

DOUGLAS COUNTY OFFICIAL RECORDS  
 PATRICIA K. HITT, COUNTY CLERK  
 2012-000535  
 NO FEE  
 01/18/2012 10:56:20 AM  
 PLAT-SUB Cnt=1 Stn=1 receiptcounter  
 This is a no fee document

**LEGEND**

- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- ⊙ FOUND IRON PIPE AS NOTED
- ⊙ FOUND BRASS CAP AS NOTED

**NOTES**

1. 10' WATERLINE EASEMENT TO BENEFIT LOTS 2, 3 & 4 WESTERLY BOUNDARY TO BE COMMON WITH EASTERLY BOUNDARY OF PP & L TRANSMISSION LINE EASEMENT. SIDELINES TO TERMINATE AT EXISTING WATER TANK.

CURVE TABLE					
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH	DELTA
C1	N30°24'17"W	77.04'	125.00'	78.32'	35°53'54"
C2	S53°08'31"W	36.39'	120.00'	36.53'	17°26'37"
C3	N03°43'07"W	71.08'	70.00'	74.55'	61°01'10"
C4	N35°08'20"E	70.48'	100.00'	72.02'	41°15'55"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°05'58"W	320.51'
L2	N53°57'00"E	37.88'
L3	S28°04'04"E	37.97'
L4	S28°04'04"E	259.72'
L5	N88°55'23"W	77.30'
L6	N03°15'16"E	334.31'
L7	N34°37'45"W	150.00'
L8	N00°56'47"W	256.99'
L9	N66°52'11"W	253.45'
L10	N00°16'07"E	203.55'
L11	N35°17'21"W	129.06'
L12	N48°21'13"W	91.88'
L13	N12°27'20"W	36.61'
L14	S79°08'10"W	110.34'
L15	S45°10'43"W	98.00'
L16	S44°25'12"W	69.95'
L17	S61°51'50"W	127.96'
L18	N62°50'16"W	157.11'
L19	S20°20'32"W	143.27'
L20	S21°57'16"W	35.45'
L21	S25°10'44"W	35.45'
L22	S26°47'28"W	118.46'
L23	S55°46'18"W	62.35'
L24	S14°30'22"W	47.35'
L25	S65°47'42"W	153.17'
L26	S88°58'52"W	146.54'
L27	N84°33'55"W	109.81'
L28	S33°08'42"W	130.09'
L29	S16°43'19"W	146.51'
L30	S17°28'32"E	134.23'
L31	S71°34'37"W	144.64'
L32	S33°32'46"E	438.79'

