



MyBestLandDeals.com
FROM DREAMS TO DEEDS

Property Details

Owner Name:	HERNANDEZ, ALONSO
Assessor's Parcel Number:	R129765 (Property ID) 27-05W-06B-02500 (Map Number)
Property Address:	881 Southridge Way, Roseburg, OR 97470
County, State:	Douglas County, OR
Subdivision:	WINCHESTER RIDGE
Lot Number:	28
Legal Description:	WINCHESTER RIDGE 2ND ADD, LOT 28, ACRES 2.09
TRS:	N/A
Parcel Size:	2.09 Acres
Terrain Type:	Wooded / Hill / Slope
Lot Dimensions:	417.87 feet North 208.45 feet East 311.36 feet South 366.33 feet West



MyBestLandDeals.com
FROM DREAMS TO DEEDS

Elevation:	297.0 m or 974.3 feet
Flood Zone / Wetlands:	No
Notes:	N/A

Property Location & Access

Google Map Link:	https://maps.app.goo.gl/ZkdPqtvUhGwoXzAd7
GPS Coordinates (Center):	43.256939, -123.337773
GPS Coordinates (4 corners):	43.25738,-123.33730 NE 43.25681,-123.33714 SE1 43.25656,-123.33735 SE2 43.25659,-123.33813 SW 43.25755,-123.33846 NW1 43.25763,-123.33799 NW2
City or County Limits:	County
School District:	Roseburg School District 4
Access To Property:	Yes, off Southridge Way via unnamed dirt road, see plat and survey for reference.
Road Type:	Paved / Dirt
Who Maintains Roads:	County



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Closest Highways:	NE Stephens St
Closest Major City:	Eugene, Oregon (1 hr. 9 min (68.5 miles))
Closest Small Town:	Roseburg, Oregon (11 min (4.6 miles))
Closest Gas Station:	Shell, 3171 NE Stephens St, Roseburg, OR 97470 (7 min (2.4 miles))
Nearby Attractions:	Young's Garden, 4702 NE Stephens St, Roseburg, OR 97470 (5 min (1.7 miles)) John P Amacher Park, 5750 NE Stephens St, Winchester, OR 97495 (8 min (2.9 miles)) Douglas County Museum, 123 Museum Dr, Roseburg, OR 97471 (13 min (6.6 miles))
Notes:	N/A

Property Tax Information

Assessed Taxable Value:	\$84,905.00
Assessed Actual Value:	\$84,905.00
Back Taxes Owed? If so amount owed:	No
Tax Liens? If so amount owed:	No
Annual Property Taxes:	\$542.82



Notes:	N/A
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Zoning & Restriction Information

Zoning / Property Use Code:	Residential 5 Acres (5R)
What can be built on the property?	Per County, Single family dwelling, Please see zoning documents for additional details. Per CC&R's, SFR, minimum dwelling size 1800 sq ft (single story), 2000 sq ft (two story) building plans must be approved by ARC.
Time limit to build?	Building permit will be valid for six months. Per CC&R's, Construction should be completed within 12 months
Is camping allowed?	Per County, Yes Per CC&Rs, No
Camping restrictions if any:	Per County, up to 90 days in a calendar year Per CC&R's, only during construction of a dwelling.
Are RV's allowed?	Per County, Yes Per CC&Rs, No
RV restrictions if any:	Per County, up to 90 days in a calendar year Per CC&R's, only during construction of a dwelling.
Are mobile homes allowed?	Per County, Yes Per CC&Rs, No
Mobile home restrictions if any:	Per Planner, there are no restrictions for mobile homes.
Are tiny homes allowed?	Per County, Yes, if it meets building codes Per CC&Rs, No
Tiny home restrictions if any:	Would be allowed one main dwelling (no min. or max. on sq ft) and one accessory dwelling unit (ADU) or guest house (limit 900 sq ft)



Are short term vacation rentals allowed?	Douglas County does not regulate rentals on the main dwelling or ADU; Guest houses not allowed for rental. No mention of STVR's found within CC&R's, would assume not allowed (Unconfirmed)
Vacation rental restrictions if any:	N/A
Is property part of an HOA / POA?	HOA is present, however we were unable to find any relevant website online to confirm details. https://opencorporates.com/companies/us_or/35259696
HOA / POA dues, if any:	Per comp research, HOA fee: \$60 monthly, Second HOA fee: \$80 monthly (Unconfirmed) https://www.zillow.com/homedetails/887-Southridge-Way-Roseburg-OR-97470/98824943_zpid/
Subdivision CC&R Availability:	See attached
CC&R Information:	Document# 2006-012112 Document# 2006-015566
Deed Availability:	There is a \$7 fee to obtain a deed copy via email request
Deed Information:	Instrument no: 2022-8206
Notes:	The Parcel is outside of the city limits. Information above is based on County restrictions and CC&Rs. Please review the CC&Rs for additional details.

Utility Information

Water?	Per Comp research and CC&R's, community water system is available. (Unconfirmed)
Sewer / Septic?	Would have to install a septic system.
Electric?	Would have to contact Douglas Electric Cooperative (541-673-6616)



Gas?	Would have to contact Avista Utilities (800) 227-9187)
Waste?	Would have to contact Roseburg Disposal (541-673-7122)
Notes:	Per Roseburg Water Services, a well and septic system would be required. Per Comp research and CC&R's, community water system is available.

County Contact Information

County Website:	https://douglascounty-oregon.us/601/Welcome
Assessor Website:	https://douglascounty-oregon.us/157/Assessor
Treasurer Website:	https://douglascounty-oregon.us/348/Tax-Collection
Recorder Website:	https://douglascounty-oregon.us/177/Clerk
GIS Website:	https://geocortex.co.douglas.or.us/html5viewer/index.html?viewer=douglas_county_gis.viewer
Zoning Link:	https://www.douglascountyor.us/apps/planning/planning_zones.asp
Phone number for Planning Dept:	(541) 440-4289
Phone number for Recorder:	(541) 440-4325
Phone number for Treasurer:	(541) 440-4253



Phone number for Assessor:	(541) 440-4222
City Website:	N/A
Phone number for City:	N/A
Notes:	N/A

DISCLAIMER

Buyers are responsible for confirming all information themselves before buying. This information is not guaranteed.

