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**SHEET INDEX:**

- SHEET 1: SHEET INDEX, APPROVALS, DECLARATION, SURVEYOR'S CERTIFICATE, AND NARRATIVE
- SHEET 2: OVERALL BOUNDARY AND LOT DIMENSIONS
- SHEET 3: EASEMENT DIMENSIONS
- SHEET 4: SEPTIC DRAINFIELD DIMENSIONS

**SURVEYOR'S CERTIFICATE:**

I, BRENT H. KNAPP, OREGON PROFESSIONAL LAND SURVEYOR NO. 81116, 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:

A TRACT OF LAND BE PARCEL 1 OF PARTITION PLAT 2008-0025, PLAT RECORDS OF DOUGLAS COUNTY, LOCATED IN THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF SAID PARCEL 1.

THE ABOVE DESCRIBED TRACT CONTAINS 22.10 ACRES (962,665 SQUARE FEET), MORE OR LESS.

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE PARCEL 1 OF PARTITION PLAT 2008-0025, PLAT RECORDS OF DOUGLAS COUNTY, INTO 10 LOTS AND SHARED OPEN SPACE AS SHOWN. THE PROCEDURE WAS AS FOLLOWS:


EXISTING MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN. THE SOUTHWEST CORNER WAS ESTABLISHED BY HOLDING THE RECORD DISTANCE OF 3.57 FEET FROM THE OFFSET MONUMENT SET PER SAID PARTITION PLAT 2008-0025. MONUMENTS WERE THEN SET TO DELINEATE THE REESTABLISHED SOUTHWEST CORNER AND NEW LOTS AS SHOWN. AT THE CLIENTS REQUEST, THE DRAINFIELDS AS SHOWN WERE MONUMENTED WITH 1/2-INCH IRON RODS WITH UNMARKED RED CAPS.

**NOTE:**

SUBJECT TO COVENANTS AS RECORDED IN INSTRUMENT NO. 2017-005904, DEED RECORDS OF DOUGLAS COUNTY.

ZONE: RR-RURAL RESIDENTIAL-2 ACRE  
 COMP. PLAN: COMMITTED RESIDENTIAL-2 ACRE  
 WATER: UMPQUA BASIN WATER ASSOCIATION  
 SEWER: PRIVATE SEPTIC

PLANNING DEPARTMENT FILE NO. 16-012

SURVEYED BY:  809 SE Pine Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 email@ieengineering.com	SURVEYED FOR: RGR DEVELOPMENT, LLC 259 PEGASUS LN ROSEBURG, OR 97471	DWG. BY:DTM/BHK	PAGE: 1 OF 4
		PM:BHK	JOB NO:2524-03
SCALE: AS SHOWN		DATE: 01/22/2017	



**MADERA RIDGE SUBDIVISION**  
 LOCATED IN THE NW AND NE QUARTERS OF SECTION 07, TOWNSHIP 27 SOUTH, RANGE 06 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT RGR DEVELOPMENT, LLC 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 "MADERA RIDGE SUBDIVISION" TOGETHER WITH EASEMENTS AND SHARED OPEN SPACE AS SHOWN.

*Dylan J. Blodgett*, Member 3-14-2017  
 DYLAN J. BLODGETT, MANAGING MEMBER DATE  
 RGR DEVELOPMENT, LLC

**ACKNOWLEDGMENT:**

STATE OF OREGON }  
 COUNTY OF DOUGLAS }ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 14 DAY OF March, 2017, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOHN D. BLODGETT, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

*Elaine E. Berg*  
 NOTARY: ELAINE E. BERG  
 NOTARY PUBLIC - OREGON  
 COMMISSION NO.: 928277  
 MY COMMISSION EXPIRES: MAY 8, 2018

**APPROVALS:**

*Keith L. Cubie* MARCH 29, 2017  
 DOUGLAS COUNTY PLANNING DIRECTOR DATE

*Kristian O. DeArment* 3-29-2017  
 DOUGLAS COUNTY SURVEYOR DATE

*Rebecca* 4/3/17  
 DOUGLAS COUNTY ASSESSOR DATE

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

*Joseph Hausman* 4/3/2017  
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 3<sup>rd</sup> DAY OF April, 2017, 11:59 O'CLOCK (AM)/PM

