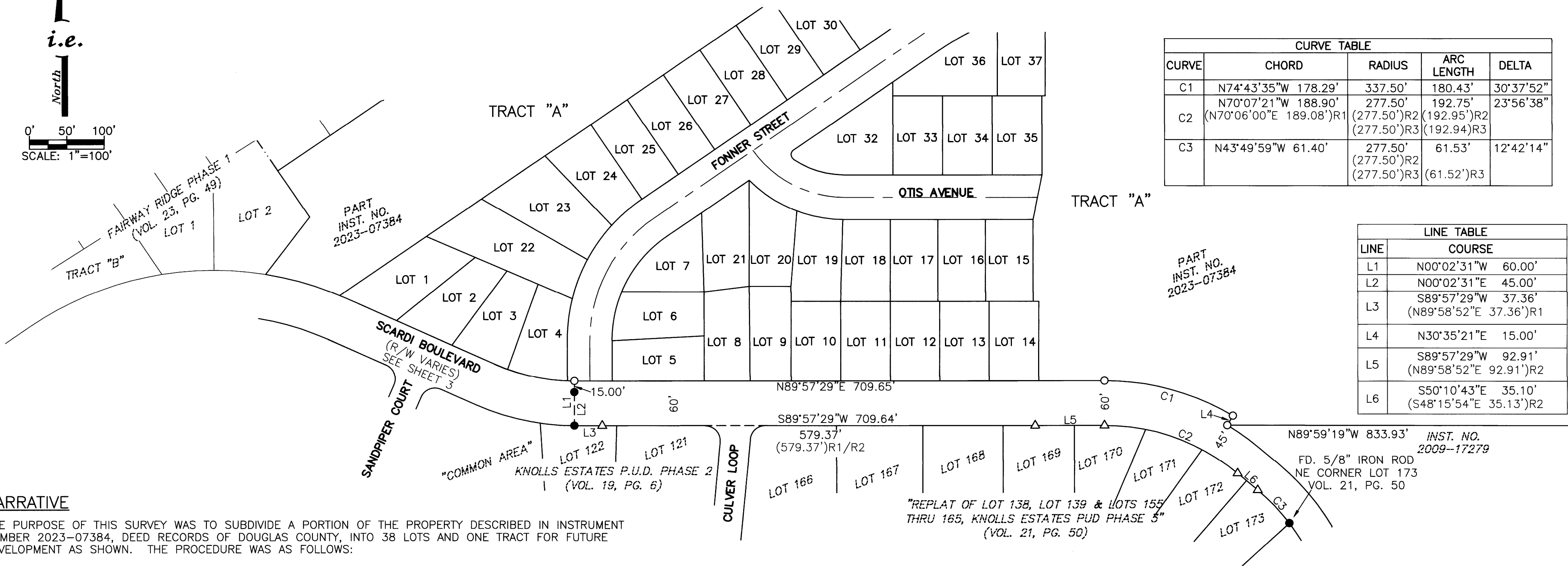
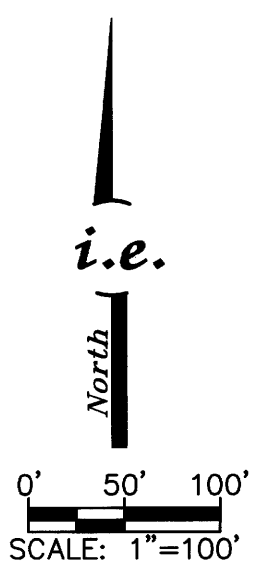


RIDGEVIEW HILLS, PHASE 1
 LOCATED IN THE NE 1/4 OF SEC. 13, T25S, R6W, THE NW 1/4 AND SW 1/4 OF
 SEC. 18, AND THE SW 1/4 OF SEC. 7, T25S, R5W, WILLAMETTE MERIDIAN
 DOUGLAS COUNTY, OREGON
 APRIL 11, 2025