M WhiteCube LLC (MyBestLandDeals.com) is not responsible for any incorrect information in this document

ARTICLE 8

(5R) Rural Residential-5

SECTION 3.8.000 Purpose

The Rural Residential-5 classification is intended to provide for low density rural home sites in an open space environment in order to encourage the continued existence of rural family life. The 5R zone is also intended to provide a transition from more intense residential development to the agriculture, timber and open space areas of the County. The zone may be applied to areas committed to nonresource use or reserved for rural residential expansion at this density, as specifically provided in the Douglas County Comprehensive Plan.

SECTION 3.8.050 Permitted Uses

In the 5R Zone, the following uses and activities and their accessory buildings and uses are permitted subject to the general provisions and exceptions set forth by this Ordinance:

1. One single-family dwelling.
2. Buildings accessory to a single-family dwelling such as garages, storerooms, woodsheds, laundry, playhouses, greenhouses, hobby shop, animal or fowl shelter, or similar and related accessory uses provided the structure does not exceed 2,000 square feet in size.
3. Additional single-family dwellings, to provide residence for an immediate family member or members of the owner, provided that a minimum average density of five acres per dwelling shall be maintained, and proper sanitation approvals are obtained.
4. Farm uses and/or animals, subject to conditions and limitations provided herein:
 - a. The total number of livestock allowed on a property shall be limited to the area of the property divided by the total minimum area required for each animal listed below:
 - (1) One horse, cow or swine per acre; or
 - (2) One goat, sheep, llama, alpaca or emu per half acre.
 - b. A minimum of five hundred square feet of area shall be required for each chicken, other fowl or rabbit kept on the property.
 - c. The number of colonies of bees allowed on a property shall be limited to one colony for each ten thousand square feet of area and shall not be located closer than 50 feet from any property line.

- d. Animals and fowl shall be properly caged or housed, and proper sanitation shall be maintained.
5. Forest uses, including the propagation and harvesting of forest products.
6. Roadside stand.
7. Limited Home Occupation.
8. Publicly owned park, playground, or golf course.
9. Public and semipublic buildings, structures and uses essential to the physical, social and economic welfare of an area, including but not limited to fire stations, schools, granges, community halls and churches.
10. Fish and wildlife management.
11. Utility and communication facilities necessary for public service.

SECTION 3.8.075 Uses Permitted With Standards

In the 5R Zone, the following uses and activities are permitted subject to specified standards and the general provisions and exceptions set forth by this Ordinance.

Item 1 in this use category shall be subject to written consent from all surrounding adjacent property owners. Adjacent property owner consent shall be obtained by the applicant and submitted to the Planning Department on forms provided by the County. The surrounding adjacent property owners shall be identified by the Planning Department after a pre-application conference has been held and the fee paid (same fee as if the application were for a conditional use).

Adjacent owner consent signatures shall be verified by sending a copy of the signed consent form to each identified owner of record. If no negative comments are received within 12 days, the request shall be granted.

If adjacent owner consent cannot be obtained, the request shall then be processed as a conditional use pursuant to §2.060.1 and the necessary fee (current CUP fee less the Owner Consent application fee) shall be required in order to proceed with the Administrative review.

1. Buildings accessory to a single-family dwelling in excess of 2,000 square feet.
2. One new single-family dwelling (SFD) on a lot or parcel at least two acres in size located outside of an urban growth boundary and containing a historic home (constructed between 1850 and 1945), which is to be converted to an "accessory dwelling unit" (ADU) upon completion of the new SFD, subject to the standards, limitations and restrictions of ORS 215 for the provision.

SECTION 3.8.100 Buildings and Uses Permitted Conditionally

In the 5R zone, the following uses and activities and their accessory buildings and uses are permitted, subject to the provisions of §2.060.1 and Article 39 of this Chapter:

1. Private park, playground, or golf course.
2. Nursery for the growing, sale and display of trees, shrubs and flowers.
3. Kennels.
4. Aggregate and mineral extraction.
5. Home Occupation.
6. Establishment of a new Medical Marijuana Grow Site (MMGS), expansion of a preexisting MMGS (i.e., OHA/OMMP* registered and established prior to March 1, 2016) or physical development (e.g., structures, fences, RV placements and building conversions) in conjunction with a preexisting MMGS which has occurred without permits, or new physical development in conjunction with a preexisting MMGS.

* Oregon Health Authority (OHA); Oregon Medical Marijuana Program (OMMP);

SECTION 3.8.150 Property Development Standards

1. **Size:** The minimum lot or parcel size is five (5) acres.
2. **Coverage:** Not over 40 percent of the lot area of any building site shall be covered by all buildings located thereon.
3. **Setbacks:** No structure other than a fence or sign shall be located closer than 30 feet from the right-of-way of a public road or from an easement serving more than 15 units of land, 10 feet from the right-of-way of other private road easements, and 10 feet from all other property lines (except as governed by §3.35.020.4 for fences and retaining walls).
4. **Height:** Maximum height of any structure shall be 45 feet.
5. **Signs:**
 - a. Signs shall not extend over a public right-of-way or project beyond the property line.
 - b. Signs shall not be illuminated or capable of movement.
 - c. The total sign area of all signs on the property shall be limited to thirty-two square feet.
6. **Parking:** Off street parking shall be provided in accordance with Article 35.

AmorTitle 66684

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK

2006-015566



\$16.00

00153118200600155660010013

06/21/2006 01:15:43 PM

COVE-COVE Cnt=1 Stn=18 RECORDINGDESK
\$5.00 \$11.00

After recordation, return to:

Norway Development Co.
Attn: Valerie Tadda
P.O. Box 387
Oregon City, OR 97045

AMENDMENT OF CC&Rs
ANNEXATION OF ADDITIONAL PROPERTY

Norway Development Company, an Oregon corporation, as Declarant ("Declarant"), recorded the plat of Winchester Ridge in the Douglas County Official Records on May 12, 2006 in Volume 22, Page 12 A-F. Declarant also recorded that Declaration of Covenants, Conditions and Restrictions of Winchester Ridge in the Douglas County Official Records on May 12, 2006 as Instrument No. 2006-012112 (the "CC&Rs").