**DETAIL C**  
SCALE: NTS

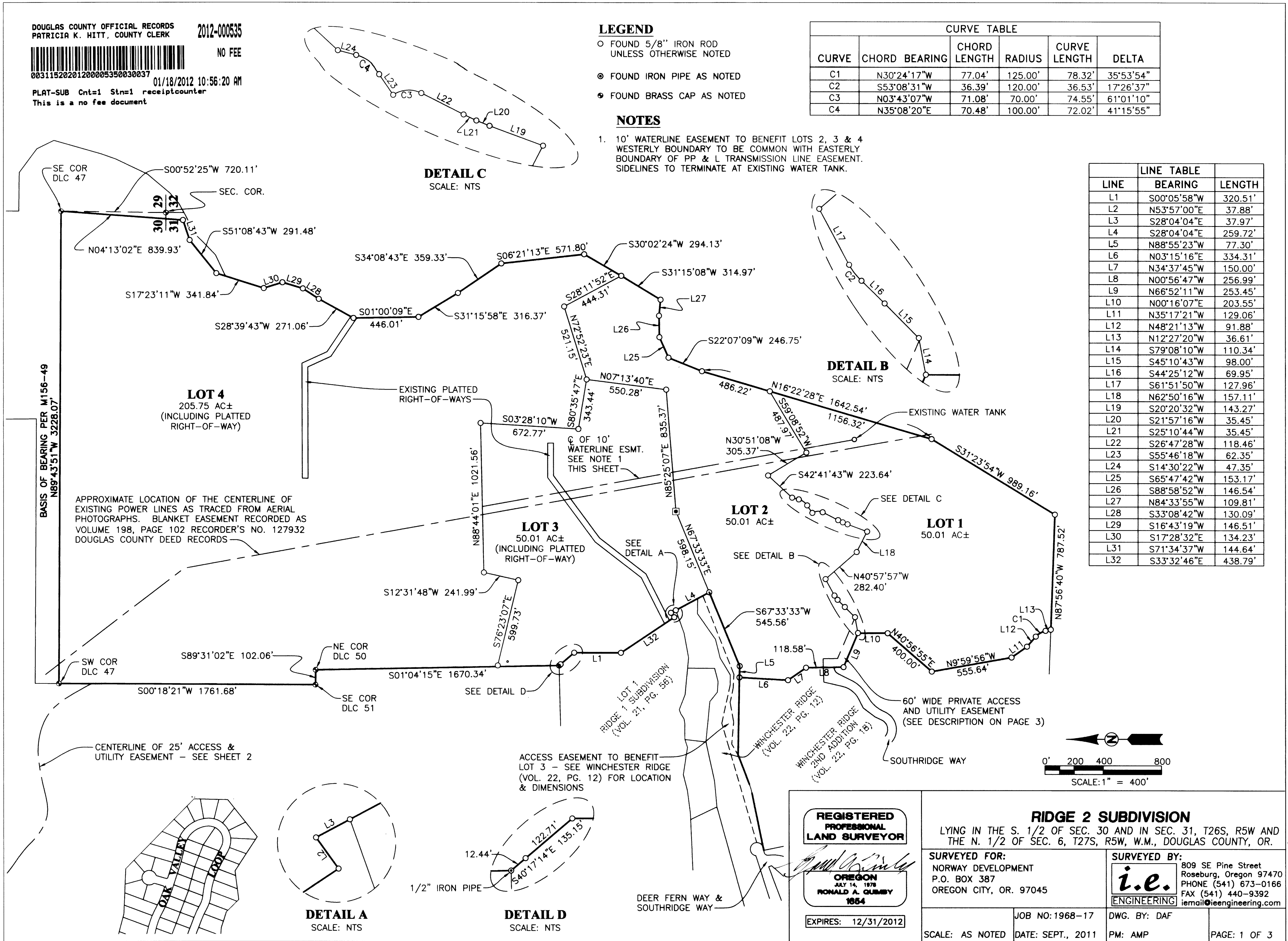
**DETAIL B**  
SCALE: NTS

**DETAIL A**  
SCALE: NTS

**DETAIL D**  
SCALE: NTS

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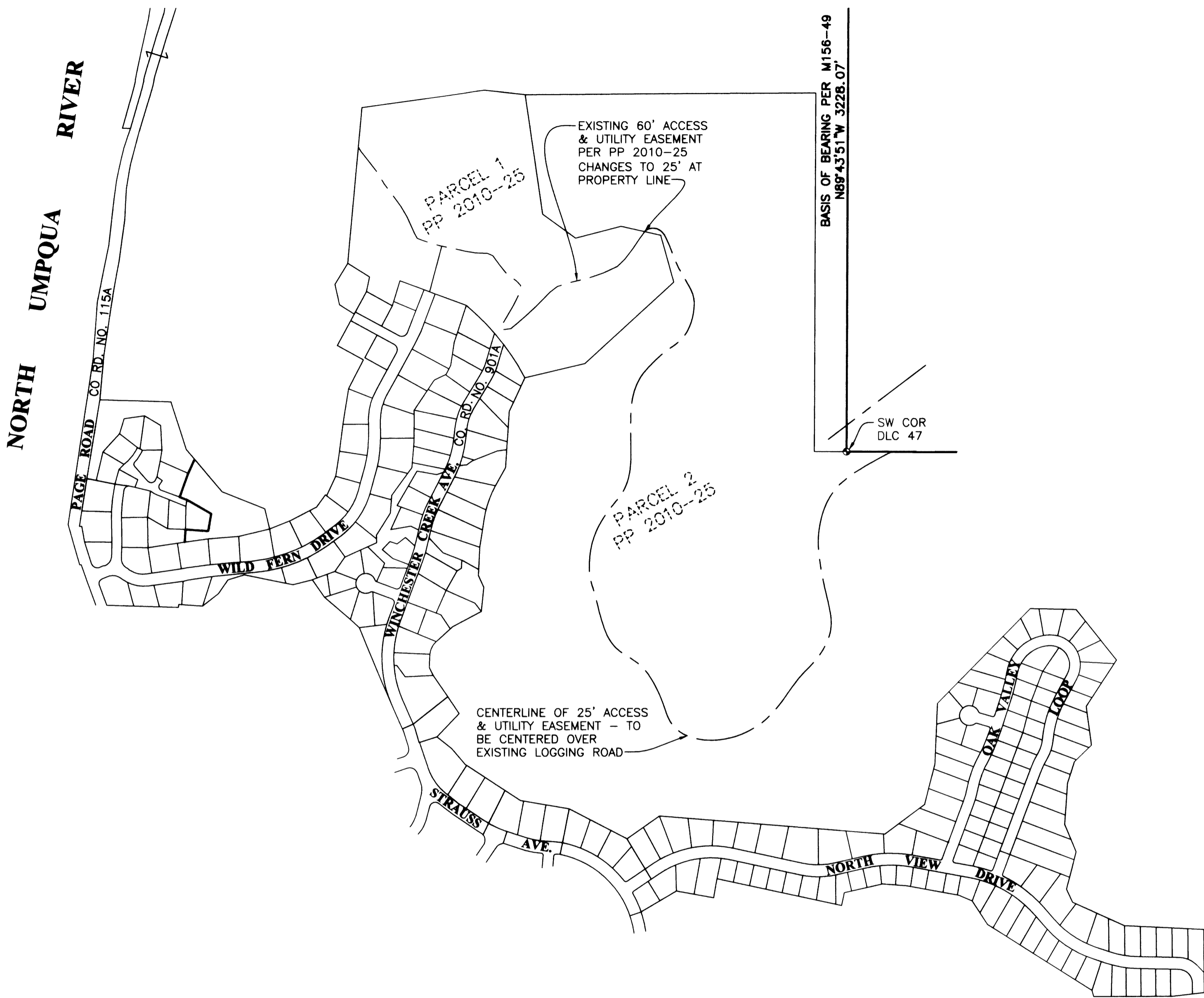
**REGISTERED PROFESSIONAL LAND SURVEYOR**  
 OREGON  
 JULY 14, 1978  
 RONALD A. GUMBY  
 1864  
 EXPIRES: 12/31/2012

**RIDGE 2 SUBDIVISION**  
 LYING IN THE S. 1/2 OF SEC. 30 AND IN SEC. 31, T26S, R5W AND THE N. 1/2 OF SEC. 6, T27S, R5W, W.M., DOUGLAS COUNTY, OR.

**SURVEYED FOR:**  
 NORWAY DEVELOPMENT  
 P.O. BOX 387  
 OREGON CITY, OR. 97045

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

JOB NO: 1968-17  
 DATE: SEPT., 2011  
 DWG. BY: DAF  
 PM: AMP  
 SCALE: AS NOTED  
 PAGE: 1 OF 3



0' 200 400 800  
SCALE: 1" = 400'