CURVE TABLE				
CURVE	CHORD	RADIUS	ARC LENGTH	DELTA
C1	N74°43'35\"W 178.29'	337.50'	180.43'	30°37'52\"
C2	(N70°07'21\"W 188.90' (N70°06'00\"E 189.08')R1	277.50'	192.75'	23°56'38\"
		(277.50')R2	(192.95')R2	
		(277.50')R3	(192.94')R3	
C3	N43°49'59\"W 61.40'	277.50'	61.53'	12°42'14\"
		(277.50')R2	(61.52')R3	
		(277.50')R3		

LINE TABLE	
LINE	COURSE
L1	N00°02'31\"W 60.00'
L2	N00°02'31\"E 45.00'
L3	S89°57'29\"W 37.36'
	(N89°58'52\"E 37.36')R1
L4	N30°35'21\"E 15.00'
L5	S89°57'29\"W 92.91'
	(N89°58'52\"E 92.91')R2
L6	S50°10'43\"E 35.10'
	(S48°15'54\"E 35.13')R2

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE A PORTION OF THE PROPERTY DESCRIBED IN INSTRUMENT NUMBER 2023-07384, DEED RECORDS OF DOUGLAS COUNTY, INTO 38 LOTS AND ONE TRACT FOR FUTURE DEVELOPMENT AS SHOWN. THE PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN. THE WESTERLY PORTION OF THE NORTH BOUNDARY OF SCARDI BOULEVARD, BEING THE SOUTH BOUNDARIES OF THE WESTERLY PORTION OF TRACT "A", AND LOTS 1 THROUGH 4 OF THIS SUBDIVISION WAS ESTABLISHED BY HOLDING THE FOUND MONUMENTS RECOVERED PER THE PLAT OF KNOLLS ESTATES P.U.D. PHASE 2, VOLUME 19, PAGE 6, PLAT RECORDS OF DOUGLAS COUNTY AND THEN EXTENDING THE RIGHT-OF-WAY NORTHERLY 15.00 FEET BASED ON THE RIGHT-OF-WAY DEDICATION PER INSTRUMENT NUMBER 2016-06481, DEED RECORDS OF DOUGLAS COUNTY. THAT PORTION OF SAID NORTHERLY BOUNDARY OF SAID SCARDI BOULEVARD BEING THE SOUTH BOUNDARY OF LOTS 5 AND 8, THROUGH 14, AND THE SOUTHERLY BOUNDARY OF THE EASTERLY PORTION OF SAID TRACT "A" PER THIS SUBDIVISION WAS ESTABLISHED AT A 60.00-FOOT NORTHERLY OFFSET OF THE REESTABLISHED SOUTHERLY BOUNDARY OF SAID SCARDI BOULEVARD USING THE COMBINED RECORD DISTANCE OF 709.64 FEET PER SAID KNOLLS ESTATES P.U.D. PHASE 2 AND THE PLAT OF KNOLLS ESTATES PHASE 3, VOLUME 19, PAGE 7, PLAT RECORDS OF DOUGLAS COUNTY. CONTINUING EASTERLY ALONG THE SOUTH BOUNDARY OF SAID SCARDI BOULEVARD THE FOUND MONUMENT AT THE NORTHEASTERLY CORNER OF LOT 173 PER THE REPLAT OF LOT 138, LOT 139 & LOTS 155 THRU 165, KNOLLS ESTATES PUD PHASE 3, VOLUME 21, PAGE 19, PLAT RECORDS OF DOUGLAS COUNTY, WAS HELD AND THE RECORD INFORMATION PER SAID PLAT WAS PROPORTIONED AND THE APPROPRIATE RADIUS CURVES WERE FIT TO REESTABLISH SAID SOUTHERLY BOUNDARY. A 45.00-FOOT NORTHERLY OFF WAS. THIS PORTION OF SAID SOUTHERLY BOUNDARY WAS OFFSET 45.00 FEET NORTHERLY TO INTERSECT THE SOUTH BOUNDARY OF PARCEL 1, PARTITION PLAT 2000-0095, PLAT