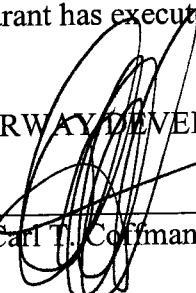
Declarant has platted an additional phase of Winchester Ridge known as Winchester Ridge 1st Addition which was recorded in the Douglas County Official Records in Volume 22, Page 13A-D and hereby affirms that such 1st Addition is annexed as additional land and subject to the CC&Rs.

Declarant desires to annex additional land to the CC&Rs which will be known as Winchester Ridge 2nd Addition.

NOW, THEREFORE, the land described on attached Exhibit A is hereby made a part of Winchester Ridge and is subjected to the CC&Rs.


IN WITNESS WHEREOF, Declarant has executed this Amendment effective as of June 20, 2006.

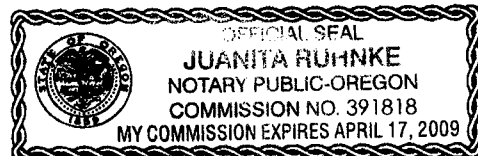
NORWAY DEVELOPMENT COMPANY

By 
Carl T. Coffman, President

STATE OF OREGON)
COUNTY OF MULTNOMAH)

This instrument was acknowledged before me on June 20, 2006 by Carl T. Coffman as President of Norway Development Company, an Oregon corporation.


Notary Public, State of Oregon
My commission expires: April 17, 2009



END OF DOCUMENT

MAP OF SURVEY

FILED
Date: 6-29-2021 By: M
This survey consists of:
Map: M179-46
Narrative:
Corner Rpt:
DOUGLAS COUNTY
SURVEYOR

PROPERTY SURVEY

LOCATED IN THE:
NORTHWEST QUARTER OF SECTION 6,
TOWNSHIP 27 SOUTH, RANGE 5 WEST,
AND IN THE SOUTHWEST QUARTER OF SECTION 31,
TOWNSHIP 26 SOUTH, RANGE 5 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

SHOWING:
SURVEY TO LOCATE OR RE-SET MONUMENTS
FOR LOT 28, WINCHESTER RIDGE 2ND ADDITION.

PREPARED FOR:
GRANT AND JESSICA DAVIS
130 SE CALLAHAN COURT
MYRTLE CREEK, OREGON 97457

PREPARED BY:
RAYMOND F. BROWN - P.L.S. # 2391
P.O. BOX 539
CANYONVILLE, OREGON 97417
PHONE: 541-839-6185

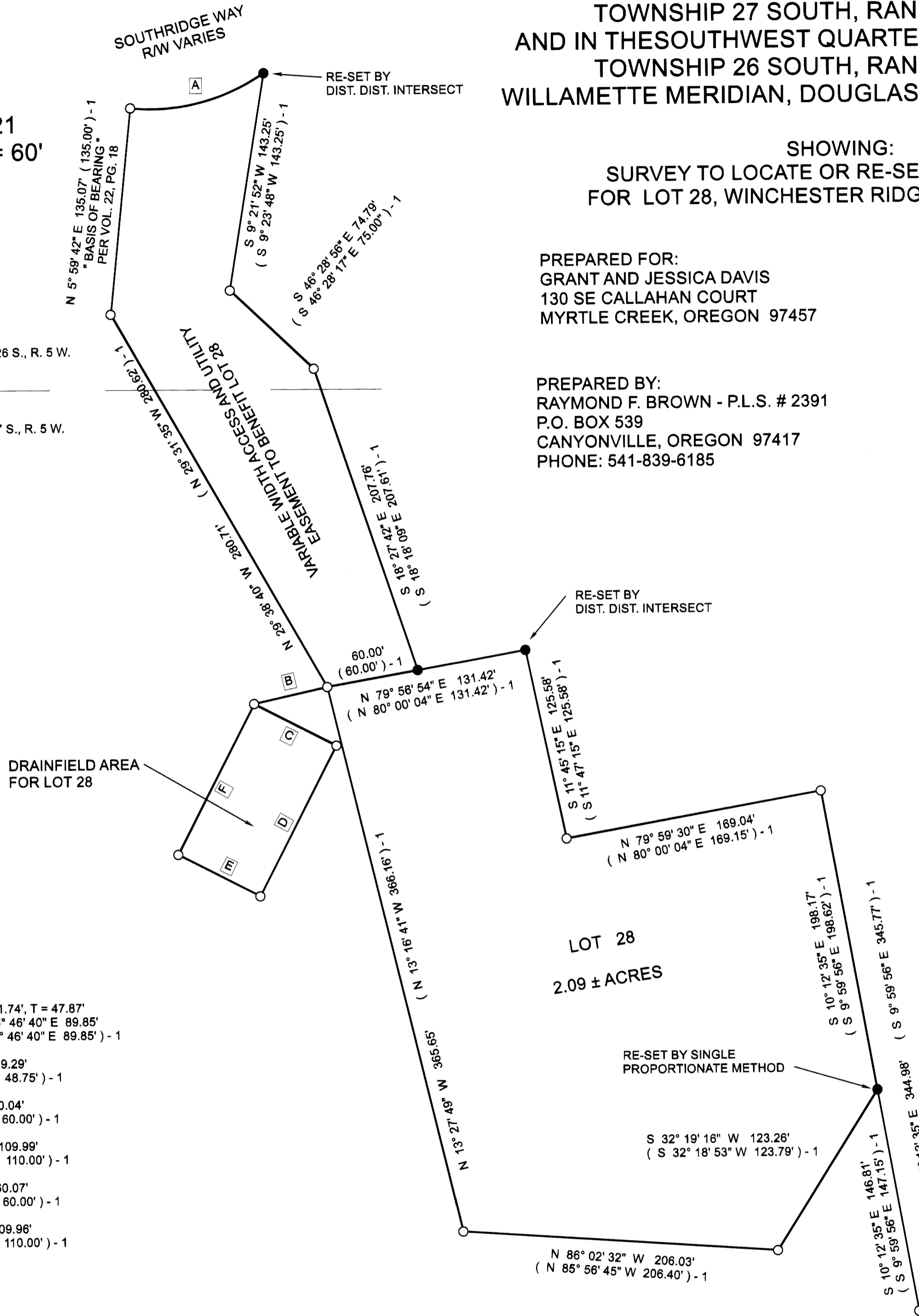


RENEWS 12/31/21

JUNE, 2021
SCALE: 1" = 60'

SECTION 31, T. 26 S., R. 5 W.