<p><b>REGISTERED PROFESSIONAL LAND SURVEYOR</b></p> <p><i>Ronald A. Gurney</i></p> <p>OREGON JULY 14, 1978 RONALD A. GURNEY 1854</p> <p>EXPIRES: 12/31/2012</p>	<p><b>RIDGE 2 SUBDIVISION</b></p> <p>LYING IN THE S. 1/2 OF SEC. 30 AND IN SEC. 31, T26S, R5W AND THE N. 1/2 OF SEC. 6, T27S, R5W, W.M., DOUGLAS COUNTY, OR.</p>	
	<p><b>SURVEYED FOR:</b></p> <p>NORWAY DEVELOPMENT P.O. BOX 387 OREGON CITY, OR. 97045</p>	<p><b>SURVEYED BY:</b></p> <p><b>i.e.</b> ENGINEERING 809 SE Pine Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com</p>
<p>SCALE: AS NOTED</p>	<p>JOB NO: 1968-17 DATE: SEPT., 2011</p>	<p>DWG. BY: DAF PM: AMP PAGE: 2 OF 3</p>

**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 3 OF LAND PARTITION 2005-0001 (INSTRUMENT NUMBER 2005-000671) AS RECORDED IN THE DOUGLAS COUNTY PLAT RECORDS, LOCATED IN THE SOUTH HALF OF SECTION 30 & SECTION 31, TOWNSHIP 26 SOUTH, RANGE 5 WEST AND THE NORTH HALF OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, AND CONTAINING 355.78 ACRES MORE OR LESS.