RECORDS OF DOUGLAS COUNTY. A MONUMENT WAS SET AT THAT POINT ON THE NORTH BOUNDARY OF SAID SCARDI BOULEVARD. ANOTHER 15.00 FOOT OFFSET WAS MADE NORTHERLY AND A MONUMENT WAS SET ALONG THE RADIAL LINE AND A MONUMENT SET ON THE NORTH BOUNDARY OF SAID SCARDI BOULEVARD. A MONUMENT WAS THEN SET AT THE POINT OF TANGENCY ALONG THE SOUTH BOUNDARY OF SAID TRACT "A" PER THIS PLAT. THE NORTHWEST CORNER OF SAID INSTRUMENT NUMBER 2023-07384 WAS ESTABLISHED AT THE RECORD DISTANCE OF 1341.60 FEET PER THE PLAT THE PLAT OF FAIRWAY RIDGE PHASE 1, VOLUME 23, PAGE 49, PLAT RECORDS OF DOUGLAS COUNTY. THE NORTH BOUNDARY OF SAID INSTRUMENT NUMBER 2023-07384 WAS CALCULATED USING THE RECORD ANGLE BETWEEN THE WEST BOUNDARY AND THE NORTH BOUNDARY OF ADJUSTED UNIT 2 PER THE BOUNDARY LINE ADJUSTMENT MAP M140-56. THE RECORD DISTANCE OF SAID NORTH BOUNDARY WAS HELD TO CALCULATE THE NORTHEAST CORNER OF SAID INSTRUMENT NUMBER 2023-07384. A LINE WAS THEN PROJECT SOUTHERLY THROUGH THE FOUND QUARTER CORNER COMMON TO SECTIONS 7 AND 18, TOWNSHIP 25 SOUTH, RANGE 5 WEST. THIS BEARING WAS HELD TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY BOUNDARY OF INTERSTATE 5. SAID WESTERLY RIGHT-OF-WAY BOUNDARY WAS RE-ESTABLISHED BETWEEN FOUND RIGHT-OF-WAY MONUMENTS AS SHOWN. THE SOUTHWEST CORNER OF SAID INSTRUMENT NUMBER 2023-07384 WAS CALCULATED AT THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY BOUNDARY AND THE AFOREMENTIONED SOUTH BOUNDARY OF SAID INSTRUMENT NUMBER 2023-07384. NO MONUMENT WAS SET. MONUMENTS WERE SET AT THE NEWLY CREATED LOT CORNERS, TRACT CORNERS, AND ROAD CENTERLINES AS SHOWN.

LEGEND

- - DENOTES FOUND 5/8" IRON ROD KNOLLS P.U.D. ESTATES PHASE 2 (VOL. 19, PG. 6), OR AS OTHERWISE NOTED
- - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING"
- △ - DENOTES CALCULATED POINT, NOTHING SET
- ()R1 - DENOTES RECORD PER KNOLLS ESTATES P.U.D. PHASE 3 (VOL. 19, PG. 6)
- ()R2 - DENOTES RECORD PER KNOLLS ESTATES P.U.D. PHASE 3 (VOL. 19, PG. 7)
- ()R3 - DENOTES REPLAT OF LOT 138, LOT 139 & LOTS 155 THRU 165 KNOLLS ESTATES PUD PHASE 3 (VOL.21, PG. 50)

NOTE

SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS AS RECORDED IN INSTRUMENT NO. 2025-4273, DEED RECORDS OF DOUGLAS COUNTY.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Brent H. Knapp
 OREGON
 NOVEMBER 10, 2010
 BRENT H. KNAPP
 81116

EXPIRES: 6/30/2025

i.e.
 ENGINEERING

SHEET 2 OF 4

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