*Patricia K. Hitt* 4/3/17  
 DOUGLAS COUNTY CLERK DATE



FIELD CREW: JEREMY LEONARD AND NOLAN FROMDAL  
 EQUIPMENT: TOPCON TOTAL STATION AND TDS RANGER DATA COLLECTOR  
 OFFICE: BRENT KNAPP  
 DRAFTING: DAVID MANRING

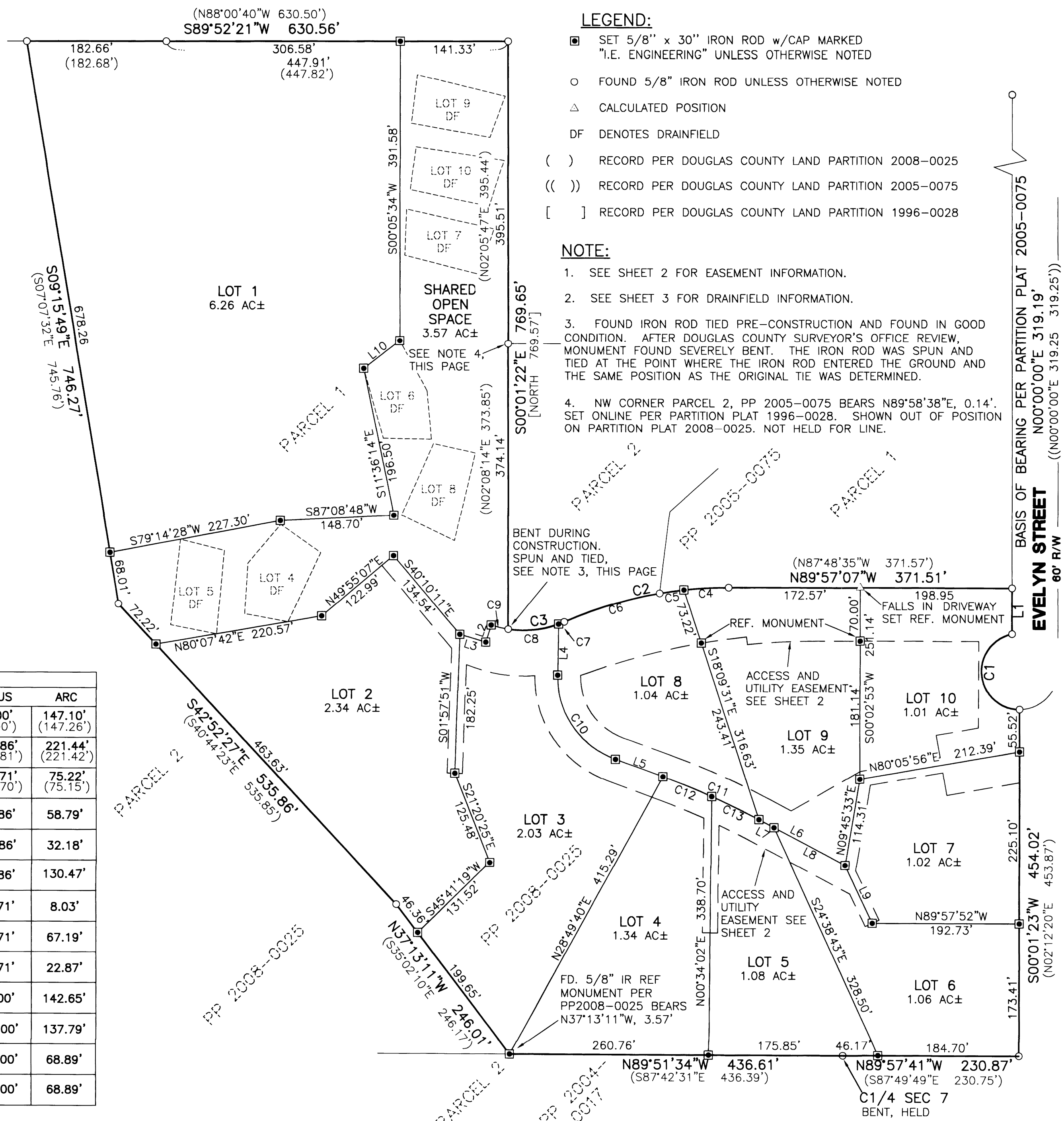
**REGISTERED PROFESSIONAL LAND SURVEYOR**

