

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

PLANNING DEPARTMENT FILE NO. 12-004

**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.

LOT 2 OF RIDGE 2 SUBDIVISION (VOLUME 23, PAGE 35) AS RECORDED IN THE DOUGLAS COUNTY PLAT RECORDS, LOCATED IN THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 26 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, AND CONTAINING 50.01 ACRES MORE OR LESS.

**NARRATIVE:**

THE PURPOSE OF THIS MAP IS TO SUBDIVIDE THE ABOVE DESCRIBED LAND INTO 10 LOTS WITH COMMON AREA AS SHOWN.

THE PROCEDURE WAS AS FOLLOWS:

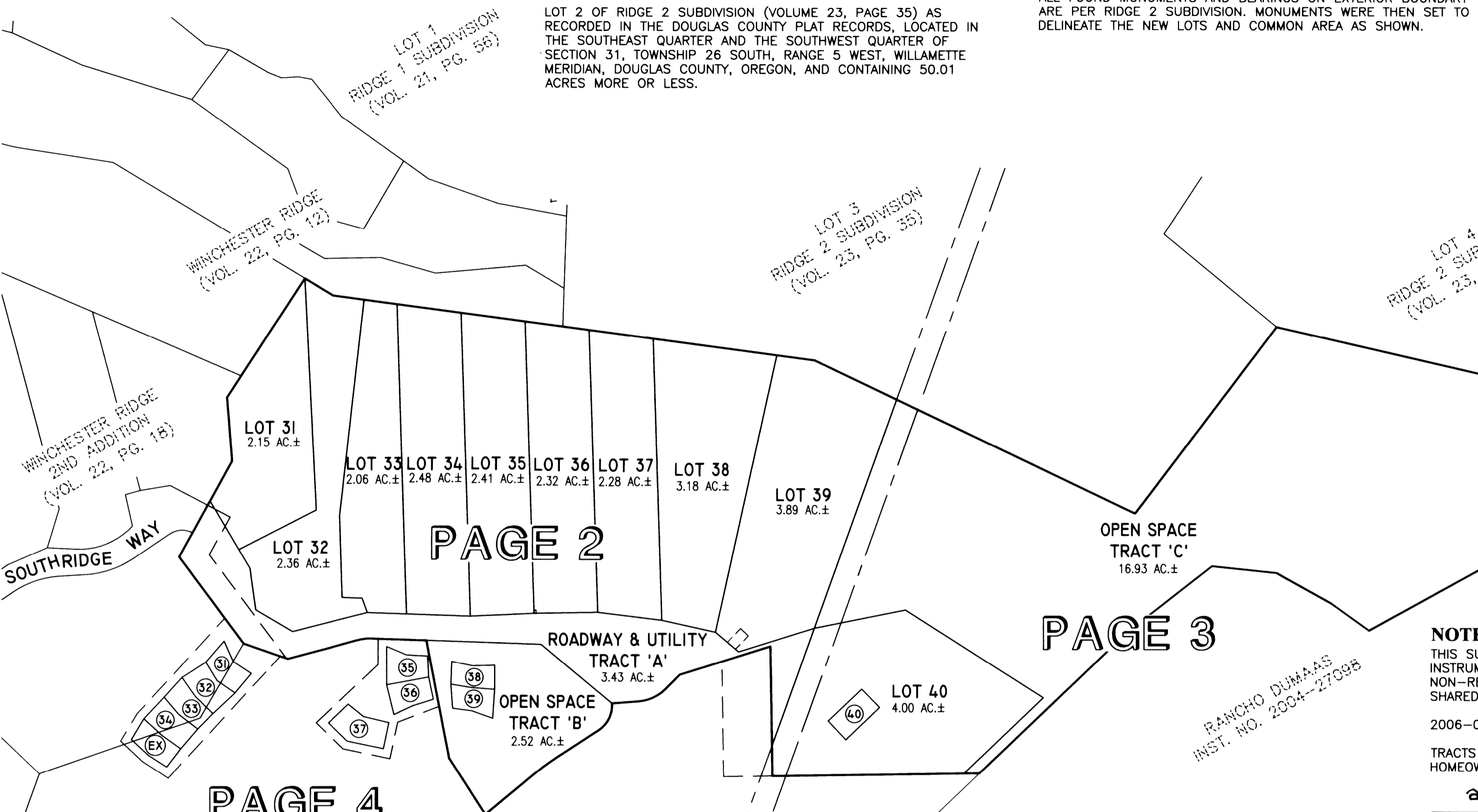
ALL FOUND MONUMENTS AND BEARINGS ON EXTERIOR BOUNDARY ARE PER RIDGE 2 SUBDIVISION. MONUMENTS WERE THEN SET TO DELINEATE THE NEW LOTS AND COMMON AREA AS SHOWN.