SECTION 6, T. 27 S., R. 5 W.



LINE INDEX:

- A R = 130.00', L = 91.74', T = 47.87'
L.C. BEARS N 75° 46' 40" E 89.85'
(N 75° 46' 40" E 89.85') - 1
- B S 77° 43' 30" W 49.29'
(S 77° 30' 34" W 48.75') - 1
- C S 62° 38' 42" E 60.04'
(S 62° 41' 02" E 60.00') - 1
- D S 27° 19' 14" W 109.99'
(S 27° 18' 58" W 110.00') - 1
- E S 62° 37' 12" E 60.07'
(S 62° 41' 02" E 60.00') - 1
- F N 27° 20' 11" E 109.96'
(N 27° 18' 58" E 110.00') - 1

LEGEND

- FD. 5/8" IRON ROD AS PER WINCHESTER RIDGE 2ND ADDITION, VOL. 22, PAGE 18
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP ATTACHED, MKD. " R. BROWN, PLS2391 "
- () - 1 RECORD AS PER WINCHESTER RIDGE 2ND ADDITION, VOL. 22, PAGE 18

NARRATIVE:

PURPOSE OF THE SURVEY WAS TO LOCATE AND OR RE-SET MISSING MONUMENTS FOR LOT 28 OF THE WINCHESTER RIDGE 2ND ADDITION SUBDIVISION, AS RECORDED IN VOLUME 22, PAGES 18 A-D, DOUGLAS COUNTY SURVEYOR'S OFFICE, DOUGLAS COUNTY, OREGON. FIELD INVESTIGATION LOCATED THE SAID FOUND MONUMENTS AND CONDITIONS. EXISTING FOUND MONUMENTS PER SAID WINCHESTER RIDGE 2ND ADDITION, CONTROLLED THE SURVEY. 6.5 FOOT TALL STEEL FENCE POSTS WERE SET NEAR ALL FOUND OR SET MONUMENTS.

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK 2006-016226



NO FEE

06/29/2006 08:44:02 AM

PLAT-SUB Cnt=1 Stn=1 RECEIPTCOUNTER

This is a no fee document

LEGEND

- SET 5/8" x 30" IR w/CAP MARKED "I.E. ENGINEERING" UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- △ CALCULATED POSITION
- H.O.A. HOME OWNERS ASSOCIATION
- ()R1 RECORD AS PER VOL. 22, PG. 12
- ()R2 RECORD AS PER VOL. 22, PG. 13
- ()R3 RECORD AS PER VOL. 21, PG. 56

NOTES:

TRACTS O AND Q ARE PRIVATE ROADWAY AND UTILITY EASEMENTS TO BENEFIT THIS PLAT, H.O.A., LOTS 1, 2, AND 4 OF RIDGE 1 SUBDIVISION (VOL. 21, PG. 56) AND PARCEL 3 OF LP 2005-0001 (INST. NO. 2005-00671)

LOTS 21, 22, 23, 24, 25 & 26 AND TRACT P CONTAINS CONSERVATION EASEMENTS (SEE PAGES 2 AND 4)

TRACTS N, O, P AND Q ARE "SHARED OPEN SPACE" THAT ARE NOT AVAILABLE FOR RESIDENTIAL USE OR DEVELOPMENT AND ARE DEEDED TO THE H.O.A. (SEE DECLARATION ON PG. 1)

APPROVALS:

Keith L. Cubic 6/27/06
DOUGLAS COUNTY PLANNING DIRECTOR DATE

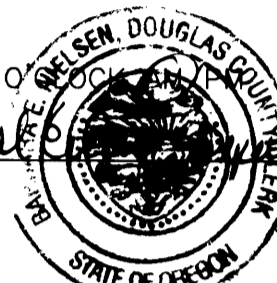
Randy Smith 6-27-06
DOUGLAS COUNTY SURVEYOR DATE

Ron Northcraft 6-28-06
DOUGLAS COUNTY ASSESSOR DATE

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

Sandra E. Conner 6/28/06
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 29 DAY OF June, 2006, 8:44
BARBARA E. NIELSEN ky Carter 6-29-06
DOUGLAS COUNTY CLERK DATE



FIELD CREW: MIKE FROMDAHL, BILL GOODSON, RON QUIMBY
RYAN PALMER, DEREK FEIGEL

EQUIPMENT: TOPCON TOTAL STATION AND
TDS RECON DATA COLLECTOR

OFFICE: MICHAEL JONES

DRAFTING: JOE COOK

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

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.

LOT 3 OF RIDGE 1 SUBDIVISION (VOL. 21, PG. 56) AS RECORDED IN THE DOUGLAS COUNTY PLAT RECORDS, LOCATED IN THE SOUTH HALF OF 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 50.00 ACRES MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE ABOVE DESCRIBED PARCEL INTO LOTS, AND TRACTS AS SHOWN. THE PROCEDURE WAS AS FOLLOWS: WE USED TIED MONUMENTS OF RECORD AND CONTROL PER OUR PREVIOUS SURVEYS, LAND PARTITION 2005-0001 (INST. NO. 2005-00671), RIDGE 1 SUBDIVISION (VOL. 21, PG. 56), WINCHESTER RIDGE (VOL. 22, PG. 12) AND WINCHESTER RIDGE 1ST ADDITION (VOL. 22, PG. 13) AS SHOWN. MONUMENTS WERE SET TO DELINEATE LOTS AND TRACTS AS SHOWN.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT NORWAY DEVELOPMENT CO., 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 "WINCHESTER RIDGE 2ND ADDITION" TOGETHER WITH EASEMENTS AS SHOWN. SAID OWNER HEREBY VACATES THE EASEMENTS SHOWN ON LAND PARTITION 2005-0001 (INST. NO. 2005-000671) & RIDGE 1 SUBDIVISION (VOLUME 21, PAGE 56, INST. NO. 2005-018612) LOCATED WITH IN THE BOUNDARIES OF THIS PLAT AND RELOCATES SAID EASEMENTS OVER AND ACROSS TRACT O AS SHOWN HEREON. TRACTS N, O, P AND Q ARE HEREBY DEEDED TO THE WINCHESTER RIDGE HOME OWNERS ASSOCIATION.