OREGON  
 NOVEMBER 10, 2010  
 BRENT H. KNAPP  
 81116  
 EXPIRES: 06/30/2017

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LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°00'00"E (N02°11'25"E)	59.94' (60.11')
L2	S17°45'01"W	23.61'
L3	N73°20'56"W	35.48'
L4	S01°02'00"W	67.00'
L5	S69°59'35"E	66.35'
L6	S62°05'54"E	124.84'
L7	S62°05'54"E	22.33'
L8	S62°05'54"E	105.50'
L9	N25°16'14"W	83.82'
L10	S52°09'32"W	59.67'

CURVE TABLE				
CURVE	DELTA	CHORD	RADIUS	ARC
C1	168°33'54"	S05°49'10"E 99.50' (N03°39'28"W 99.52')	50.00' (50.00')	147.10' (147.26')
C2	23°43'17"	S78°06'50"W 219.86'	534.86' (534.81')	221.44' (221.42')
C3	32°14'05"	N82°22'09"E 74.23' (S84°31'42"W 74.23')	133.71' (133.70')	75.22' (75.15')
C4	6°17'53"	S86°49'32"W 58.76'	534.86'	58.79'
C5	3°26'49"	S81°57'11"W 32.17'	534.86'	32.18'
C6	13°58'35"	S73°14'29"W 130.15'	534.86'	130.47'
C7	3°26'28"	N67°58'25"E 8.03'	133.71'	8.03'
C8	28°47'27"	N84°05'23"E 66.48'	133.71'	67.19'
C9	9°47'58"	S76°36'54"E 22.84'	133.71'	22.87'
C10	71°04'26"	S34°27'22"E 133.68'	115.00'	142.65'
C11	7°53'41"	N66°02'44"W 137.68'	1000.00'	137.79'
C12	3°56'51"	N68°01'09"W 68.88'	1000.00'	68.89'
C13	3°56'51"	N64°04'19"W 68.88'	1000.00'	68.89'



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*Brent H. Knapp*

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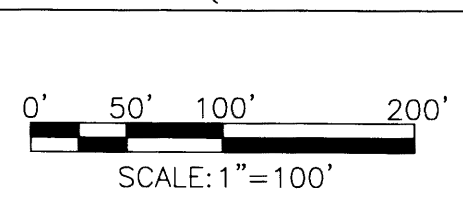
SURVEYED BY:  
**i.e.**  
ENGINEERING

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iemail@ieengineering.com

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**MADERA RIDGE SUBDIVISION**

