



NO FEE

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 PLAT-SUB Cnt=1 Stn=1 receiptcounter
 This is a no fee document

NARRATIVE

The purpose of the survey was to subdivide the lines described as Parcel 2 of Partition Plat 2002-0046.

The monument at the Northwest corner of Parcel 2 appears to be destroyed or buried under a decorative concrete sculpture. The location was calculated at proportionate distance between the two closest found monuments. All other monuments were found and held.

Equipment: Trimble S6
 Comps & Drafting: Heimbürger
 Field Crew: Heimbürger, Heichel

PLANNING DEPARTMENT FILE NO. 11-004

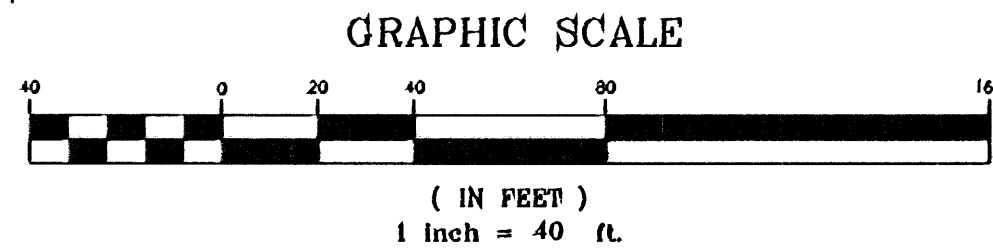
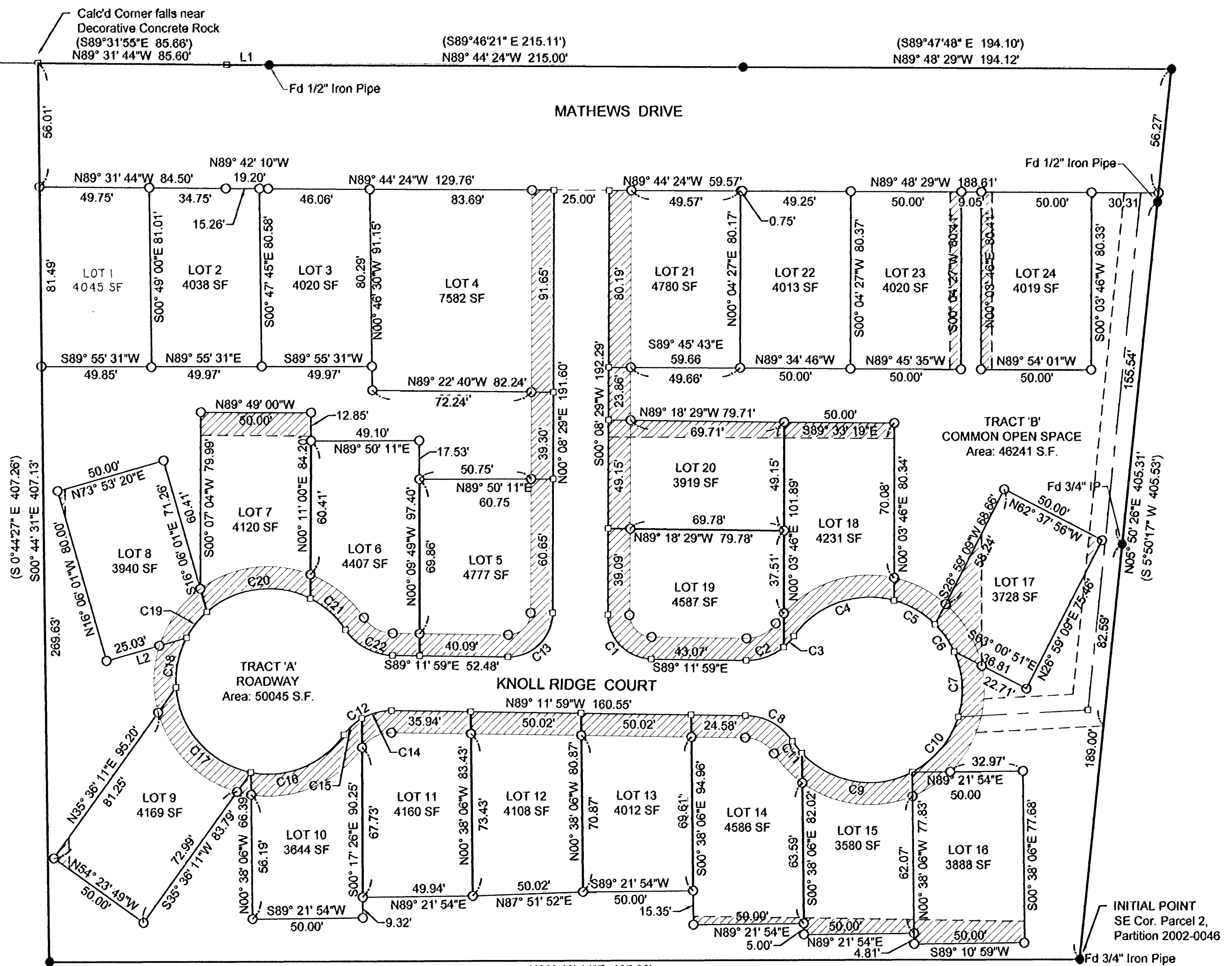
Zoning R-1
 Comp. Plan RMD
 Water: Tri City
 Sewer: Tri City

