

APPROVALS:

Keith L. Cubie JUNE 6, 2007
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Randy Smith 6-6-07
DOUGLAS COUNTY SURVEYOR Deputy DATE

Ron NORTHERAG 6-7-07
DOUGLAS COUNTY TAX ASSESSOR DATE

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

Sandra K Corree 6/7/07
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 7 DAY OF June, 2007, 3:21 O'CLOCK AM/PM
BARBARA E. NIELSEN by J. Reardon Deputy 6/7/07
DOUGLAS COUNTY CLERK DATE

DOUGLAS COUNTY COMMISSIONER DATE

DOUGLAS COUNTY COMMISSIONER DATE

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT BASCO BROS. LLC., IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED AS RIOTEGI SUBDIVISION TOGETHER WITH EASEMENTS AND SHARED OPEN SPACE AS SHOWN.

Juan Yraguen 5/12/07
JUAN YRAGUEN, OPERATING MANAGER DATE

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 2nd DAY OF May, 2007, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JUAN YRAGUEN AS OPERATING MANAGER OF BASCO BROS. LLC., WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Elaine Berg
NOTARY: ELAINE BERG
NOTARY PUBLIC - OREGON
COMMISSION NO.: 405611
MY COMMISSION EXPIRES: JUNE 23, 2010

SURVEYOR'S CERTIFICATE:

I, RONALD A. QUMBY, 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:

ALL THAT LAND DESCRIBED IN INSTRUMENT NUMBER 2005-22295 AS RECORDED IN DOUGLAS COUNTY DEED RECORDS IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF LOT 7 OF RED FOX ESTATES (VOLUME 19, PAGE 37) AS RECORDED IN DOUGLAS COUNTY PLAT RECORDS; THENCE ALONG THE SOUTH BOUNDARY OF SAID RED FOX ESTATES, SOUTH 86°25'02" EAST, 1965.33 FEET TO A 5/8" IRON ROD; THENCE SOUTH 86°19'37" EAST, 71.60 FEET TO A 5/8" IRON ROD; THENCE SOUTH 86°25'12" EAST, 129.25 FEET TO A POINT ON THE HIGH BANK OF THE NORTH UMPQUA RIVER; THENCE ALONG SAID HIGH BANK, SOUTH 13°40'47" WEST, 768.15 FEET TO A POINT ON THE NORTH BOUNDARY OF PARCEL 1 OF PARTITION PLAT 2001-0052, AS RECORDED IN DOUGLAS COUNTY PLAT RECORDS; THENCE ALONG THE NORTH BOUNDARY OF SAID PARCEL 1, NORTH 86°12'40" WEST, 210.46 FEET TO A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY OF DEL RIO ROAD (WILBUR-GARDEN VALLEY COUNTY ROAD NO. 31); THENCE LEAVING THE NORTH BOUNDARY OF SAID PARCEL 1 OF PARTITION PLAT 2001-0052, NORTH 33°06'46" WEST, 75.39 FEET TO 5/8" IRON ROD ON THE WESTERLY RIGHT-OF-WAY OF SAID DEL RIO ROAD, BEING THE MOST EASTERLY CORNER OF PARCEL 1 OF PARTITION PLAT 2004-0010 AS RECORDED IN DOUGLAS COUNTY PLAT RECORDS; THENCE ALONG THE NORTH BOUNDARY OF SAID PARCEL 1, NORTH 86°11'25" WEST, 1056.65 FEET TO A 5/8" IRON ROD; THENCE NORTH 16°52'30" EAST, 435.68 FEET TO A 5/8" IRON ROD; THENCE NORTH 85°55'56" WEST 819.13 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF SAID PARCEL 1 OF PARTITION PLAT 2004-0010; THENCE LEAVING SAID NORTH BOUNDARY OF PARCEL 1 OF PARTITION PLAT 2004-0010, ALONG THE WESTERLY BOUNDARY OF SAID INSTRUMENT NUMBER 2005-22295, NORTH 03°29'11" EAST, 260.03 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPTING THAT PORTION LYING IN THE RIGHT-OF-WAY OF SAID DEL RIO ROAD (WILBUR-GARDEN VALLEY CO. RD. NO. 31) AND CONTAINING 25.20 ACRES MORE OR LESS.

FIELD CREW: BILL GOODSON, RICHARD OLSON, JOSH MAXWELL AND RYAN PALMER

EQUIPMENT: TOPCON TOTAL STATION AND TDS RECON DATA COLLECTOR

OFFICE: RYAN PALMER

DRAFTING: JOHN LAUB

ZONE: RR
COMP. PLAN: RC2
WATER: UMPQUA BASIN WATER ASSOCIATION
SEWER: COMMUNITY ON-SITE SYSTEM

NOTE: ^{Bylaws 4} SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AS RECORDED IN INSTRUMENT NOS. 7-007-13003 & 2-007-13004 OF DEED RECORDS OF DOUGLAS COUNTY.

NARRATIVE:

THE PURPOSE OF THIS MAP IS TO SUBDIVIDE THAT LAND DESCRIBED IN INSTRUMENT NUMBER 2005-22295 AS RECORDED IN DOUGLAS COUNTY DEED RECORDS.

PROCEDURE WAS AS FOLLOWS:
MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN.
MONUMENTS WERE SET TO DELINEATE THE NEW LINES AS SHOWN.

PLANNING DEPARTMENT FILE NO. 06-072

	RIOTEGI SUBDIVISION		
	A CLUSTER SUBDIVISION LYING IN THE SE 1/4 SECTION 22, TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
SURVEYED FOR: BASCO BROS. LLC. P.O. BOX 131 WINCHESTER, OR 97495	SURVEYED BY: 505 SE Main Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com		
SCALE: NONE	JOB NO: 1733-09 DATE: MAY, 2007	DWG. BY: JDL PM: RNP	PAGE: 2 OF 2