Carl T. Coffman 6-19-06
CARL T. COFFMAN, PRESIDENT DATE
(NORWAY DEVELOPMENT CO.)

ENCUMBRANCES AND RESTRICTIONS:

THIS SUBDIVISION PLAT IS SUBJECT TO THE FOLLOWING INSTRUMENT NUMBERS FOR RESTRICTIVE COVENANTS AND NON-REVOCABLE DEED RESTRICTIONS ON THE LOTS AND SHARED OPEN SPACE WITHIN THIS PLAT:

2006-01212 AND 2006-01566

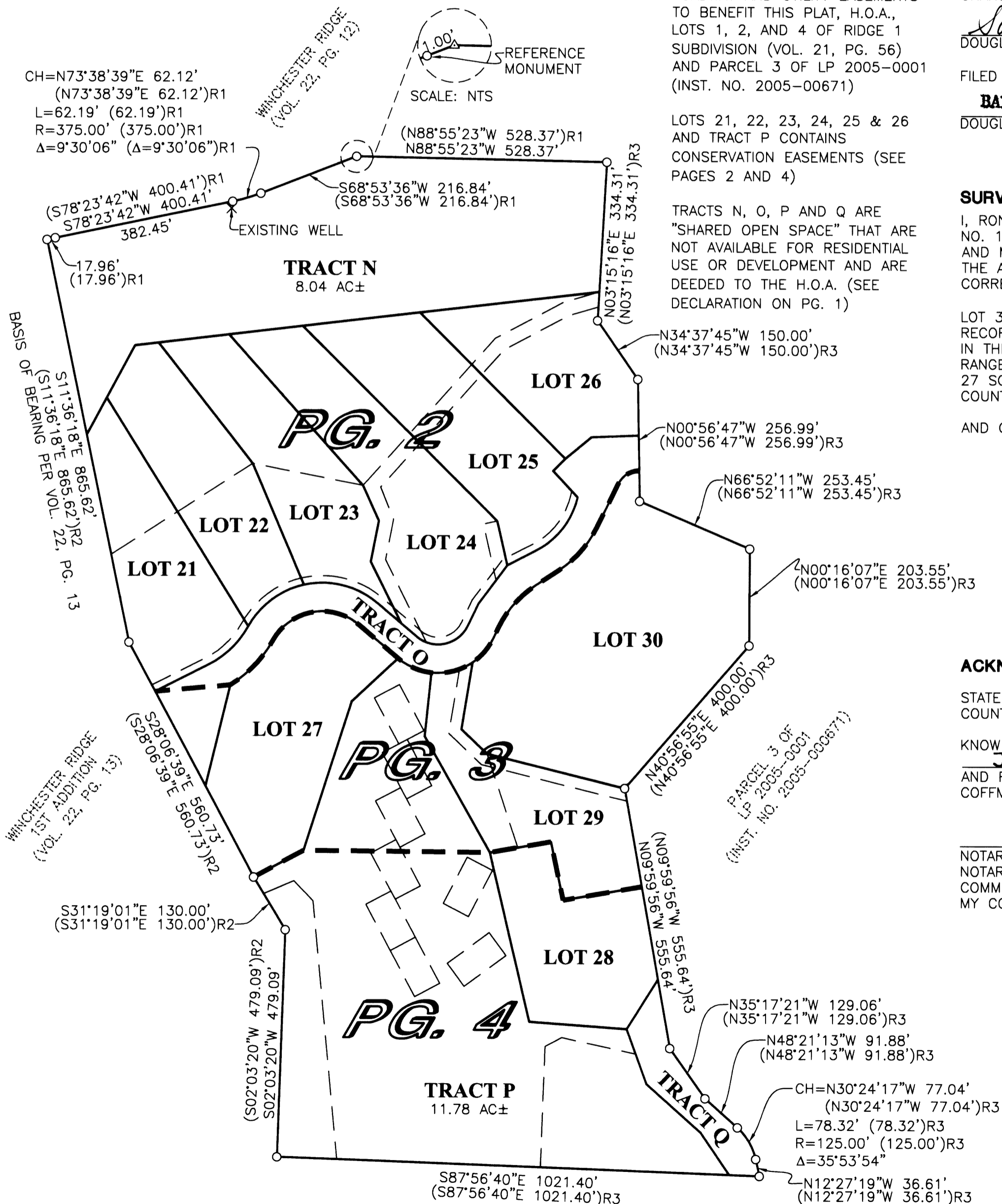
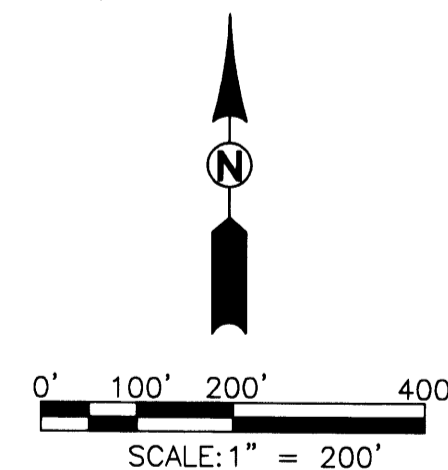
ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 19th DAY OF June, 2006, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CARL T. COFFMAN, AS PRESIDENT OF NORWAY DEVELOPMENT CO.

