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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 3rd 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



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

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