

RIVERCREST ESTATES 2, PHASE 2

LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 10,
TOWNSHIP 28 SOUTH, RANGE 6 WEST, W.M.
DOUGLAS COUNTY, OREGON

SURVEYED: JANUARY 24, 2007

EASEMENTS:

- (E1) - DENOTES A 10' WIDE PUE (SEE NOTES 7 & 8, SHEET 3)
- (E2) - DENOTES 5' WIDE STORM DRAINAGE EASEMENT (SEE NOTE 9, SHEET 3)

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	LONG CHORD
C30	7.91'	273.00'	1°39'36"	S02°31'42"E, 7.91'
C31	76.99'	273.00'	16°09'31"	S11°26'16"E, 76.74'
C32	20.38'	273.00'	4°16'41"	S21°39'21"E, 20.38'
C33	115.70'	300.00'	22°05'48"	S12°44'48"E, 114.98'
C34	65.12'	327.00'	11°24'37"	S07°24'13"E, 65.01'
C35	45.80'	327.00'	8°01'30"	S17°07'16"E, 45.76'
C36	15.19'	327.00'	2°39'40"	S22°27'51"E, 15.19'
C37	52.83'	327.00'	9°15'25"	S75°15'36"W, 52.77'
C38	55.62'	300.00'	10°37'22"	S69°54'08"W, 55.54'
C39	21.15'	273.00'	4°26'24"	S66°48'39"W, 21.15'
C40	74.49'	327.00'	13°03'09"	N71°07'02"E, 74.33'
C41	66.59'	327.00'	11°40'00"	N83°28'37"E, 66.47'
	(66.59')	327.00'	11°40'03"	N83°25'20"E, 66.47')(2)
C42	128.04'	300.00'	24°27'13"	N76°49'04"E, 127.07'
C43	7.15'	273.00'	01°30'00"	N65°20'27"E, 7.15'
C44	109.37'	273.00'	22°57'14"	N77°34'03"E, 108.64'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S67°06'27"E	17.46'
L2	S20°23'53"W	17.21'
L3	S20°23'10"W	17.20'
L4	S69°36'50"E	16.73'
L5	S89°02'40"W	47.53'
L6	N45°57'20"W	16.97'
L7	S89°38'49"E	31.03'
	(N89°33'59"W	31.14')(2)
L8	N88°58'11"W	30.00'
	(N89°01'16"W	30.00')(2)

NOTES AND RESTRICTIONS:

- 1.) THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS OF APPROVAL PER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NUMBER 05-047.
- 2.) THIS PLAT IS SUBJECT TO THE "DECLARATION OF PROTECTIVE COVENANTS FOR RIVER CREST ESTATES" AS RECORDED IN DOCUMENT NUMBER 2004-029739, DOUGLAS COUNTY DEED RECORDS, AMMENDED BY "DECLARATION OF ANNEXATION OF REAL PROPERTY TO AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, AND RESTRICTIONS FOR RIVER CREST ESTATES" AS RECORDED IN DOCUMENT NUMBER 2006-013689 AND AMMENDED BY "SECOND DECLARATION OF ANNEXATION OF REAL PROPERTY TO AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS, FOR RIVER CREST ESTATES" AS RECORDED IN DOCUMENT NO. 2007-019716, DATED 9 / 7 / 2007, DOUGLAS COUNTY DEED RECORDS.
- 3.) LOTS 53-90 OF THIS SUBDIVISION ARE SUBJECT TO COVENANTS FOR RESOURCE MANAGEMENT AS RECORDED IN DOCUMENT NO. 2007-19714, DATED, 09 / 01 / 2007, DOUGLAS COUNTY DEED RECORDS.
- 4.) PER CONDITIONS OF APPROVAL #27, LOT 86 SHALL NOT BE REDIVIDED IN THE FUTURE.
- 5.) LOT 54 IS SUBJECT TO A 10' WIDE SANITARY SEWER EASEMENT TO BENEFIT PARCEL 1 OF PARTITION PLAT 2000-22, DOUGLAS COUNTY PLAT RECORDS, AS SHOWN HEREIN.
- 6.) LOT 65 IS SUBJECT TO A 10' WIDE SANITARY SEWER EASEMENT TO BENEFIT THAT LAND DESCRIBED IN DOCUMENT NUMBER 93-10705, DOUGLAS COUNTY DEED RECORDS, AS SHOWN HEREIN.
- 7.) ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO 10' WIDE PUBLIC UTILITY EASEMENTS (PUE) ALONG THE FRONTAGE OF ALL PUBLIC STREETS, AS SHOWN HEREIN.
- 8.) THE PUBLIC UTILITY EASEMENTS (PUE) SHOWN HEREIN (SEE NOTE 7 ON THIS SHEET) ARE SUBJECT TO RESTRICTIONS RECORDED IN DOCUMENT NO. 2007-019720, DOUGLAS COUNTY DEED RECORDS.
- 9.) LOTS 58-61, 66, 68-69, 75, 81-83, 87-89, 91-96, 100-109 AND 111-112 ARE SUBJECT TO 5' WIDE PRIVATE STORM DRAINAGE EASEMENTS, FOR THE BENEFIT OF THE RIVER CREST ESTATES HOMEOWNER'S ASSOCIATION, AS SHOWN HEREIN.