Douglas County Official Records 2012-020102  
 Patricia K. Hitt, County Clerk



NO FEE

12/24/2012 11:49:48 AM  
 PLAT-SUB Cnt=1 Stn=1 RECEIPTCOUNTER  
 This is a no fee document



**FIELD CREW:** JEREMY LEONARD AND MICHAEL RODRIGUEZ  
**EQUIPMENT:** TOPCON TOTAL STATION AND TDS RECON DATA COLLECTOR  
**OFFICE:** DEREK FEIGEL  
**DRAFTING:** DEREK FEIGEL

**NOTES:**  
 THIS SUBDIVISION PLAT IS SUBJECT TO THE FOLLOWING INSTRUMENT NUMBERS FOR RESTRICTIVE COVENANTS AND NON-REVOCABLE DEED RESTRICTIONS ON THE LOTS AND SHARED OPEN SPACE WITHIN THIS PLAT:  
 2006-012112 AND ~~2012-015774~~ 2012 - ~~171~~ 17352  
 TRACTS A, B AND C DEEDED TO WINCHESTER RIDGE HOMEOWNERS ASSOCIATION AS INSTRUMENT NUMBER  
 2012 - 020101 12/24/12

**APPROVALS:**

Keith L. Cubic DECEMBER 20, 2012  
 DOUGLAS COUNTY PLANNING DIRECTOR DATE  
Randy Smith 12-20-2012  
 DOUGLAS COUNTY SURVEYOR DATE  
Susan Nee 12-24-2012  
 DOUGLAS COUNTY ASSESSOR DATE

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.  
Sandra K. Cruise 12/24/12  
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 24<sup>th</sup> DAY OF Dec, 2012, 11:49 O'CLOCK AM/PM  
Patricia K. Hitt 12/24/12  
 DOUGLAS COUNTY CLERK DATE

**ACKNOWLEDGMENT:**

STATE OF OREGON  
 COUNTY OF Clackamas ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 6<sup>th</sup> DAY OF November, 2012, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CARL T. COFFMAN, AS PRESIDENT OF NORWAY DEVELOPMENT COMPANY.

Valerie L. Tadda  
 NOTARY: NOTARY PUBLIC - OREGON  
 COMMISSION NO.: 481203  
 MY COMMISSION EXPIRES: 2-11-14

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT NORWAY DEVELOPMENT COMPANY 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 "WINCHESTER RIDGE 3RD ADDITION" TOGETHER WITH EASEMENTS AS SHOWN.