**NARRATIVE:**

THE PURPOSE OF THIS MAP IS TO SUBDIVIDE THE ABOVE DESCRIBED LAND INTO FOUR LOTS AS SHOWN.

THE PROCEDURE WAS AS FOLLOWS:

EXISTING MONUMENTS OF RECORD AND CONTROL PER OUR PREVIOUS SURVEY (M156-49) AS SHOWN.

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT YELLOW PINE, L.L.C., IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED BY THE NAME OF "RIDGE 2 SUBDIVISION" TOGETHER WITH EASEMENTS (WITH THE INTENT OF BEING RELOCATED ON FUTURE PLATS) AS SHOWN.

[Signature]  
CARL T. COFFMAN, MANAGING MEMBER  
YELLOW PINE L.L.C.

10-14-11  
DATE

**EASEMENT NOTES:**

**LOT 2:**

A 60' WIDE PRIVATE ACCESS AND UTILITY EASEMENT TO BENEFIT LOT 1 OF THIS PLAT (THE INTENT OF THIS EASEMENT IS TO CROSS LOT 2 OF THIS PLAT GENERALLY FOLLOWING AN EXISTING ROAD AND TO BE MORE PARTICULARLY DESCRIBED ON FUTURE PLATS), LOCATED IN SECTION 31, TOWNSHIP 26 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, THE WESTERLY BOUNDARY BEING MORE GENERALLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY BOUNDARY OF LOT 3 OF RIDGE 1 SUBDIVISION (VOLUME 21, PAGE 56) AS RECORDED IN THE DOUGLAS COUNTY PLAT RECORDS, FROM WHICH A 5/8 INCH IRON ROD AT THE NORTHEAST CORNER OF SAID LOT 3 OF RIDGE 1 SUBDIVISION BEARS NORTH 00°56'47" WEST 118.58 FEET, NORTH 34°37'45" WEST 150.00 FEET AND NORTH 03°15'16" EAST 334.31 FEET; THENCE ALONG SAID EASTERLY BOUNDARY OF LOT 3 OF RIDGE 1 SUBDIVISION, SOUTH 00°56'47" EAST 138.41 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY OF LOT 3 OF RIDGE 1 SUBDIVISION, SOUTH 66°52'11" EAST 253.45 FEET TO A 5/8 INCH IRON ROD AT THE NORTHWEST CORNER OF LOT 1 OF THIS PLAT AND THERE TERMINATING. THE EAST BOUNDARY OF SAID EASEMENT SHALL BE PROLONGED TO INTERSECT THE NORTHERLY BOUNDARY OF LOT 1 OF THIS PLAT.

**ACKNOWLEDGMENT:**

STATE OF OREGON }  
COUNTY OF Clatsop } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 14<sup>th</sup> DAY OF October, 2011, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CARL T. COFFMAN, AS MANAGING MEMBER OF YELLOW PINE, L.L.C.

[Signature]  
NOTARY: Valerie L. Tadda  
NOTARY PUBLIC - OREGON  
COMMISSION NO.: 451203  
MY COMMISSION EXPIRES: 8-11-14

**APPROVALS:**

Keith L. Cubic NOVEMBER 3, 2011  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Randy Smith 10-20-11  
DOUGLAS COUNTY SURVEYOR DATE

Susan Xerue 1-18-12  
DOUGLAS COUNTY ASSESSOR DATE

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

Sandra K. Corree 1-18-12  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 18<sup>th</sup> DAY OF Jan., 2012, 10:56 O'CLOCK AM/PM  
Patricia K. Witt 1/18/12  
DOUGLAS COUNTY CLERK DATE



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

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

**OFFICE:** DEREK FEIGEL

**DRAFTING:** DEREK FEIGEL

PLANNING DEPARTMENT FILE NO. 05-344

**ZONE:** 5R (RURAL RESIDENTIAL-5 ACRE)  
**COMP. PLAN:** RR5 (RURAL RESIDENTIAL-5)  
**WATER:** ON-SITE (COMMUNITY WATER SYSTEM)  
**SEWER:** ON-SITE (SEPTIC)

	<b>RIDGE 2 SUBDIVISION</b>	
	LYING IN THE S. 1/2 OF SEC. 30 AND IN SEC. 31, T26S, R5W AND THE N. 1/2 OF SEC. 6, T27S, R5W, W.M., DOUGLAS COUNTY, OR.	
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