Parcel Line Table

Line #	Length	Direction	RECORD INFO
L1	19.12	N89° 42' 10"W	(S89° 42' 32"E 19.13')
L2	37.85	S73° 53' 59"W	

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	31.19	20.00	89°20'29"	S44° 31' 45"E	28.12'
C2	18.45	26.00	40°39'29"	N70° 28' 16"E	18.07'
C3	6.74	26.00	14°51'28"	N42° 42' 47"E	6.72'
C4	51.42	42.00	70°09'03"	N70° 21' 35"E	48.27'
C5	21.44	42.00	29°14'46"	N59° 58' 31"W	21.21'
C6	15.08	42.00	20°33'57"	N34° 35' 19"W	14.99'
C7	30.22	42.00	41°13'23"	N3° 41' 39"W	29.57'
C8	25.19	26.00	55°30'58"	N61° 26' 30"W	24.22'
C9	54.56	42.00	74°25'43"	N80° 26' 05"W	50.80'
C10	33.30	42.00	45°26'01"	N39° 38' 03"E	32.44'
C11	6.99	42.00	9°32'12"	N38° 27' 08"W	6.98'
C12	25.19	26.00	55°30'58"	S63° 02' 32"W	24.22'
C13	31.65	20.00	90°39'31"	N45° 28' 15"E	28.45'
C14	14.12	26.00	31°07'32"	S75° 14' 15"W	13.95'
C15	11.07	26.00	24°23'25"	S47° 28' 46"W	10.98'
C16	48.05	42.00	65°33'00"	S68° 03' 33"W	45.47'
C17	55.17	42.00	75°15'33"	N41° 32' 10"W	51.29'
C18	23.29	42.00	31°46'06"	N11° 58' 39"E	22.99'
C19	15.05	42.00	20°31'59"	N38° 07' 41"E	14.97'
C20	50.21	42.00	68°30'09"	N82° 38' 45"E	47.28'
C21	21.57	42.00	29°25'09"	S48° 23' 36"E	21.33'
C22	25.19	26.00	55°30'58"	S61° 26' 30"E	24.22'



N89° 49' 14"E 467.32'
 (S89°49'14"W 467.49')
 BASIS OF BEARINGS per PP2002-0046

- LEGEND**
- Found 5/8" iron rod unless otherwise noted.
 - Set 5" x 30" iron rebar w/ Plastic Cap marked "LAND MARK PLS 2287"
 - Calculated point
- RECORD INFORMATION**
- () PARTITION 2002-0046
 - ▨ PRIVATE EASEMENT TO BENEFIT HOME OWNERS ASSOCIATION
 - Wood Fence, Sheet 2 (To Be Moved)

Sheet 1 of 2

KNOLL RIDGE
 a Planned Community
 In the SE 1/4, Sec. 7, T.30 . R. 5 W., W.M.
 Douglas County, Oregon
 April, 2012

FOR: Knoll Ridge LLC
 13243 SE Reed Place
 Portland, Oregon 97236

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Mark A. Heimbürger

OREGON
 JULY 18, 1987
 MARK A. HEIMBURGER
 2287

RENEWS JUNE 30, 2013

Land Mark
 Surveying, Inc.

3317 N.E. Stephens St. • Roseburg, Oregon 97470
 Office (541) 677-9400 • Fax (541) 677-9401

LW Proj No. 2010.004A.02

See Sheet 2 for Pedestrian and Utility Easement Details

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS. that Knoll Ridge, LLC, is the owner of the land represented hereon and more particularly described in the accompanying Surveyor's Certificate, does hereby declare the annexed map to be a correct map of the subdivision plat as shown, of said property. They have caused this subdivision plat to be prepared and the property to be subdivided into lots as shown by the name of "KNOLL RIDGE PLANNED COMMUNITY", and do hereby dedicate the Public Utility Easement and that portion of Mathews Drive to the public forever.