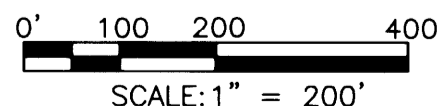
Carl T. Coffman  
 CARL T. COFFMAN, PRESIDENT  
 NORWAY DEVELOPMENT COMPANY

11-6-2012  
 DATE

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

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

DWG. BY: DAF  
 PM: AMP  
 SCALE: AS NOTED  
 PAGE: 1 OF 4  
 JOB NO: 1968-28  
 DATE: OCT., 2012



**WINCHESTER RIDGE 3RD ADDITION**  
 LYING IN THE S.E. 1/4 & THE S.W. 1/4 OF SECTION 31, TOWNSHIP 26 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
 JULY 14, 1978  
 RONALD A. QUIMBY  
 1654

EXPIRES: 12/31/2012

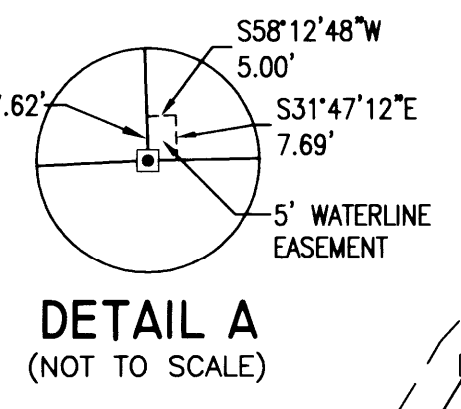
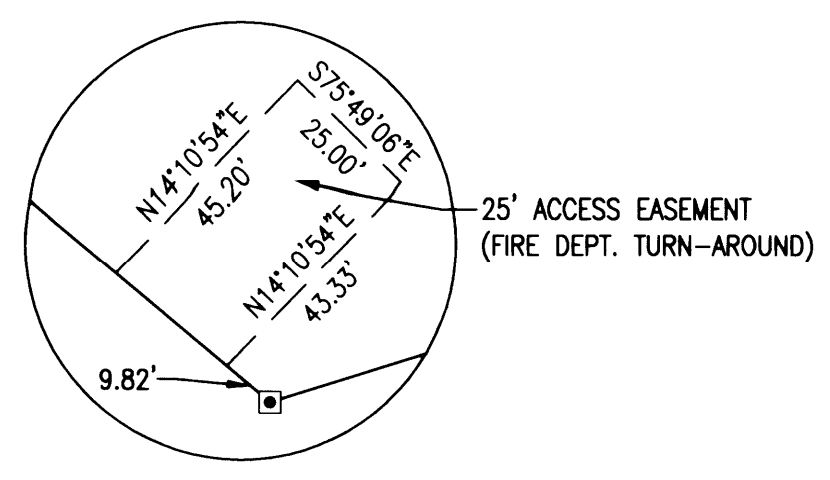
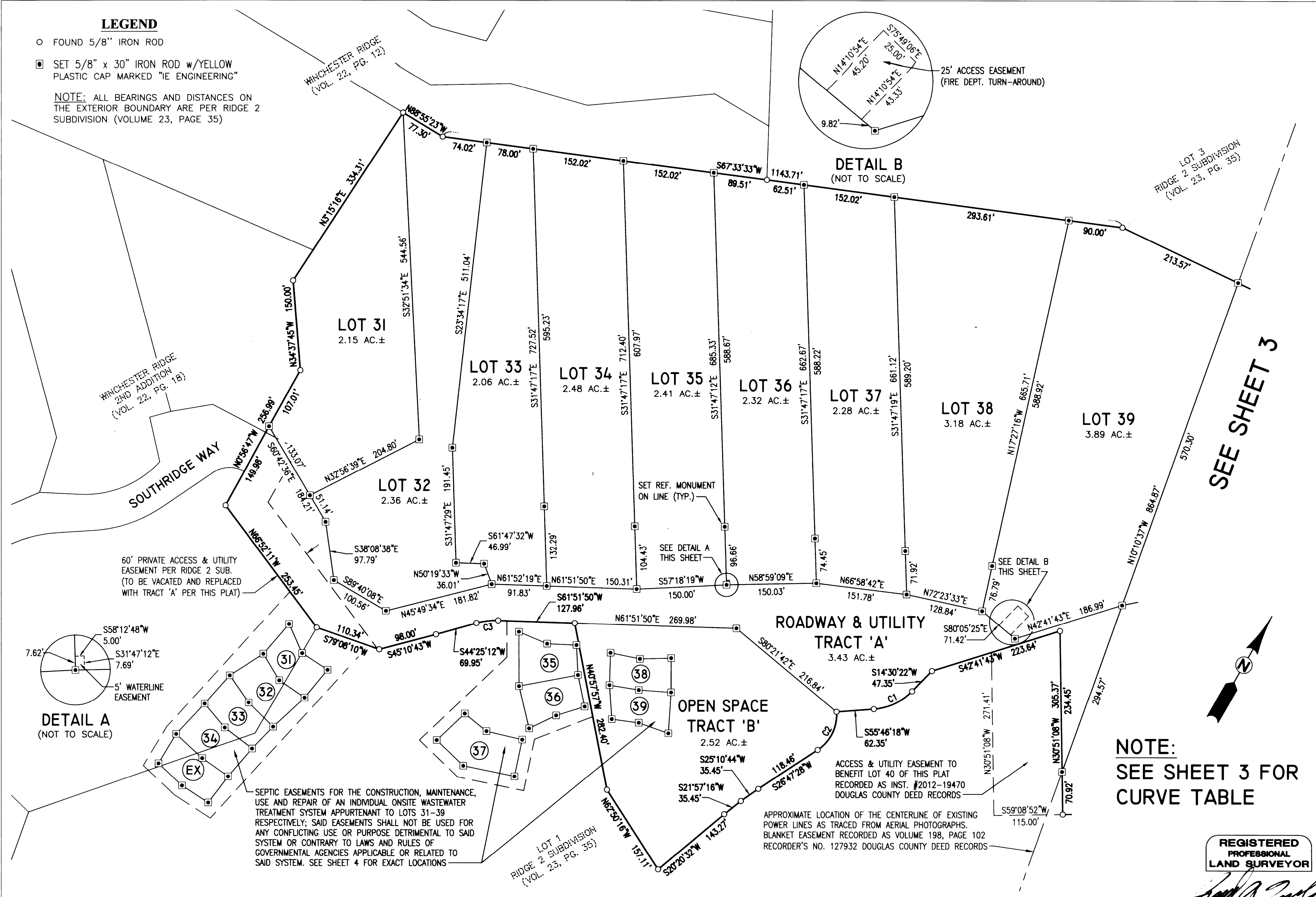
VOL. 23 PAGE 38 A

