

FILED  
 Date: 8-13-2008 By: AW  
 This survey consists of:  
 Map: M 156-49A#B  
 Narrative:  
 Corner Rpt:  
 DOUGLAS COUNTY  
 SURVEYOR

**SURVEYOR'S CERTIFICATE:**

I, RONALD A. QUIMBY, OREGON PROFESSIONAL LAND SURVEYOR NO. 1654, 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.

PARCEL 3 OF LAND PARTITION 2005-0001 (INSTRUMENT NUMBER 2005-000671) AS RECORDED IN THE DOUGLAS COUNTY PLAT RECORDS, LOCATED IN THE SOUTH HALF OF SECTION 30 & SECTION 31, TOWNSHIP 26 SOUTH, RANGE 5 WEST AND THE NORTH HALF OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, AND CONTAINING 355.78 ACRES MORE OR LESS.

**NARRATIVE:**

~~THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE ABOVE DESCRIBED LAND INTO FOUR LOTS AS SHOWN.~~

THE PROCEDURE WAS AS FOLLOWS: EXISTING MONUMENTS OF RECORD AND CONTROL PER OUR PREVIOUS SURVEYS (LP 2005-0001 AND RIDGE 1 SUBDIVISION, VOLUME 21, PAGE 56) AS SHOWN. MONUMENTS WERE SET TO DELINEATE THE LOTS AS SHOWN.

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT YELLOW PINE, L.L.C. 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 "RIDGE 2 SUBDIVISION" TOGETHER WITH EASEMENTS (WITH THE INTENT OF BEING RELOCATED ON FUTURE PLATS) AS SHOWN.

\_\_\_\_\_  
 CARL T. COFFMAN, PRESIDENT DATE  
 (YELLOW PINE, L.L.C.)

**ACKNOWLEDGMENT:**

STATE OF OREGON }  
 COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CARL T. COFFMAN, AS PRESIDENT OF YELLOW PINE, L.L.C.

NOTARY: ELAINE BERG  
 NOTARY PUBLIC - OREGON  
 COMMISSION NO.: 358908  
 MY COMMISSION EXPIRES: JUNE 23, 2006

**EASEMENT NOTES:**

**LOT 2:**

A 60' WIDE PRIVATE ACCESS AND UTILITY EASEMENT TO BENEFIT LOT 1 OF THIS PLAT (THE INTENT OF THIS EASEMENT IS TO CROSS LOT 2 OF THIS PLAT GENERALLY FOLLOWING AN EXISTING ROAD AND TO BE MORE PARTICULARLY DESCRIBED ON FUTURE PLATS), LOCATED IN SECTION 31, TOWNSHIP 26 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, THE WESTERLY BOUNDARY BEING MORE GENERALLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY BOUNDARY OF LOT 3 OF RIDGE 1 SUBDIVISION (VOLUME 21, PAGE 56) AS RECORDED IN THE DOUGLAS COUNTY PLAT RECORDS FROM WHICH A 5/8 INCH IRON ROD AT THE NORTHEAST CORNER OF SAID LOT 3 BEARS NORTH 00°56'47" WEST 118.58 FEET, NORTH 34°37'45" WEST 150.00 FEET AND NORTH 03°15'16" EAST 334.31 FEET; THENCE ALONG SAID EASTERLY BOUNDARY SOUTH 00°56'47" EAST 138.41 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY SOUTH 66°52'11" EAST 253.45 FEET TO A 5/8 INCH IRON ROD AT THE NORTHWEST CORNER OF LOT 1 OF THIS PLAT AND THERE TERMINATING. THE EAST BOUNDARY OF SAID EASEMENT SHALL BE PROLONGED TO INTERSECT THE NORTHERLY BOUNDARY OF LOT 1 OF THIS PLAT.

**LOT 3:**

A 60' WIDE PRIVATE ACCESS AND UTILITY EASEMENT TO BENEFIT LOT 4 OF THIS PLAT (THE INTENT OF THIS EASEMENT IS TO CROSS LOT 3 OF THIS PLAT GENERALLY FOLLOWING AN EXISTING ROAD AND TO BE MORE PARTICULARLY DESCRIBED ON FUTURE PLATS), LOCATED IN SECTION 31, TOWNSHIP 26 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, THE WESTERLY BOUNDARY BEING MORE GENERALLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD ON THE EASTERLY BOUNDARY OF LOT 1 OF RIDGE 1 SUBDIVISION (VOLUME 21, PAGE 56) AS RECORDED IN THE DOUGLAS COUNTY PLAT RECORDS FROM WHICH A 1/2 INCH IRON PIPE AT THE NORTHEAST CORNER OF SAID LOT 1 BEARS NORTH 00°05'58" EAST 320.51 FEET AND NORTH 40°17'14" WEST 135.15 FEET; THENCE ALONG SAID EASTERLY BOUNDARY NORTH 00°05'58" EAST 320.51 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY NORTH 40°17'14" WEST 122.71 FEET TO A 5/8 INCH IRON ROD ON THE WESTERLY BOUNDARY OF LOT 3 OF THIS PLAT; THENCE ALONG SAID WESTERLY BOUNDARY NORTH 01°04'15" WEST 430.86 FEET TO A 5/8 INCH IRON ROD AT THE NORTHWEST CORNER OF SAID LOT 3 AND THERE TERMINATING. THE EAST BOUNDARY OF SAID EASEMENT SHALL BE SHORTENED SO AS TO INTERSECT THE NORTH BOUNDARY OF SAID LOT 3.

**APPROVALS:**

\_\_\_\_\_  
 DOUGLAS COUNTY PLANNING DIRECTOR DATE

\_\_\_\_\_  
 DOUGLAS COUNTY SURVEYOR DATE

\_\_\_\_\_  
 DOUGLAS COUNTY ASSESSOR DATE

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

\_\_\_\_\_  
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_ O'CLOCK AM/PM

\_\_\_\_\_  
 DOUGLAS COUNTY CLERK DATE

**FIELD CREW:** MIKE FROMDAHL AND JOSH MAXWELL  
**EQUIPMENT:** NIKON TOTAL STATION AND TDS RECON DATA COLLECTOR  
**OFFICE:** RYAN PALMER  
**DRAFTING:** RYAN PALMER

PLANNING DEPARTMENT FILE NO. 05-344

**ZONE:** 5R (RURAL RESIDENTIAL-5 ACRE)  
**COMP. PLAN:** RR5 (RURAL RESIDENTIAL-5)  
**WATER:** ON-SITE (COMMUNITY WATER SYSTEM)  
**SEWER:** ON-SITE (SEPTIC)

	<b>FILED AS A SURVEY ONLY</b> <b>RIDGE 2 SUBDIVISION</b> LYING IN THE S 1/2 SEC. 30 AND IN SEC. 31, T26S, R5W AND IN THE N 1/2 OF SEC. 6, T27S, R5W, W. M., DOUGLAS COUNTY, OR.	
	<b>SURVEYED FOR:</b> NORWAY DEVELOPMENT P.O. BOX 387 OREGON CITY, OR 97045	<b>SURVEYED BY:</b>  505 SE Main Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com
EXPIRES: 12/31/2008	JOB NO: 1968-17 DATE: MAY, 2007	DWG. BY: RNP PM: AMP
SCALE: AS SHOWN	DATE: MAY, 2007	PAGE: 2 OF 2

MAP FILE M 156-49 B

MAP FILE M 156-49 B