

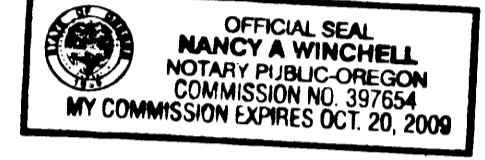
DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK 2009-005179
NO FEE
00240177200900051790020024
03/10/2009 03:16:31 PM
PLAT-SUB Cnt=1 Stn=1 RECEIPTCOUNTER
This is a no fee document

Village View Subdivision Phase Three

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

KNOWN ALL PEOPLE BY THESE PRESENTS:
PERSONALLY APPEARED BEFORE ME ON THIS 27 DAY OF February, 2009, IN
SAID STATE AND COUNTY, ROLAND THEISS, MARGARET THEISS, KENNETH D. SMITH,
~~GEORGIA J. SMITH~~, AND DEBBIE JO DAVIS, WHO ACKNOWLEDGE
THIS INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.



Nancy A. Winchell NOTARY PUBLIC

PACIFICORP SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE ITS ELECTRIC UTILITIES AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN SERVING THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE THE REMOVAL OF ANY OBSTRUCTIONS INCLUDING TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF PACIFICORP.

DECLARATION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS ROLAND THEISS, MARGARET THEISS, KENNETH D. SMITH, GEORGIA J. SMITH, AND DEBBIE JO DAVIS ARE THE OWNERS OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED ON THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AS SHOWN HEREIN BY THE NAME OF "VILLAGE VIEW SUBDIVISION, PHASE THREE", AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER THE STREETS, AND EASEMENTS AS SHOWN ON THE ANNEXED PLAT.

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

Sandra K. Conree 3/10/09
DOUGLAS COUNTY TAX COLLECTOR

DATE

APPROVALS:

Roland Theiss 2/27/09
ROLAND THEISS DATE
Margaret Theiss 2/27/09
MARGARET THEISS DATE
Kenneth D. Smith 2/27/09
KENNETH D. SMITH DATE
DECEASED SEE INST. 2009-4197
GEORGIA J. SMITH DATE
Debbie Jo Davis Colton 2/27/09
DEBBIE JO DAVIS DATE

Keith L. Cubic 2/27/09
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Randy Jantz 3-2-09
DOUGLAS COUNTY SURVEYOR DATE

Ron Nozue 3-9-09
DOUGLAS COUNTY ASSESSOR DATE

SURVEY NARRATIVE:

BOUNDARY CONTROL:
THE EASTERLY LINE IS MATCHED TO VILLAGE VIEW SUBDIVISION PHASE TWO.
THE SOUTH LINE IS PER M 115-70 AND LP 1992-26.
THE NORTHERLY LINE IS MATCHED TO VILLAGE VIEW SUBDIVISION PHASE ONE.
THE WESTERLY LINE IS PER TRI-CITY TERRACE FIRST ADD.

SURVEY, CALCULATIONS AND DRAFTING: WILLIAM J. RUPPERT.
INSTRUMENT: NIKON DTM 430

SURVEYOR'S CERTIFICATE:

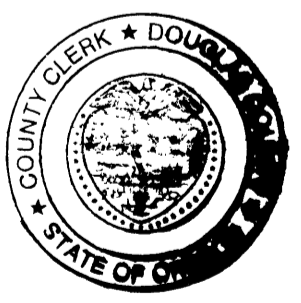
I, WILLIAM J. RUPPERT, SAY THAT THE LAND DEPICTED ON THE ACCOMPANYING SUBDIVISION MAP HAS BEEN SURVEYED AND MARKED WITH THE PROPER MONUMENTS, AND THAT THE DESCRIPTION OF THE LAND DEPICTED ON THE ACCOMPANYING VILLAGE VIEW SUBDIVISION, PHASE 3, IS AS FOLLOWS:

A PORTION OF PARCELS 1 AND 2 OF PARTITION 1992-26 AND PART OF THE LAND DESCRIBED IN INSTRUMENT # 2000-04030 IN SECTION 33, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, AND THE DEDICATION OF PART OF PARCELS 1 AND 2 OF PARTITION 1990-27 IN SECTION 4, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY OREGON, THENCE NORTH 89° 13' 7" WEST FOR 290.62 FEET; THENCE ALONG A 505.00 FEET RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 72° 12' 7" WEST 22.37 FEET) 22.37 FEET; THENCE ALONG A 505.00 FEET RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 82° 6' 32" WEST 151.69 FEET) 152.27 FEET; THENCE ALONG THE EASTERLY BOUNDARY OF TRI-CITY TERRACE, FIRST ADDITION, NORTH 0° 40' 32" EAST FOR 154.66 FEET; THENCE ALONG THE BOUNDARY OF VILLAGE VIEW SUBDIVISION, PHASE ONE, NORTH 90° EAST FOR 235.09 FEET, NORTH 0° WEST FOR 151.24 FEET, SOUTH 69° 12' 6" EAST FOR 66.15 FEET, AND NORTH 21° 50' 10" EAST FOR 90.71 FEET; THENCE ALONG THE BOUNDARY OF VILLAGE VIEW SUBDIVISION, PHASE TWO, NORTH 90° EAST FOR 121.54 FEET, SOUTH 20° 49' 37" EAST FOR 72.22 FEET, SOUTH 54° 39' EAST FOR 135.00 FEET, SOUTH 35° 21' WEST FOR 83.00 FEET, SOUTH 89° EAST FOR 120.00 FEET, AND SOUTH 0° EAST FOR 130.06 FEET; THENCE NORTH 89° 16' 1" WEST FOR 199.65 FEET, TO THE TRUE POINT OF BEGINNING, THE AREA BEING 3.29 ACRES.