VOL. 23 PAGE 38 A

**LEGEND**

- FOUND 5/8" IRON ROD
- ◻ SET 5/8" x 30" IRON ROD w/YELLOW PLASTIC CAP MARKED "IE ENGINEERING"

NOTE: ALL BEARINGS AND DISTANCES ON THE EXTERIOR BOUNDARY ARE PER RIDGE 2 SUBDIVISION (VOLUME 23, PAGE 35)



60' PRIVATE ACCESS & UTILITY EASEMENT PER RIDGE 2 SUB. (TO BE VACATED AND REPLACED WITH TRACT 'A' PER THIS PLAT)

SEPTIC EASEMENTS FOR THE CONSTRUCTION, MAINTENANCE, USE AND REPAIR OF AN INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM APPURTENANT TO LOTS 31-39 RESPECTIVELY; SAID EASEMENTS SHALL NOT BE USED FOR ANY CONFLICTING USE OR PURPOSE DETRIMENTAL TO SAID SYSTEM OR CONTRARY TO LAWS AND RULES OF GOVERNMENTAL AGENCIES APPLICABLE OR RELATED TO SAID SYSTEM. SEE SHEET 4 FOR EXACT LOCATIONS

ACCESS & UTILITY EASEMENT TO BENEFIT LOT 40 OF THIS PLAT RECORDED AS INST. #2012-19470 DOUGLAS COUNTY DEED RECORDS

APPROXIMATE LOCATION OF THE CENTERLINE OF EXISTING POWER LINES AS TRACED FROM AERIAL PHOTOGRAPHS. BLANKET EASEMENT RECORDED AS VOLUME 198, PAGE 102 RECORDER'S NO. 127932 DOUGLAS COUNTY DEED RECORDS