ACKNOWLEDGMENT.

State of Oregon)
ss
County of Douglas)

KNOW ALL PEOPLE BY THESE PRESENTS: that on this ___ day of _____, 20___, before me a Notary Public of and for said State and County, did personally appear Charles Swan as a representative of Knoll Ridge, L.L.C., being duly sworn, did say that he is the identical person named in the foregoing instrument and that he executed said instrument freely and voluntarily.

Refer to Affidavit of Consent, Instrument Number 2012-007416 Date 5/3/12

DECLARATION of COVENANTS and RESTRICTIONS:

RECORDING NO. 2012-007417
2012-007418

APPROVALS

Keith L. Aubie 5/1/12
Douglas County Planning Director Date

Randy Smith 5-2-12
Douglas County Surveyor Date

Susan Verce 5-3-12
Douglas County Assessor Date

I hereby certify that all taxes and special assessments or other charges required by law, have been paid.

[Signature] 5/3/12
Douglas County Tax Collector Date

Filed this 3rd day may of 2012

Patricia K. Holt 5/3/12
Douglas County Clerk



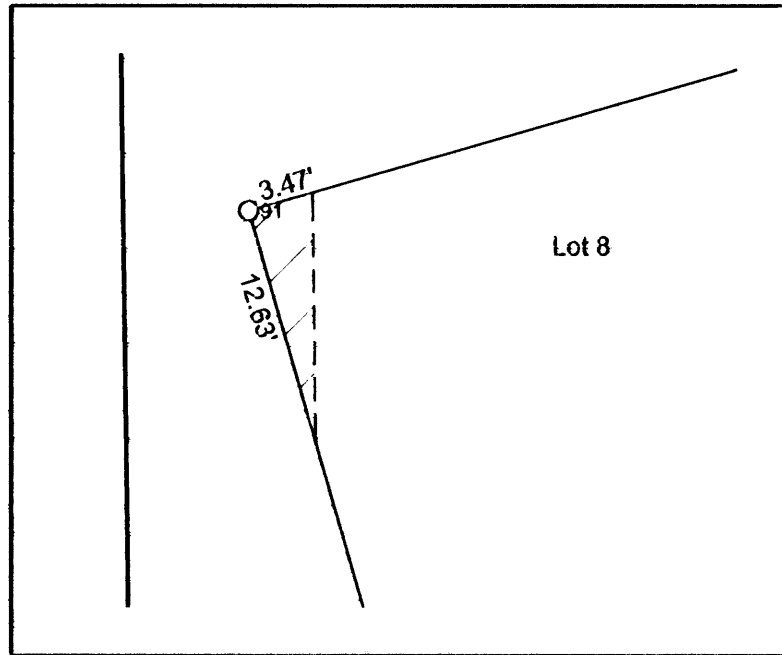
SURVEYOR'S CERTIFICATE

I, Mark A. Heimburger, do hereby certify that I have correctly surveyed and monumented with proper monuments the corners so indicated on the annexed plot and that the boundaries are Parcel 2 of Land Partition 2002-0046, as recorded in Instrument Number 2002-029408, Deed Records of Douglas County, Oregon and more particularly described as follows:

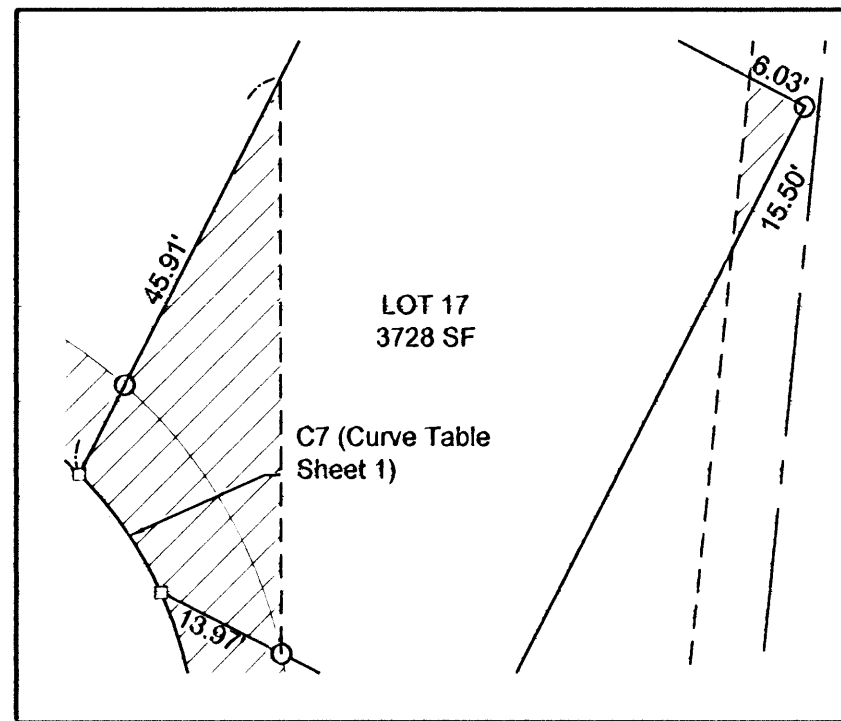
Beginning at the INITIAL POINT, a 3/4 inch iron pipe at the Southeast corner of said Parcel 2; thence North 06°50'28" East 405.31 feet to a 5/8 inch iron rod; thence North 89°48'29" West 194.12 feet to a 5/8 inch iron rod; thence North 89°44'24" West 215.00 feet to a 1/2 inch iron pipe; thence North 89°42'10" West 19.12 feet to a point; thence North 89°31'44" West 85.60 feet to a point; thence South 0°44'31" East 407.13 feet to a 5/8 inch iron rod with a plastic cap marked "LANG SURVEYING"; thence North 89°49'14" East 467.32 feet to the Point of Beginning, situated in the Southeast Quarter of Section 7, Township 30 South, Range 5 West, Willamette Meridian, containing 4.56± Acres more or less.

PUBLIC UTILITY EASEMENT RESTRICTIONS:

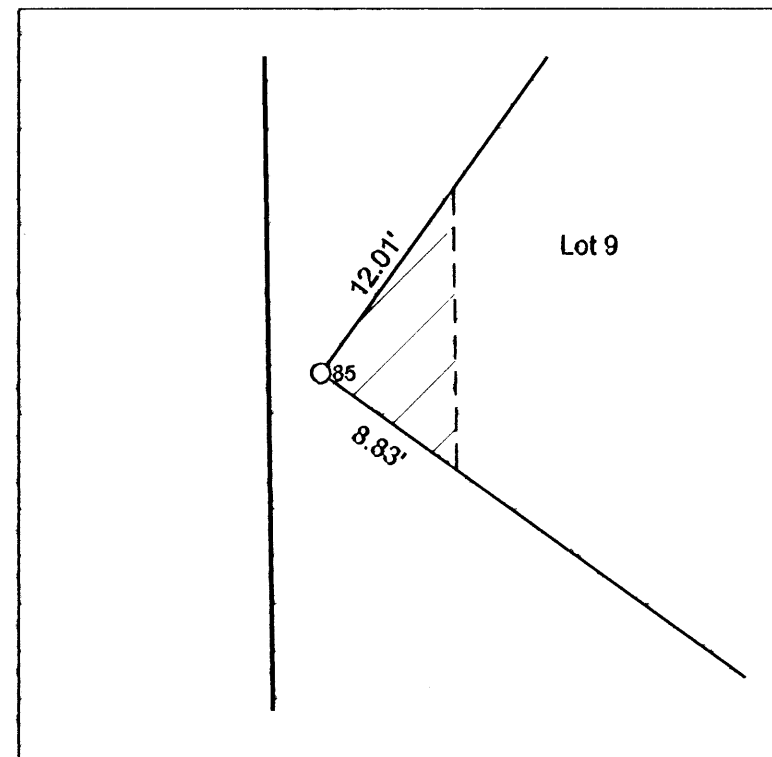
Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and their right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures 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 the PUE without the prior written approval of the utilities with facilities in the PUE.