William J. Ruppert
WILLIAM J. RUPPERT

FILED THIS DAY 10th OF MARCH 2009, AT 3:16 PM
BARBARA E. NIELSEN, by Sharon Lee 3/10/09
DOUGLAS COUNTY CLERK Deputy DATE



SUBDIVISION	
OF PART OF PARCELS 1 AND 2 OF LAND PARTITION 1992-26 AND PART OF THE LAND DESCRIBED IN INST. # 2000-04030 IN	
IN	
S 1/2 SECTION 33, TOWNSHIP 29 SOUTH, RANGE 5 WEST, W.M. AND	
THE DEDICATION OF PART OF PARCELS 1 AND 2 OF PARTITION 1990-27 IN NW 1/4 SECTION 4, TOWNSHIP 30 SOUTH, RANGE 5 WEST, W. M.	
SUBDIVIDERS; ROLAND AND MARGARET THEISS PO BOX 824 MYRTLE CREEK, OR 97457	
ZONE: R-1 COMP. PLAN DESIG.: MEDIUM DENSITY RESIDENTIAL LAND WATER SUPPLY: TRI-CITY WATER DISTRICT SEWAGE DISPOSAL: TRI-CITY SANITARY DISTRICT	
PLANNING DEPARTMENT FILE 99-088	
REGISTERED OREGON LAND SURVEYOR <u>William J. Ruppert</u> JULY 12, 1968 WILLIAM J. RUPPERT 866	Surveyed by: WILLIAM J. RUPPERT P.O. BOX 1564 MYRTLE CREEK, OR 97457
MY REGISTRATION EXPIRES 12/31/2010	SCALE NA OCTOBER 2008 SHEET 1 OF 2

Village View Subdivision Phase Three

REGISTERED
OREGON
LAND SURVEYOR

William J. Ruppert

JULY 12, 1968
WILLIAM J. RUPPERT
866

MY REGISTRATION
EXPIRES 12/31/2010

SUBJECT TO PROTECTIVE COVENANTS
FILED HERewith, DOUGLAS COUNTY, OREGON,
INSTRUMENT NUMBER 2008-012830 OF DEED RECORDS

NOTE 1

EASEMENT EXTENDS
TO R/W OF CLARK
STREET. END OF
EASEMENT S45°W
0.7 FT FROM LOT COR.
SEE PHASE 2 OF
SUBDIVISION.