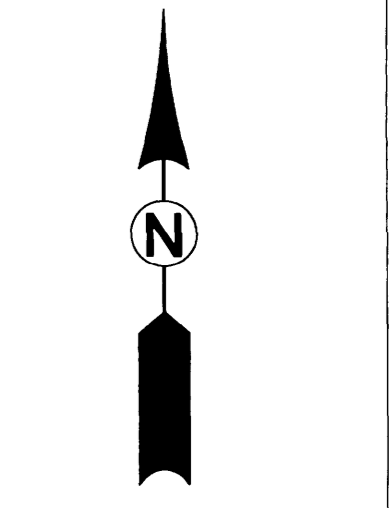
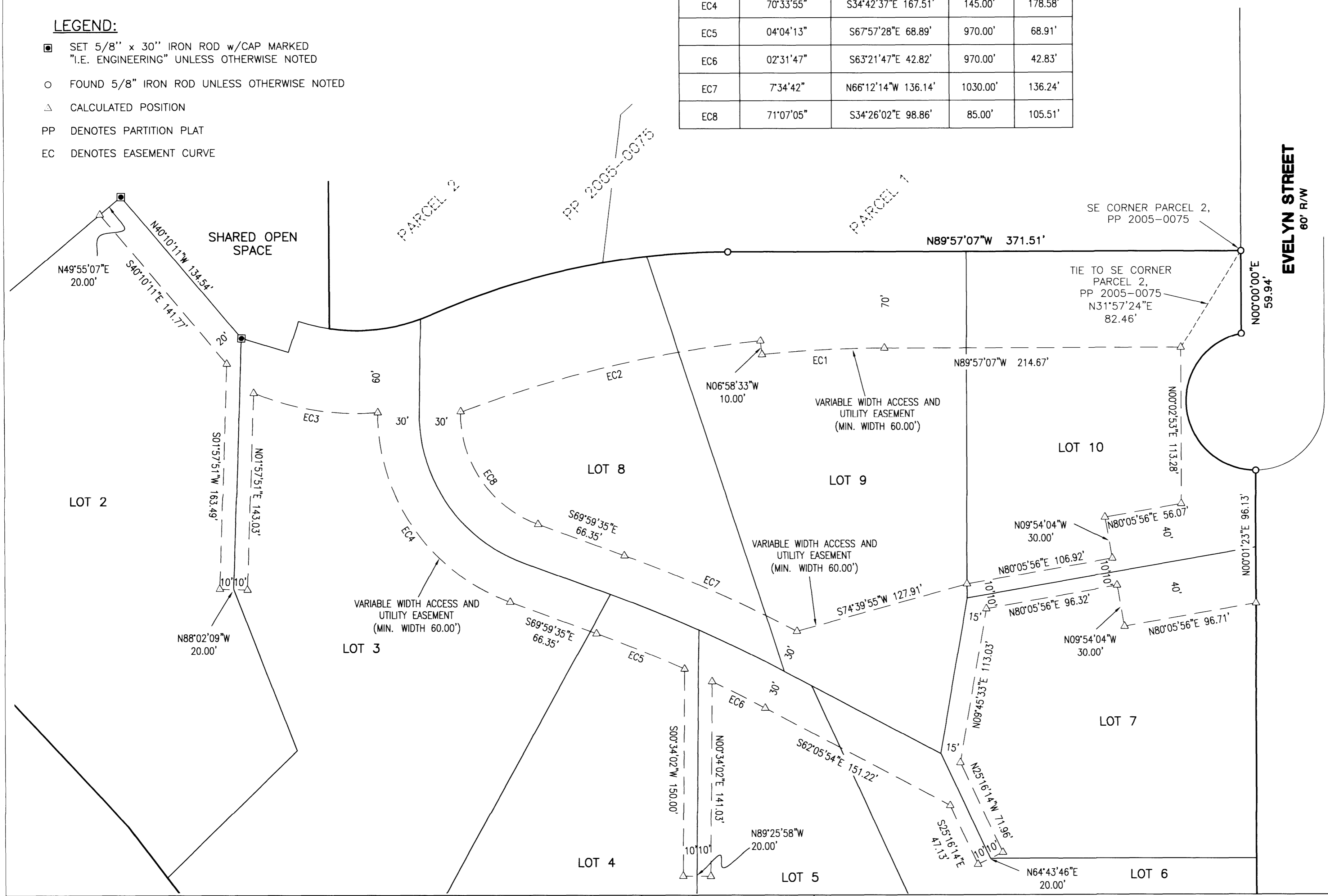
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WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

BASIS OF BEARING PER PARTITION PLAT 2005-0075  
EVELYN STREET  
60' R/W  
N00°00'00"E 319.19'  
(N00°00'00"E 319.25')

EASEMENT CURVE TABLE				
CURVE	DELTA	CHORD	RADIUS	ARC
EC1	5°54'21"	S87°05'42"W 88.61'	860.00'	88.65'
EC2	14°44'30"	S76°45'31"W 223.22'	870.00'	223.84'
EC3	27°06'38"	S80°56'21"E 90.80'	193.70'	91.65'
EC4	70°33'55"	S34°42'37"E 167.51'	145.00'	178.58'
EC5	04°04'13"	S67°57'28"E 68.89'	970.00'	68.91'
EC6	02°31'47"	S63°21'47"E 42.82'	970.00'	42.83'
EC7	7°34'42"	N66°12'14"W 136.14'	1030.00'	136.24'
EC8	71°07'05"	S34°26'02"E 98.86'	85.00'	105.51'

**LEGEND:**

- SET 5/8" x 30" IRON ROD w/CAP MARKED  
"I.E. ENGINEERING" UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- △ CALCULATED POSITION
- PP DENOTES PARTITION PLAT
- EC DENOTES EASEMENT CURVE