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

PLANNING DEPARTMENT FILE NO. 05-171



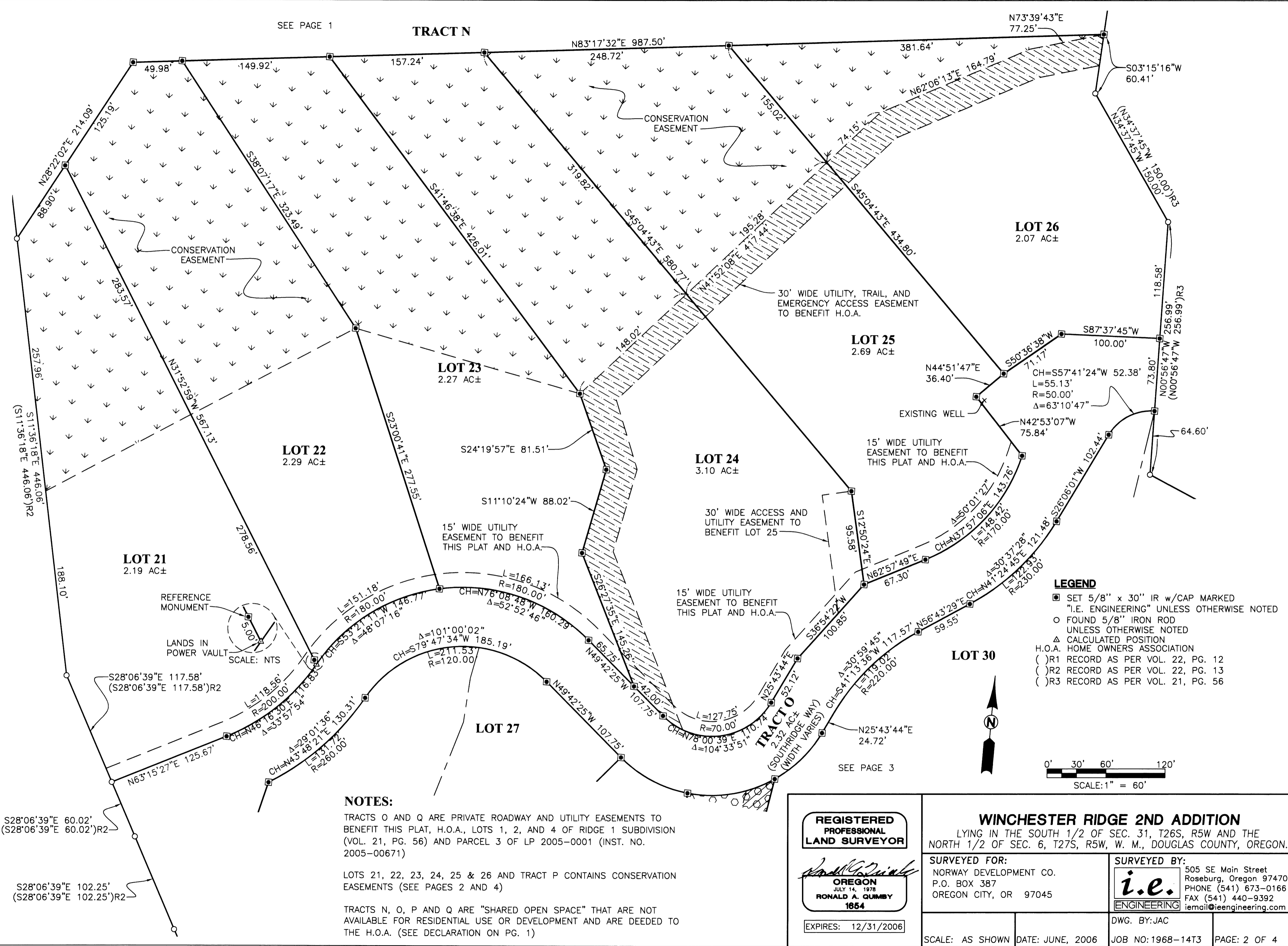
<p>REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p><u>Ronald A. Quimby</u></p> <p>OREGON JULY 14, 1978 RONALD A. QUIMBY 1654</p> <p>EXPIRES: 12/31/2006</p>	<p>WINCHESTER RIDGE 2ND ADDITION LYING IN THE SOUTH 1/2 OF SEC. 31, T26S, R5W AND THE NORTH 1/2 OF SEC. 6, T27S, R5W, W. M., DOUGLAS COUNTY, OREGON.</p>	
	<p>SURVEYED FOR: NORWAY DEVELOPMENT CO. P.O. BOX 387 OREGON CITY, OR 97045</p>	<p>SURVEYED BY: i.e. ENGINEERING 505 SE Main Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com</p>
<p>SCALE: AS SHOWN</p>	<p>DATE: JUNE, 2006</p>	<p>DWG. BY: JAC JOB NO: 1968-14T3 PAGE: 1 OF 4</p>

VOL. 22 PAGE 18 A

VOL. 22 PAGE 18 A

SEE PAGE 1

TRACT N



- LEGEND**
- SET 5/8" x 30" IR w/CAP MARKED "I.E. ENGINEERING" UNLESS OTHERWISE NOTED
 - FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
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TRACTS O AND Q ARE PRIVATE ROADWAY AND UTILITY EASEMENTS TO BENEFIT THIS PLAT, H.O.A., LOTS 1, 2, AND 4 OF RIDGE 1 SUBDIVISION (VOL. 21, PG. 56) AND PARCEL 3 OF LP 2005-0001 (INST. NO. 2005-00671)

LOTS 21, 22, 23, 24, 25 & 26 AND TRACT P CONTAINS CONSERVATION EASEMENTS (SEE PAGES 2 AND 4)

TRACTS N, O, P AND Q ARE "SHARED OPEN SPACE" THAT ARE NOT AVAILABLE FOR RESIDENTIAL USE OR DEVELOPMENT AND ARE DEEDED TO THE H.O.A. (SEE DECLARATION ON PG. 1)

