

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:

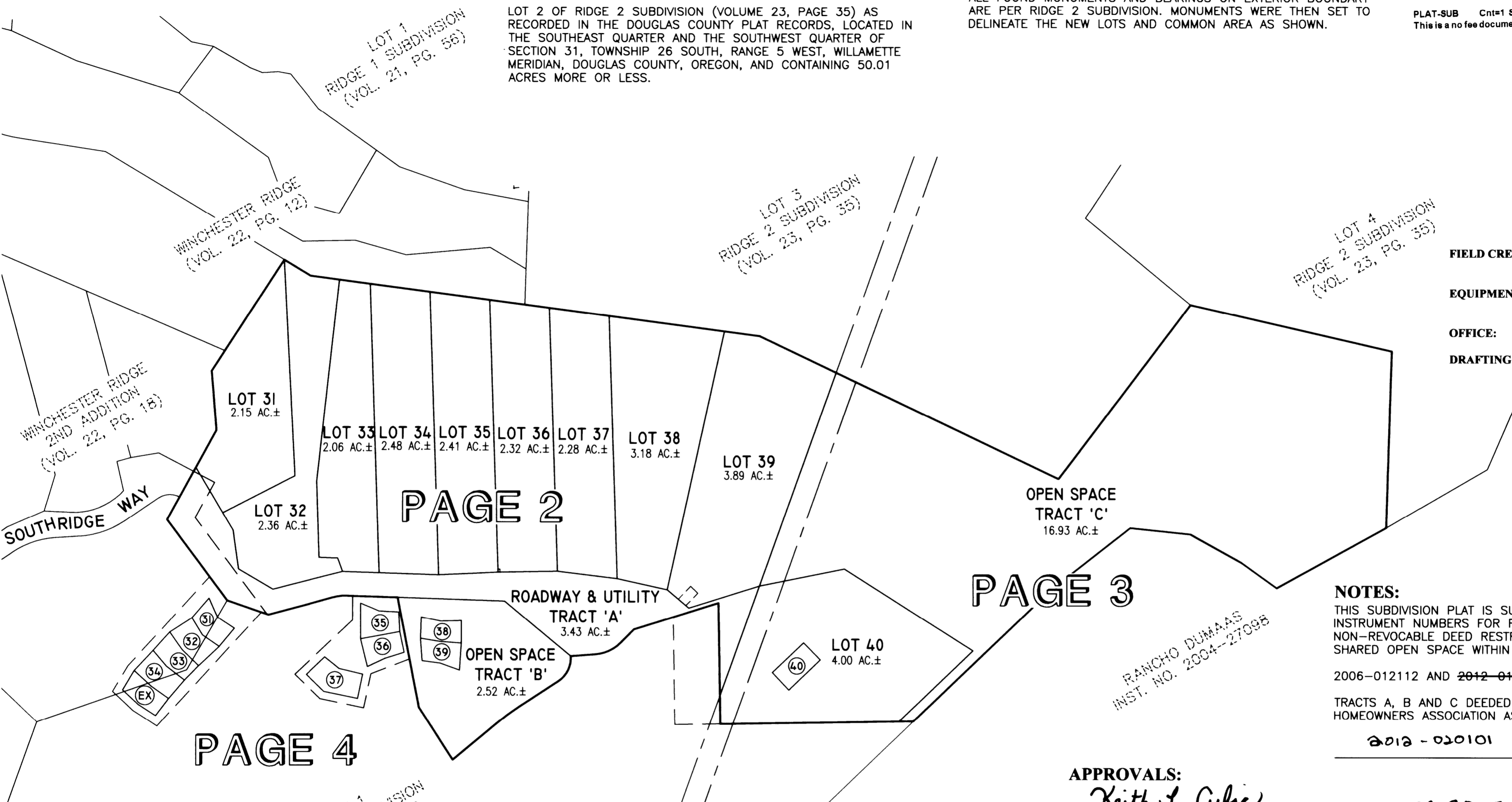
THE PURPOSE OF THIS MAP IS TO SUBDIVIDE THE ABOVE DESCRIBED LAND INTO 10 LOTS WITH COMMON AREA AS SHOWN.

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
 Patricia K. Hitt, County Clerk 2012-020102

NO FEE
 00335076201200201020040046
 12/24/2012 11:49:48 AM
 PLAT-SUB Cnt=1 Str=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. Cubie 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
 Sandra K. Cruise 12/24/12
 DOUGLAS COUNTY TAX COLLECTOR DATE
 FILED THIS 24th 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 24th 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.

NOTARY: Valerie L. Tadda
 NOTARY PUBLIC - OREGON
 COMMISSION NO.: 451203
 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.

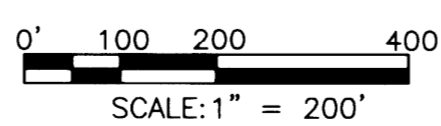
CARL T. COFFMAN, PRESIDENT
 NORWAY DEVELOPMENT COMPANY
 11-6-2012 DATE

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

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