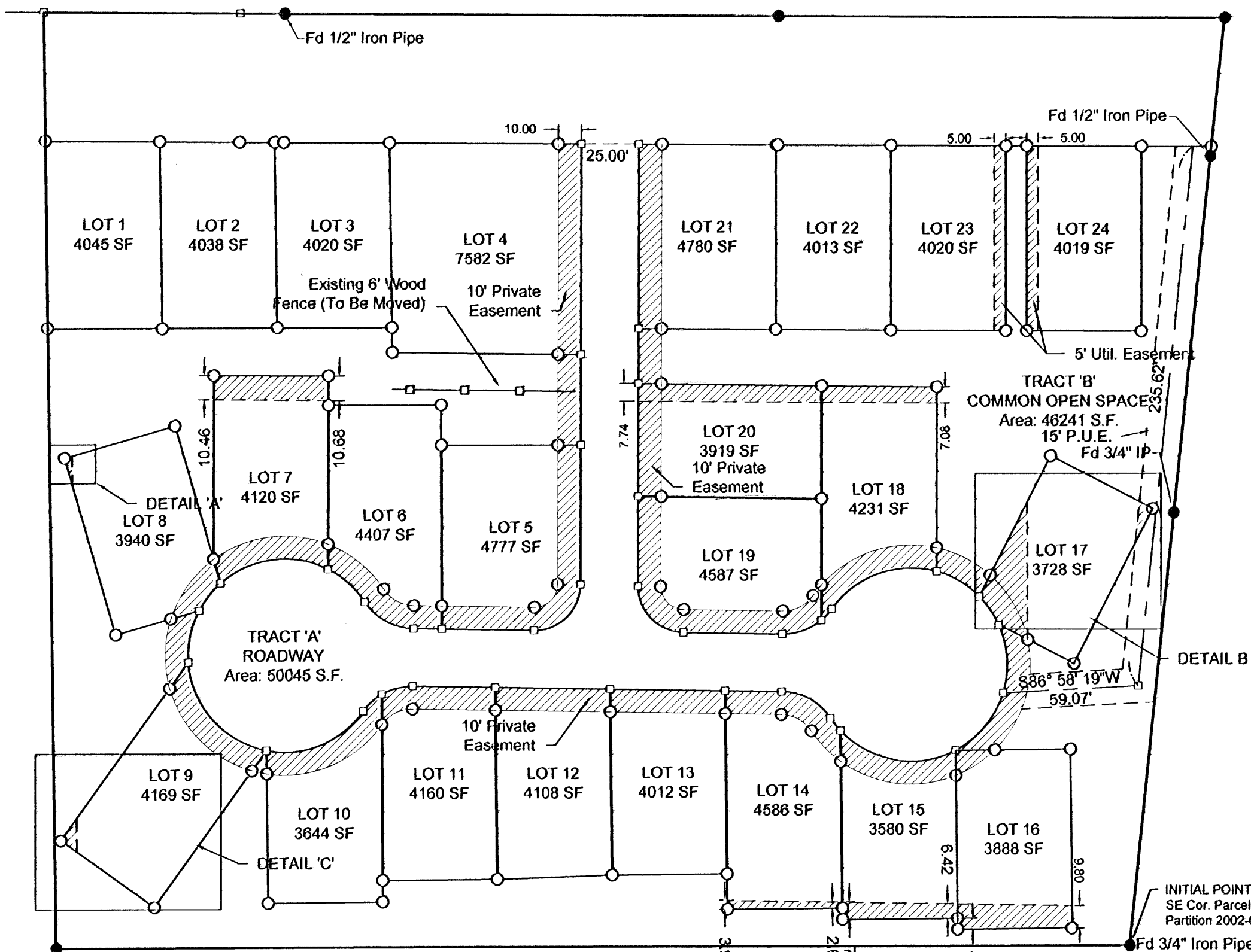
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Not to Scale



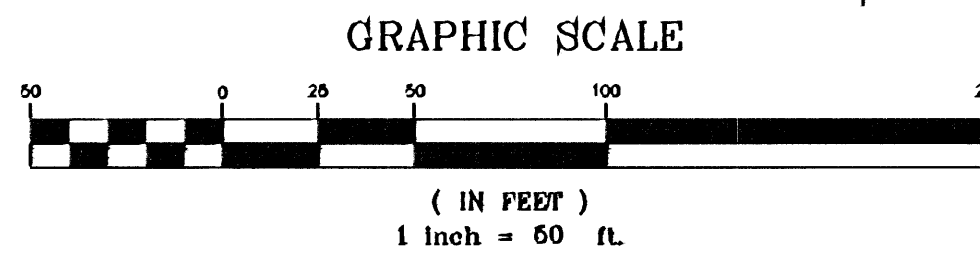
DETAIL 'B'
Not to Scale



DETAIL 'C'
Not to Scale



UTILITY EASEMENTS DETAIL



GRAPHIC SCALE
(IN FEET)
1 Inch = 60 ft

Sheet 2 of 2

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Douglas County, Oregon
April 2012

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