



NOTES:

1. SHARED OPEN SPACE A IS SUBJECT TO A SANITARY SEWER EASEMENT FOR THE PURPOSE OF A SEPTIC DRAINFIELD OVER ITS ENTIRETY AND SHALL BE OWNED AND MAINTAINED BY THE RIVERSDALE RANCH SUBDIVISION HOME OWNERS ASSOCIATION, THEIR HEIRS AND ASSIGNS.

2. SHARED OPEN SPACE B SHALL BE OWNED AND MAINTAINED BY THE RIVERSDALE RANCH SUBDIVISION HOME OWNERS ASSOCIATION, THEIR HEIRS AND ASSIGNS.

3. SHARED OPEN SPACE C SHALL BE SUBJECT TO A CONSERVATION EASEMENT FOR DELINEATED WETLANDS AND SHALL BE OWNED AND MAINTAINED BY THE RIVERSDALE RANCH SUBDIVISION HOME OWNERS ASSOCIATION, THEIR HEIRS AND ASSIGNS.

4. SHARED OPEN SPACES A, B, AND C ARE SUBJECT TO A NON-REVOCABLE DEED RECORDED AS INSTRUMENT NUMBER 2007-024435, DOUGLAS COUNTY DEED RECORDS.

DETAIL
SEE SHEET 1

NOTES:
(CONT.)

5. TRACT A IS TO BE PLATTED DURING FUTURE PHASES AND SHALL BE OWNED AND MAINTAINED BY RIVERSDALE RANCH PROPERTIES, INC., THEIR HEIRS AND ASSIGNS.

6. THE VARIABLE WIDTH PEDESTRAIN ACCESS EASEMENT SHOWN HEREON SHALL BE MAINTAINED BY THE RIVERSDALE RANCH SUBDIVISION HOME OWNERS ASSOCIATION, THEIR HEIRS AND ASSIGNS.

LEGEND:

- SET 5/8" x 30" IRON ROD w/CAP MARKED "I.E. ENGINEERING"
- SET 5/8" x 30" IRON ROD w/ALUMINUM CAP MARKED "I.E. ENGINEERING"
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- △ CALCULATED POSITION

() R1 RECORD AS PER RANCH 1 SUBDIVISION (VOL. 22, PG. 46)

REGISTERED PROFESSIONAL LAND SURVEYOR

Ronald A. Gumbly

OREGON
JULY 14, 1978
RONALD A. GUMBLY
1654

EXPIRES: 12/31/2008

RIVERSDALE RANCH SUBDIVISION, PHASE 1
A CLUSTER SUBDIVISION

LYING IN THE S 1/2 SEC. 34, T 26 S, R 6 W,
THE N 1/2 OF SEC. 3, T 27 S, R 6 W,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

SURVEYED FOR: FFL FAMILY RANCH PROPERTIES LLC. P.O. BOX 16728 EUGENE, OR 97440	SURVEYED BY: i.e. ENGINEERING 505 SE Main Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com
JOB NO: 2035-02	DWG. BY: BHK
SCALE: AS SHOWN	DATE: OCT., 2007
	PM: BHK
	PAGE: 2 OF 2