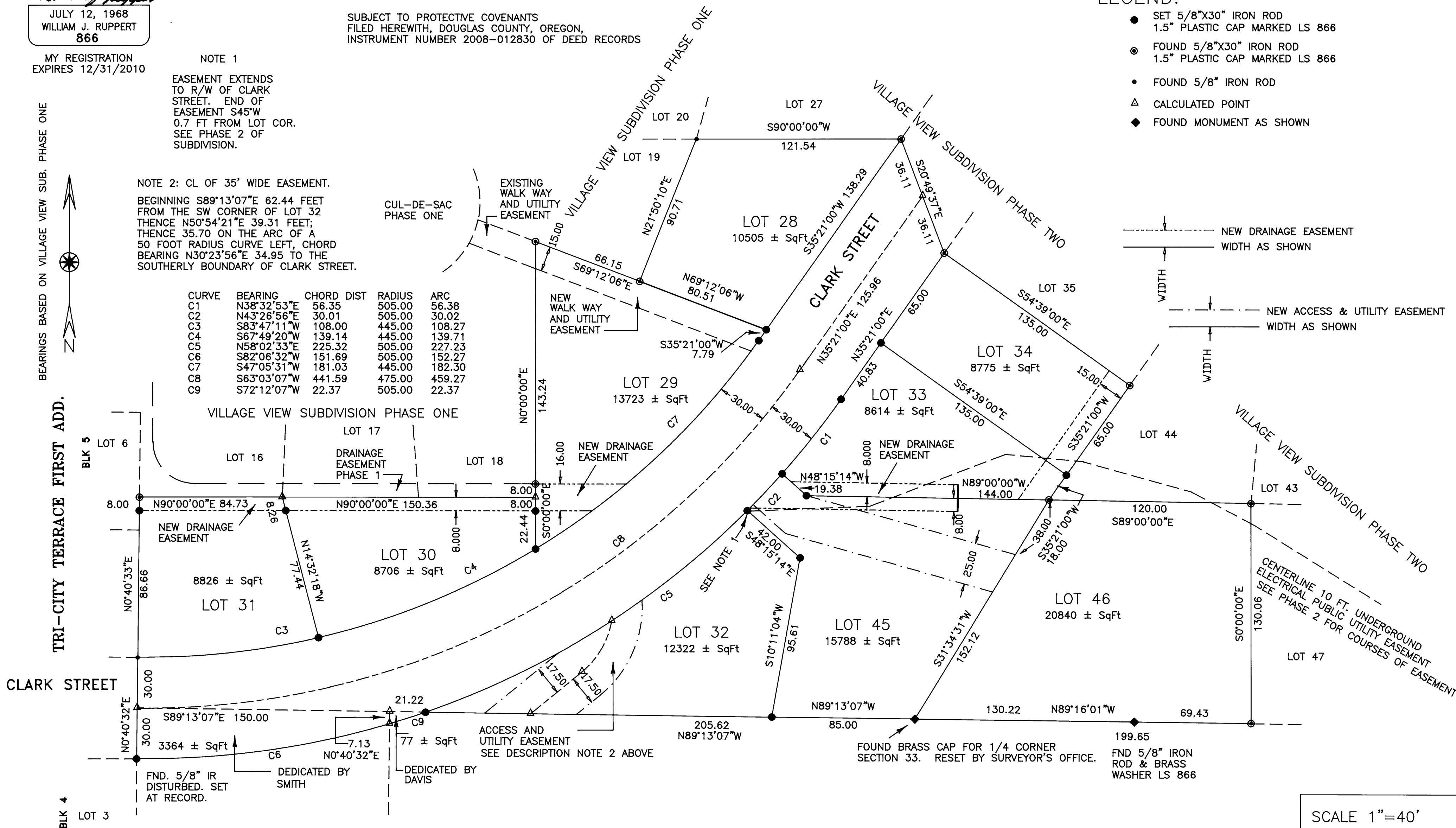
NOTE 2: CL OF 35' WIDE EASEMENT.

BEGINNING S89°13'07"E 62.44 FEET
FROM THE SW CORNER OF LOT 32
THENCE N50°54'21"E 39.31 FEET;
THENCE 35.70 ON THE ARC OF A
50 FOOT RADIUS CURVE LEFT, CHORD
BEARING N30°23'56"E 34.95 TO THE
SOUTHERLY BOUNDARY OF CLARK STREET.

CURVE	BEARING	CHORD DIST	RADIUS	ARC
C1	N38°32'53"E	56.35	505.00	56.38
C2	N43°26'56"E	30.01	505.00	30.02
C3	S83°47'11"W	108.00	445.00	108.27
C4	S67°49'20"W	139.14	445.00	139.71
C5	N58°02'33"E	225.32	505.00	227.23
C6	S82°06'32"W	151.69	505.00	152.27
C7	S47°05'31"W	181.03	445.00	182.30
C8	S63°03'07"W	441.59	475.00	459.27
C9	S72°12'07"W	22.37	505.00	22.37

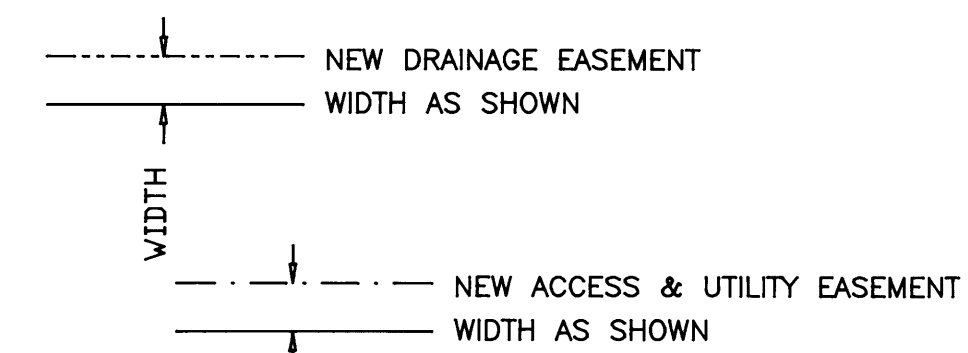
BEARINGS BASED ON VILLAGE VIEW SUB. PHASE ONE

TRI-CITY TERRACE FIRST ADD.



LEGEND:

- SET 5/8"X30" IRON ROD
1.5" PLASTIC CAP MARKED LS 866
- ⊙ FOUND 5/8"X30" IRON ROD
1.5" PLASTIC CAP MARKED LS 866
- FOUND 5/8" IRON ROD
- △ CALCULATED POINT
- ◆ FOUND MONUMENT AS SHOWN



SCALE 1"=40'
SHEET 2 OF 2