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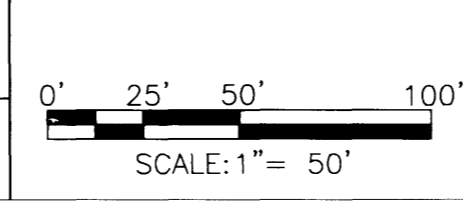
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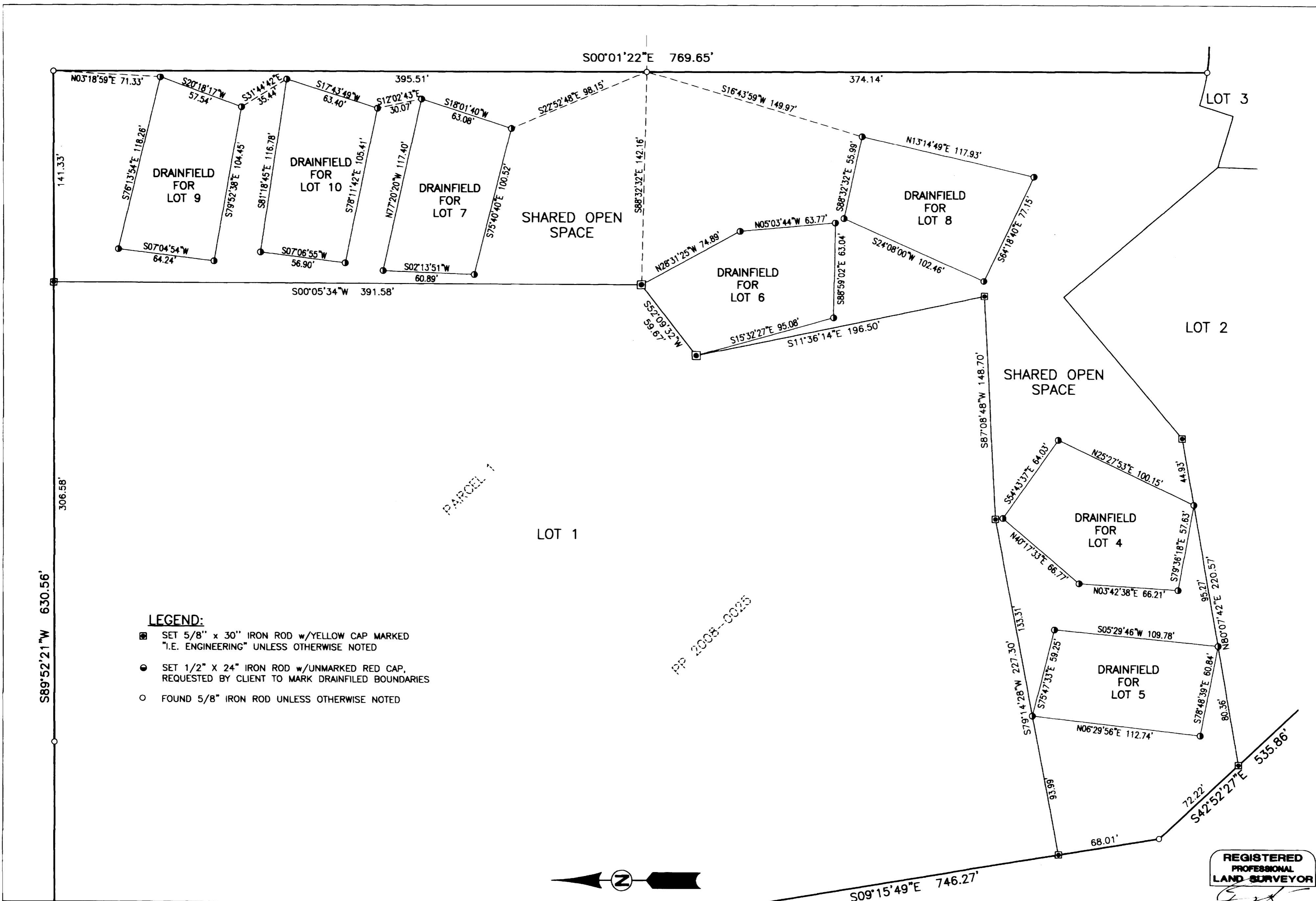
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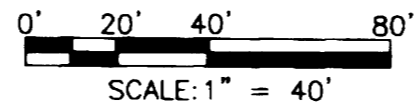
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- LEGEND:**
- SET 5/8" x 30" IRON ROD w/YELLOW CAP MARKED "I.E. ENGINEERING" UNLESS OTHERWISE NOTED
  - SET 1/2" x 24" IRON ROD w/UNMARKED RED CAP, REQUESTED BY CLIENT TO MARK DRAINFIELD BOUNDARIES
  - FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED



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 8116

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