NOTE: SEE SHEET 3 FOR CURVE TABLE

REGISTERED PROFESSIONAL LAND SURVEYOR

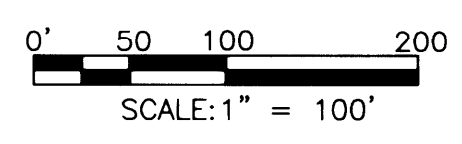
OREGON  
JULY 14, 1978  
RONALD A. GUMBY  
1654

EXPIRES: 12/31/2012

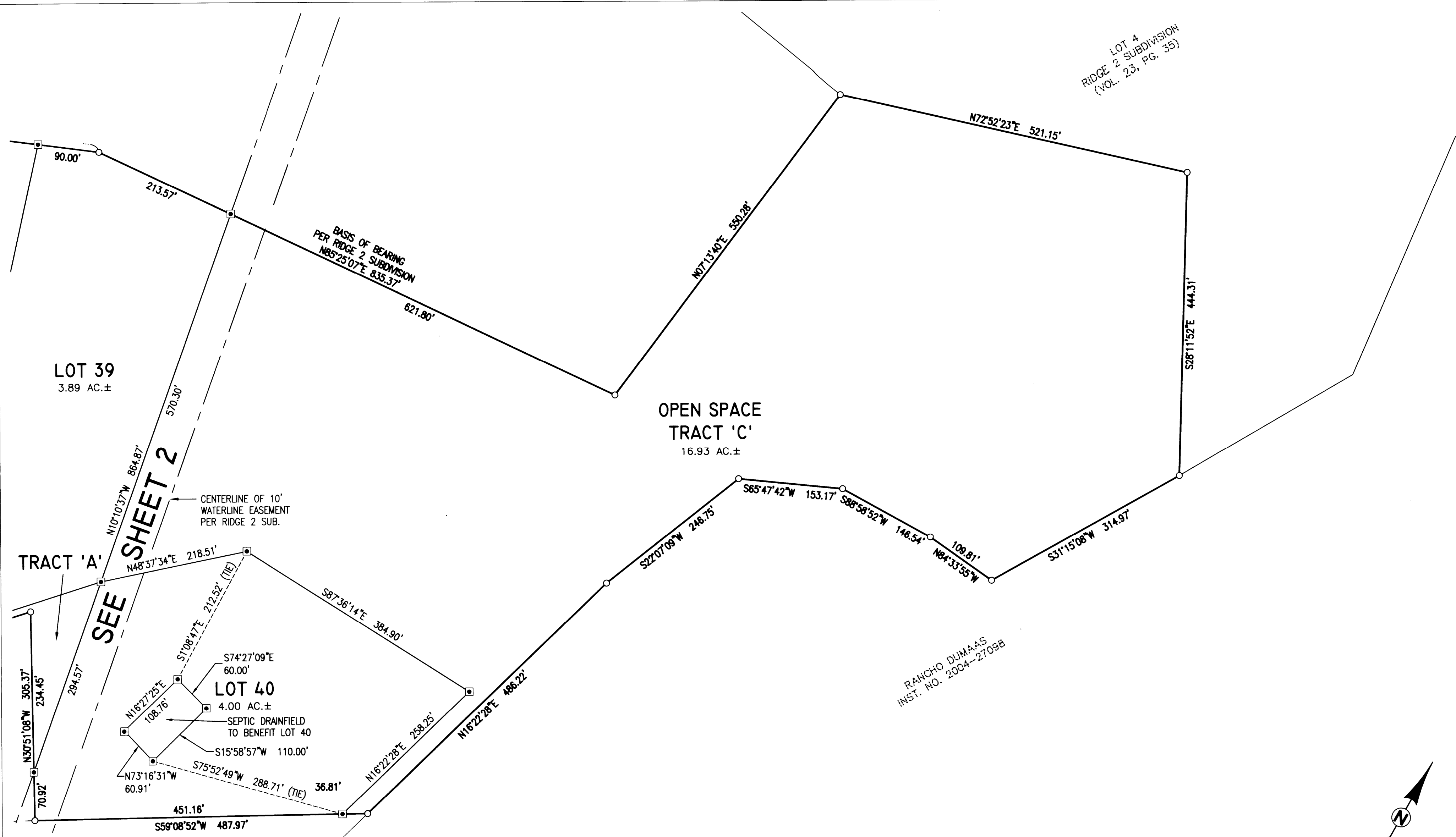
SURVEYED BY:  
**i.e.**  
ENGINEERING  
809 SE Pine Street  
Roseburg, Oregon 97470  
PHONE (541) 673-0166  
FAX (541) 440-9392  
iemail@ieengineering.com

