

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
 DOUGLAS COUNTY PLANNING DIRECTOR DATE
Brenda Smith 5-7-07
 DOUGLAS COUNTY SURVEYOR DEPUTY DATE
ROY NORRIS 5-15-07
 DOUGLAS COUNTY ASSESSOR DATE

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

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

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

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



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
 ERIC FORREST, PRESIDENT DATE

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

	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: 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: NONE	DATE: MAY, 2007	PAGE: 2 OF 2