REGISTERED PROFESSIONAL LAND SURVEYOR

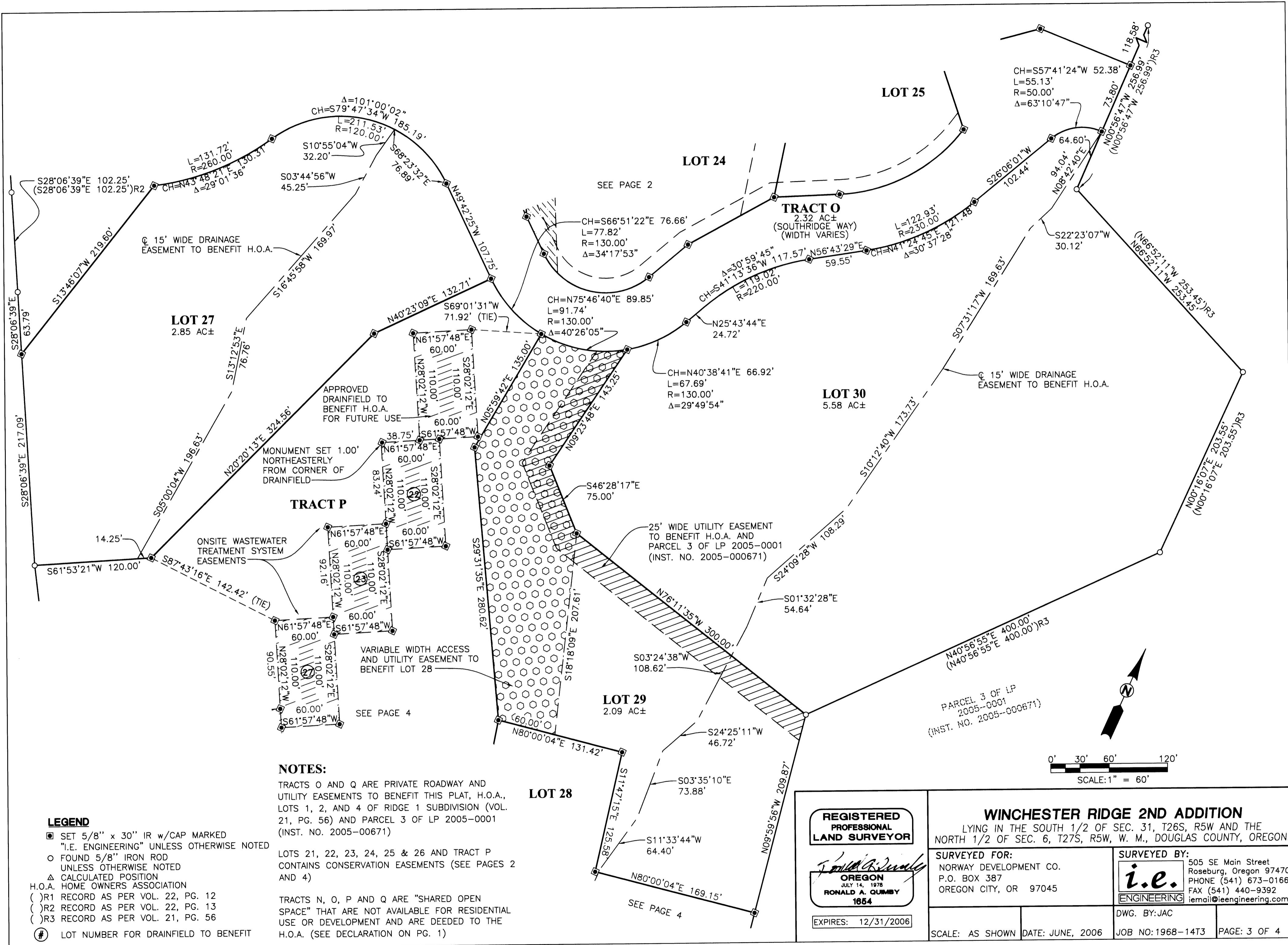
Ronald A. Gumbay

OREGON
JULY 14, 1978
RONALD A. GUMBAY
1854

EXPIRES: 12/31/2006

WINCHESTER RIDGE 2ND ADDITION
LYING IN THE SOUTH 1/2 OF SEC. 31, T26S, R5W AND THE NORTH 1/2 OF SEC. 6, T27S, R5W, W. M., DOUGLAS COUNTY, OREGON.

SURVEYED FOR: NORWAY DEVELOPMENT CO. P.O. BOX 387 OREGON CITY, OR 97045	SURVEYED BY: i.e. ENGINEERING 505 SE Main Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com
SCALE: AS SHOWN	DWG. BY: JAC
DATE: JUNE, 2006	JOB NO: 1968-14T3
	PAGE: 2 OF 4