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**WINCHESTER RIDGE 3RD ADDITION**  
LYING IN THE S.E. 1/4 & THE SW 1/4 OF SECTION 31, TOWNSHIP 26 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON



LOT 4  
RIDGE 2 SUBDIVISION  
(VOL. 23, PG. 35)

BASIS OF BEARING  
PER RIDGE 2 SUBDIVISION  
N85°25'07"E 835.37'

CENTERLINE OF 10'  
WATERLINE EASEMENT  
PER RIDGE 2 SUB.

SEPTIC DRAINFIELD  
TO BENEFIT LOT 40

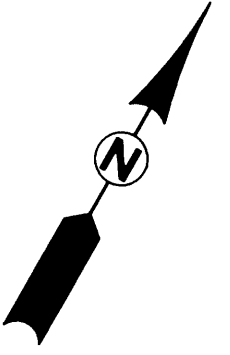
RANCHO DUMAS  
INST. NO. 2004-2709B

**LEGEND**

- FOUND 5/8" IRON ROD
- SET 5/8" x 30" IRON ROD w/YELLOW PLASTIC CAP MARKED "IE ENGINEERING"

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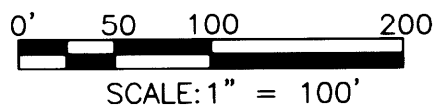
CURVE TABLE				
CURVE #	RADIUS	CHORD	ARC	DELTA
C1	100.00'	N35°08'20"E 70.48'	72.02'	41°15'55"
C2	70.00'	N3°43'07"W 71.08'	74.55'	61°01'10"
C3	120.00'	S53°08'31"W 36.39'	36.53'	17°26'37"



