

RIDGEVIEW HILLS, PHASE 1

LOCATED IN THE NE 1/4 OF SEC. 13, T25S, R6W, THE NW 1/4 AND SW 1/4 OF SEC. 18, AND THE SW 1/4 OF SEC. 7, T25S, R5W, WILLAMETTE MERIDIAN
DOUGLAS COUNTY, OREGON
APRIL 11, 2025

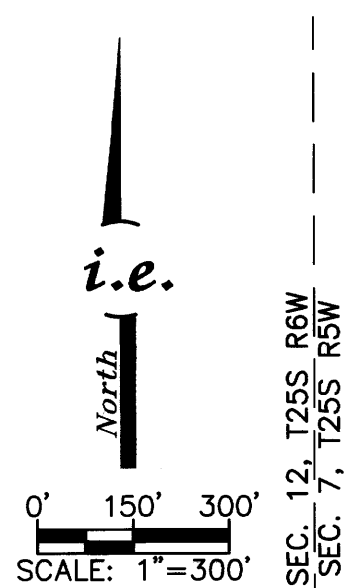
Douglas County Official Records 2025-004274
Daniel J. Loomis, County Clerk



NO FEE
04/21/2025 03:19:47 PM
PLAT-SUB Cnt=1 Stn=17 JOY.GOODWIN
This is a no fee document

BASIS OF BEARING

BASIS: O.C.R.S. (OREGON COORDINATE REFERENCE SYSTEM)
METHOD: O.R.G.N. (OREGON REAL-TIME GNSS NETWORK)
ZONE: COTTAGE GROVE - CANYONVILLE
UNITS: INTERNATIONAL FEET
DATUM: NAD 83 (2011)
EPOCH: 2010



LINE	COURSE
L1	N37°31'50"E 97.02' (S39°26'32"W 97.00')R1
L2	N34°10'48"W 75.25' (S32°18'14"E 75.00')R1
L3	N55°53'01"E 169.84' (S57°41'46"W 170.00')R1 (S55°57'33"W 169.97')R2/R3
L4	N34°09'31"W 39.99' (S32°18'14"E 40.00')R1 (S34°10'27"E 39.99')R2/R3
L5	N55°45'58"E 240.05' (S57°41'46"W 240.00')R1 (S55°44'42"W 239.98')R2/R3
L6	N34°12'45"W 170.06 (S32°18'14"E 170.00')R1 (S34°13'37"E 169.94')R2/R3
L7	S55°52'16"W 20.02' (N57°41'46"E 20.00')R1 (N56°01'22"E 20.03')R2/R3
L8	S55°48'35"W 21.96' (N57°41'46"E 22.00')R1 (N55°49'14"E 21.98')R2/R3
L9	N34°14'57"W 104.01' (S32°18'14"E 104.00')R1 (S34°11'41"E 104.03')R2/R3
L10	S89°59'18"W 171.75' (S88°03'47"E 171.77')R1 (S89°49'56"E 171.80')R2

LINE	COURSE
L11	S43°28'01"E 77.70' (N43°29'15"W 78.19')R7
L12	N75°01'48"E 134.88' (S75°00'00"W 135.00')R7
L13	N28°59'54"E 170.02' (S29°00'00"W 170.00')R7
L14	N31°56'02"W 119.88' (S32°00'00"E 120.00')R7
L15	S58°01'56"W 210.08' (N58°00'00"E 210.00')R7
L16	S11°47'08"W 120.20' (N12°00'00"E 120.00')R7

CURVE	CHORD	RADIUS	ARC LENGTH	DELTA
C1	N74°43'35"W 178.29'	337.50'	180.43'	30°37'52"
C2	N78°04'12"W 108.90'	262.50'	109.70'	23°56'38"
C3	N73°21'21"W 112.74'	437.50'	113.05'	14°48'20"

LEGEND

- - DENOTES FOUND AND HELD 5/8" IRON ROD PER FAIRWAY RIDGE PHASE 1 (VOL. 23, PG. 49) OR AS OTHERWISE NOTED
- ⦿ - DENOTES FOUND AND HELD 5/8" IRON ROD PER PARTITION PLAT 2000-0095
- - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING"
- ⊕ - DENOTES FOUND SECTION CORNER AS NOTED
- ⊗ - DENOTES FOUND QUARTER CORNER AS NOTED
- Ⓢ - DENOTES EASEMENT EXCEPTION NO. (SEE SHEET 4)
- ()R1 - DENOTES RECORD PER FAIRWAY RIDGE PHASE 1 (VOL. 23, PG. 49)
- ()R2 - DENOTES RECORD PER FAIRWAY RIDGE PHASE 2 (VOL. 24, PG. 11)
- ()R3 - DENOTES RECORD PER FAIRWAY RIDGE PHASE 3 (VOL. 24, PG. 22)
- ()R4 - DENOTES RECORD PER DOUGLAS COUNTY SURVEY M140-56
- ()R5 - DENOTES STATE HIGHWAY RECORD MAP I5-023J
- ()R6 - DENOTES RECORD PER KNOLLS ESTATES P.U.D. PHASE 3 (VOL. 19, PG. 7)
- ()R7 - DENOTES RECORD PER PARTITION PLAT 2000-0095
- ()R8 - DENOTES REPLAT OF LOT 138, LOT 139 & LOTS 155 THRU 165 KNOLLS ESTATES PUD PHASE 3 (VOL.21, PG. 50)

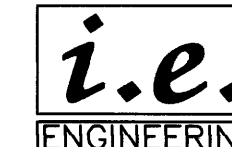
SHEET INDEX

- SHEET 1: EXTERIOR BOUNDARY
- SHEET 2: SCARDI BLVD. RIGHT-OF-WAY DETAIL, NARRATIVE CC&R RECORDING
- SHEET 3: PHASE 1 LOT DETAILS
- SHEET 4: APPROVALS, SURVEYOR'S CERTIFICATE, DECLARATION, ACKNOWLEDGMENT, AND EASEMENTS OF RECORD

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
NOVEMBER 10, 2010
BRENT H. KNAPP
8116

EXPIRES: 6/30/2025



SHEET 1 OF 4

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