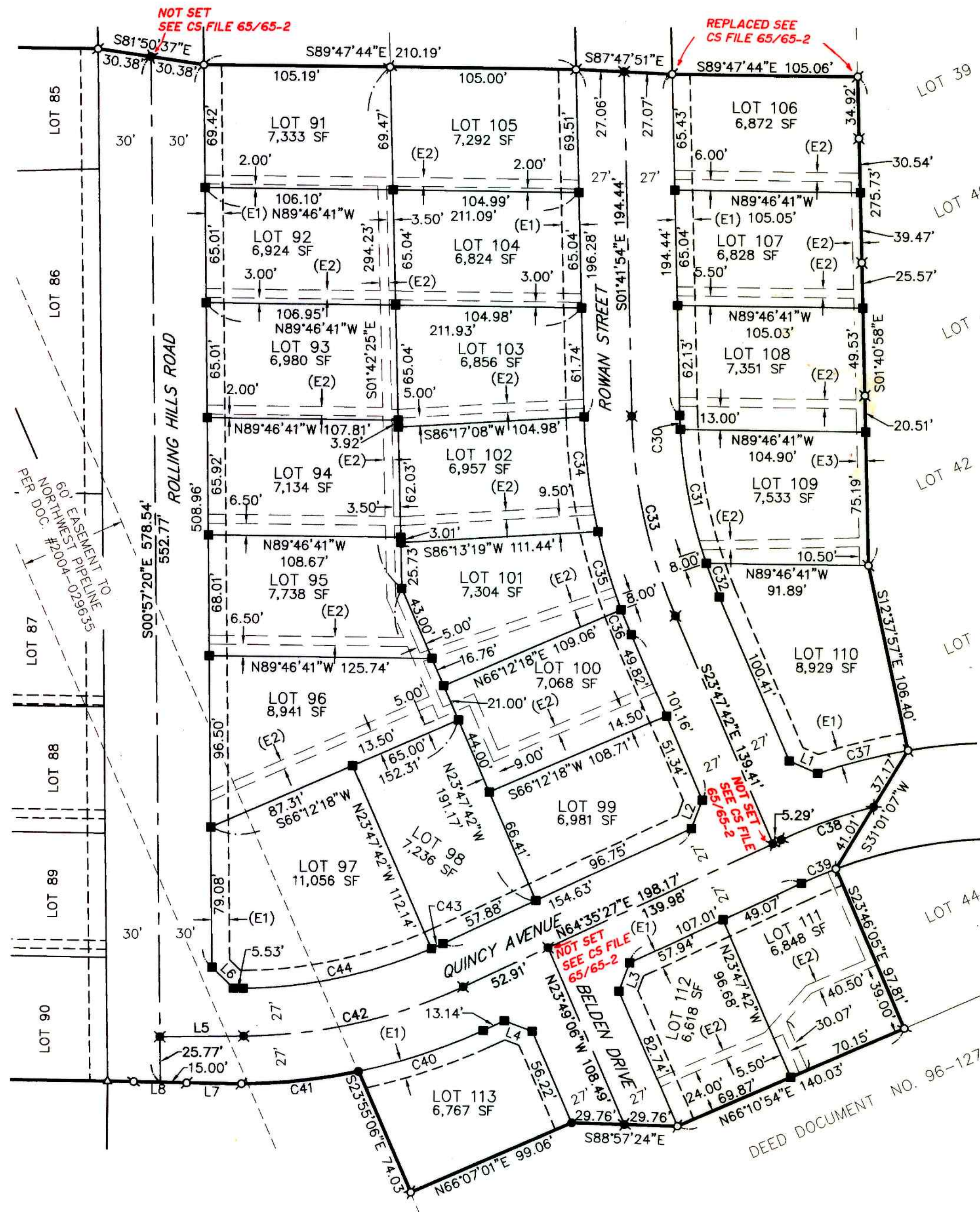
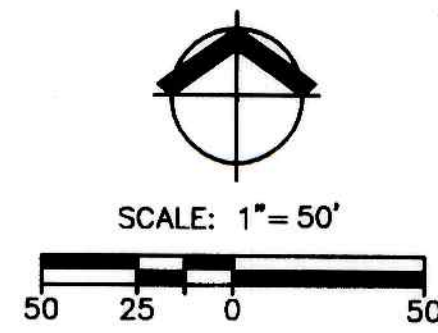
LEGEND:

- - DENOTES SET 5/8" X 30" IRON ROD W/YPC MARKED "WRG DESIGN INC." W/YPC - DENOTES WITH A YELLOW PLASTIC CAP
- * - DENOTES SET RAILROAD SPIKE MARKED WITH A PUNCH AND "WRG DESIGN INC.". TO BE POST MONUMENTED. SET ON 3/21/08. M###-## - DENOTES SURVEY NUMBER, DOUGLAS COUNTY SURVEY RECORDS.
- - DENOTES SET 5/8" X 30" IRON ROD W/YPC MARKED "WRG DESIGN INC.". TO BE POST MONUMENTED. SET ON 3/21/08. VOLUME ## - DENOTES SUBDIVISION PLAT NUMBER, DOUGLAS COUNTY PLAT RECORDS.
- - DENOTES FOUND MONUMENT AS NOTED. HELD, UNLESS OTHERWISE NOTED. FD - DENOTES FOUND
- ⊗ - DENOTES FOUND 5/8" IR W/YPC "I.E. ENGINEERING" PER M148-48 IR - DENOTES IRON ROD
- ⊘ - DENOTES FOUND 5/8" IR W/YPC "I.E. ENGINEERING" PER VOLUME 22, PAGE 15 IP - DENOTES IRON PIPE
- △ - DENOTES FOUND 5/8" IR W/YPC "I.E. ENG." PER M132-22 PUE - DENOTES "PUBLIC UTILITY EASEMENT"
- CL - DENOTES CHAIN LINK FENCE
- SQ - DENOTES SQUARE FEET

* ARE NOW 5/8" X 30" IRON RODS WITH ALUMINUM CAPS MARKED "WRG DESIGN INC." SET ON 3/21/08 FLUSH IN ASPHALT UNLESS SPECIFIED DIFFERENTLY HEREIN. SEE CS FILE 65/65-2.

6/22/07
REGISTERED
PROFESSIONAL
LAND SURVEYOR
Paul D. Galli
OREGON
JANUARY 10, 2006
PAUL D. GALLI
76970
RENEWAL DATE 6-30-09

SHEET 3 OF 4
JOB NO: HAY6139.00 MLJ 06/22/07
W R G
DESIGN INC.
5415 SW Westgate Dr, Ste 100 Portland, OR 97221
Tel. 503.419.2500 Fax. 503.419.2600



RIVERCREST ESTATES 2, PHASE 1
(VOLUME 22, PAGE 15)

VOL. 22 PAGE 56 C

VOL. 22 PAGE 56 C