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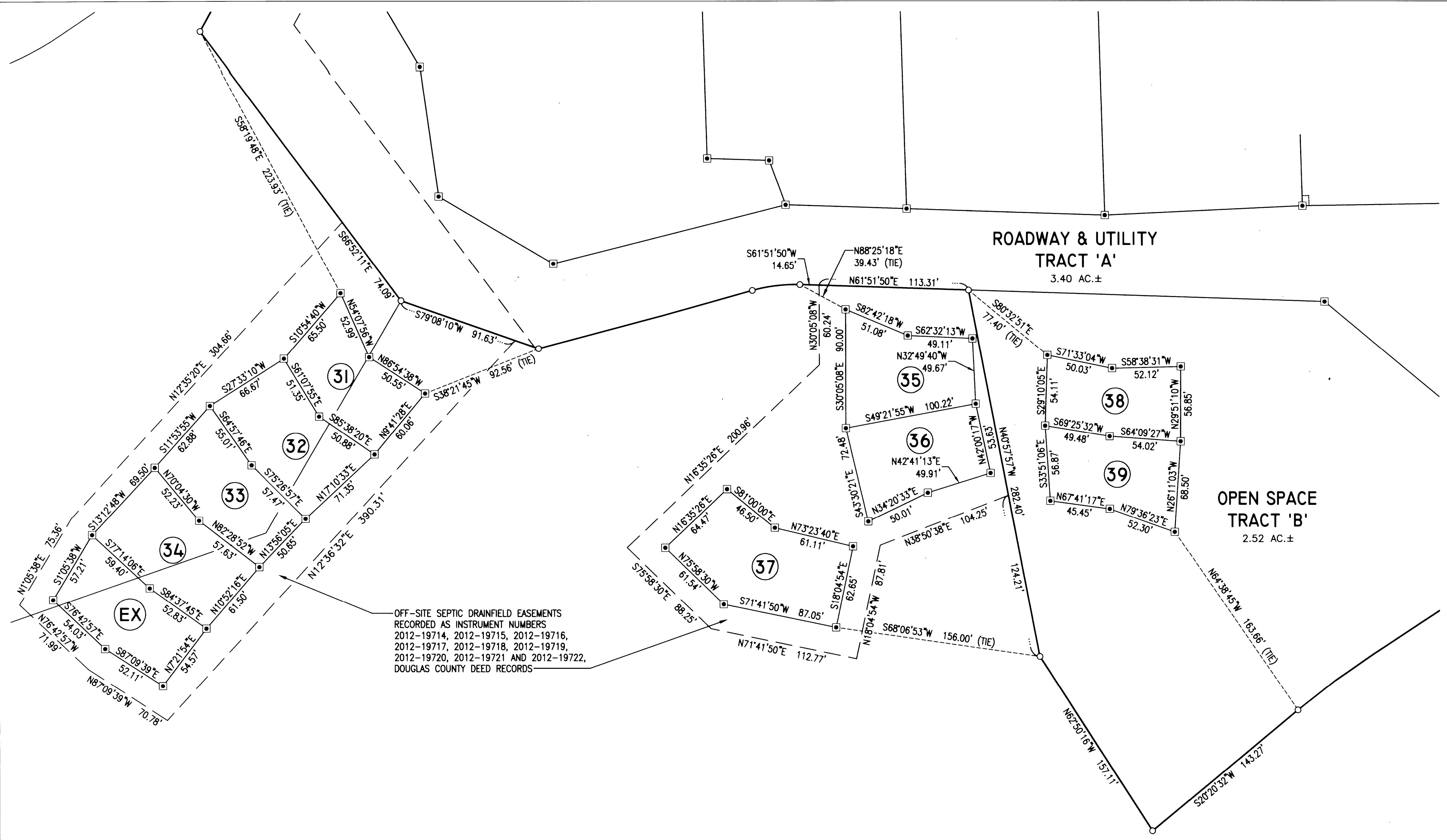


**WINCHESTER RIDGE 3RD ADDITION**  
LYING IN THE S.E. 1/4 & THE SW 1/4 OF SECTION 31, TOWNSHIP 26 SOUTH,  
RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Ronald A. Qumby*  
OREGON  
JULY 14, 1978  
RONALD A. QUMBY  
1654

EXPIRES: 12/31/2012

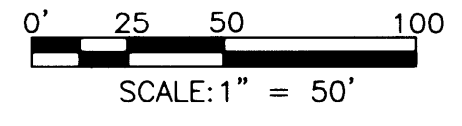


OFF-SITE SEPTIC DRAINFIELD EASEMENTS  
 RECORDED AS INSTRUMENT NUMBERS  
 2012-19714, 2012-19715, 2012-19716,  
 2012-19717, 2012-19718, 2012-19719,  
 2012-19720, 2012-19721 AND 2012-19722,  
 DOUGLAS COUNTY DEED RECORDS

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*Ronald A. Gumbay*  
 OREGON  
 JULY 14, 1978  
 RONALD A. GUMBAY  
 1654  
 EXPIRES: 12/31/2012