET TO A 5/8-INCH IRON ROD AT THE NORTHEAST CORNER OF SAID PARCEL 1; THENCE CONTINUING ALONG THE NORTH BOUNDARY OF SAID PARCEL 2, SOUTH 89°08'41" EAST, 570.08 FEET TO A 5/8-INCH IRON ROD AT THE MOST NORTHERLY NORTHEAST CORNER OF SAID PARCEL 2; THENCE LEAVING SAID NORTH BOUNDARY, SOUTH 00°19'21" WEST, 348.51 FEET TO A 5/8-INCH IRON ROD AT THE SOUTHWEST CORNER OF PARCEL 3 OF PARTITION PLAT 2001-0012, DOUGLAS COUNTY PLAT RECORDS; THENCE CONTINUING ALONG SAID NORTH BOUNDARY, SOUTH 89°37'06" EAST, 2090.51 FEET TO THE POINT OF BEGINNING AND THERE TERMINATING. SAID PARCEL CONTAINS 188.46 ACRES, MORE OR LESS.

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO DIVIDE THE ABOVE DESCRIBED PARCEL INTO LOTS AS SHOWN. THE PROCEDURE WAS AS FOLLOWS:

FOUND MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN. RECORD BEARINGS AND DISTANCES WERE USED TO PROPORTION BETWEEN FOUND MONUMENTS IN ORDER TO RECREATE THOSE PORTIONS OF THE BOUNDARY NOT DELINEATED BY FOUND MONUMENTS. MONUMENTS WERE SET IN ORDER TO DELINEATE THOSE PORTIONS. THE NORTHWEST CORNER WAS ESTABLISHED BY HOLDING FOUND RIGHT-OF-WAY MONUMENTS IN ORDER TO RECREATE THE CENTERLINE OF GARDEN VALLEY ROAD (COUNTY ROAD NUMBER 6) AND USING RECORD INFORMATION PER DOUGLAS COUNTY RIGHT-OF-WAY CONSTRUCTION DRAWINGS TO OFFSET THE CENTERLINE AS SHOWN. A MONUMENT WAS SET AT THE INTERSECTION OF THE NORTH BOUNDARY AND THE EAST RIGHT-OF-WAY BOUNDARY PER SAID RECORD OFFSET IN ORDER TO DELINEATE SAID NORTHWEST CORNER. MONUMENTS WERE THEN SET IN ORDER TO DELINEATE THE LOT BOUNDARIES AS SHOWN HEREON.

**FIELD CREW:** MIKE FROMDAHL AND JOSH MAXWELL

**EQUIPMENT:** NIKON TOTAL STATION AND TDS RECON DATA COLLECTOR

**OFFICE:** BRENT KNAPP

**DRAFTING:** BRENT KNAPP

**ZONE:** 5R, RR  
**COMP. PLAN:** RC5, RR5, RC2  
**WATER:** UBWA  
**SEWER:** ON-SITE

PLANNING DEPARTMENT FILE NO. 06-216

**APPROVALS:**

Keith L. Cubic 5/4/07 DATE  
DOUGLAS COUNTY PLANNING DIRECTOR  
Brenda Smith 5-7-07 DATE  
DOUGLAS COUNTY SURVEYOR DEPUTY  
Ray Northrup 5-15-07 DATE  
DOUGLAS COUNTY ASSESSOR

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

Sandra K. Correy 5/15/07 DATE  
DOUGLAS COUNTY TAX COLLECTOR

FILED THIS 15 DAY OF May, 2007, 3:48 O'CLOCK AM/PM

BARBARA E. NIELSEN 5-15-2007 DATE  
DOUGLAS COUNTY CLERK By Carol



**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT RIVERSDALE RANCH PROPERTIES, INC. IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED BY THE NAME OF "RANCH 1 SUBDIVISION" TOGETHER WITH EASEMENTS AS SHOWN.

Eric Forrest May 4, 2007 DATE  
ERIC FORREST, PRESIDENT

**ACKNOWLEDGMENT:**

STATE OF Oregon }  
COUNTY OF Lane } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 4th DAY OF May, 2007, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ERIC FORREST AS PRESIDENT OF RIVERSDALE RANCH PARTNERS, INC., WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Wilad McKay  
NOTARY SIGNATURE

Wilad McKay  
NOTARY NAME

NOTARY PUBLIC - Oregon  
COMMISSION NO.: 390217  
MY COMMISSION EXPIRES: 4-2-09

<b>REGISTERED PROFESSIONAL LAND SURVEYOR</b>  <b>OREGON</b> JULY 14, 1978 <b>RONALD A. QUIMBY</b> 1654 EXPIRES: 12/31/2008	<b>RANCH 1 SUBDIVISION</b> LYING IN THE S 1/2 SEC. 34, T 26 S, R 6 W, THE N 1/2 OF SEC. 3 THE NW 1/4 OF SEC. 2, T 27 S, R 6 W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON	
	SURVEYED FOR: ERIC FORREST P.O. BOX 10728 EUGENE, OR 97440	SURVEYED BY:  505 SE Main Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com
SCALE: NONE	JOB NO: 2035-02 DATE: MAY, 2007	DWG. BY: BHK PM: BHK
		PAGE: 2 OF 2