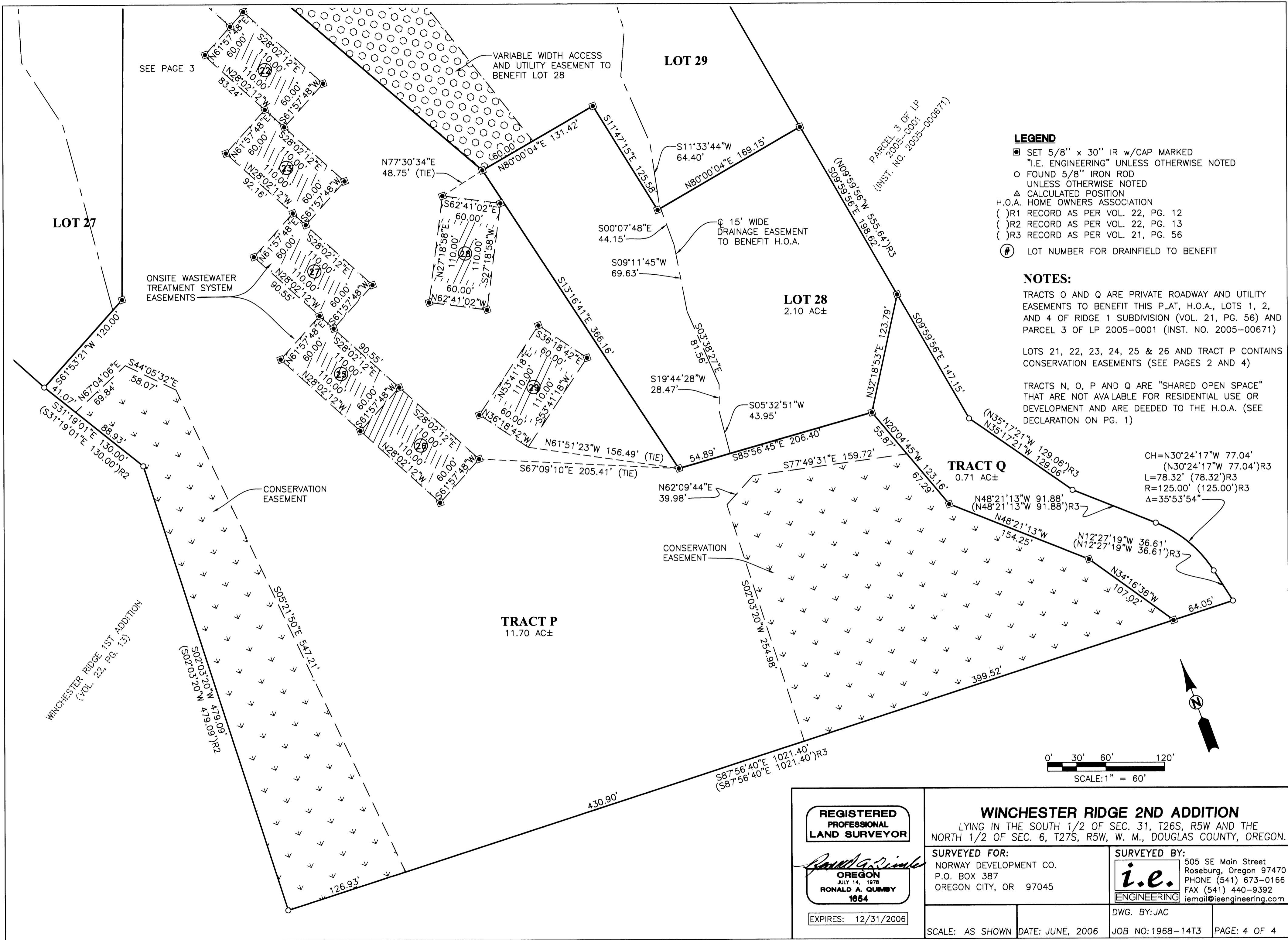


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 TRACTS O AND Q ARE PRIVATE ROADWAY AND UTILITY EASEMENTS TO BENEFIT THIS PLAT, H.O.A., LOTS 1, 2, AND 4 OF RIDGE 1 SUBDIVISION (VOL. 21, PG. 56) AND PARCEL 3 OF LP 2005-0001 (INST. NO. 2005-00671)
 LOTS 21, 22, 23, 24, 25 & 26 AND TRACT P CONTAINS CONSERVATION EASEMENTS (SEE PAGES 2 AND 4)
 TRACTS N, O, P AND Q ARE "SHARED OPEN SPACE" THAT ARE NOT AVAILABLE FOR RESIDENTIAL USE OR DEVELOPMENT AND ARE DEEDED TO THE H.O.A. (SEE DECLARATION ON PG. 1)

LEGEND
 ■ SET 5/8" x 30" IR w/CAP MARKED "I.E. ENGINEERING" UNLESS OTHERWISE NOTED
 ○ FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
 △ CALCULATED POSITION
 H.O.A. HOME OWNERS ASSOCIATION
 ()R1 RECORD AS PER VOL. 22, PG. 12
 ()R2 RECORD AS PER VOL. 22, PG. 13
 ()R3 RECORD AS PER VOL. 21, PG. 56
 # LOT NUMBER FOR DRAINFIELD TO BENEFIT

REGISTERED PROFESSIONAL LAND SURVEYOR
Ronald A. Gumbo
OREGON
 JULY 14, 1978
RONALD A. GUMBY
 1854
 EXPIRES: 12/31/2006

WINCHESTER RIDGE 2ND ADDITION
 LYING IN THE SOUTH 1/2 OF SEC. 31, T26S, R5W AND THE NORTH 1/2 OF SEC. 6, T27S, R5W, W. M., DOUGLAS COUNTY, OREGON.
 SURVEYED FOR:
 NORWAY DEVELOPMENT CO.
 P.O. BOX 387
 OREGON CITY, OR 97045
 SURVEYED BY:
i.e. ENGINEERING
 505 SE Main Street
 Roseburg, Oregon 97470
 PHONE (541) 673-0166
 FAX (541) 440-9392
 iemail@ieengineering.com
 DWG. BY: JAC
 SCALE: AS SHOWN DATE: JUNE, 2006 JOB NO: 1968-14T3 PAGE: 3 OF 4



LEGEND

- SET 5/8" x 30" IR w/CAP MARKED "I.E. ENGINEERING" UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- △ CALCULATED POSITION
- H.O.A. HOME OWNERS ASSOCIATION
- ()R1 RECORD AS PER VOL. 22, PG. 12
- ()R2 RECORD AS PER VOL. 22, PG. 13
- ()R3 RECORD AS PER VOL. 21, PG. 56
- ⊕ LOT NUMBER FOR DRAINFIELD TO BENEFIT

NOTES:

TRACTS O AND Q ARE PRIVATE ROADWAY AND UTILITY EASEMENTS TO BENEFIT THIS PLAT, H.O.A., LOTS 1, 2, AND 4 OF RIDGE 1 SUBDIVISION (VOL. 21, PG. 56) AND PARCEL 3 OF LP 2005-0001 (INST. NO. 2005-00671)

LOTS 21, 22, 23, 24, 25 & 26 AND TRACT P CONTAINS CONSERVATION EASEMENTS (SEE PAGES 2 AND 4)

TRACTS N, O, P AND Q ARE "SHARED OPEN SPACE" THAT ARE NOT AVAILABLE FOR RESIDENTIAL USE OR DEVELOPMENT AND ARE DEEDED TO THE H.O.A. (SEE DECLARATION ON PG. 1)

CH=N30°24'17"W 77.04'
 (N30°24'17"W 77.04')R3
 L=78.32' (78.32')R3
 R=125.00' (125.00')R3
 Δ=35°53'54"

REGISTERED PROFESSIONAL LAND SURVEYOR

Ronald A. Gumbly
OREGON
 JULY 14, 1978
RONALD A. GUMBLY
 1654

EXPIRES: 12/31/2006

WINCHESTER RIDGE 2ND ADDITION

LYING IN THE SOUTH 1/2 OF SEC. 31, T26S, R5W AND THE NORTH 1/2 OF SEC. 6, T27S, R5W, W. M., DOUGLAS COUNTY, OREGON.

SURVEYED FOR:
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 SCALE: AS SHOWN DATE: JUNE, 2006 JOB NO: 1968-14T3 PAGE: 4 OF 4