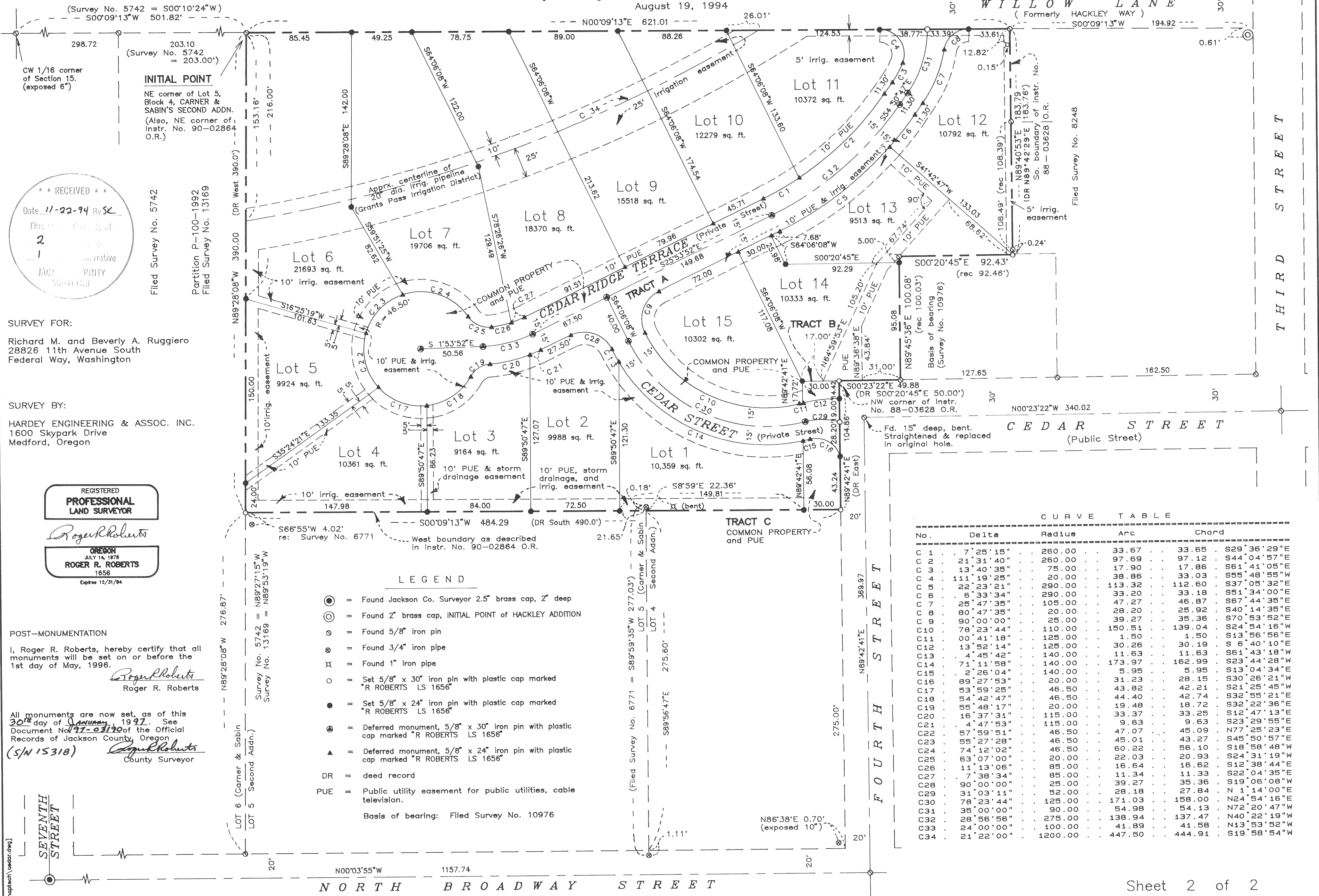
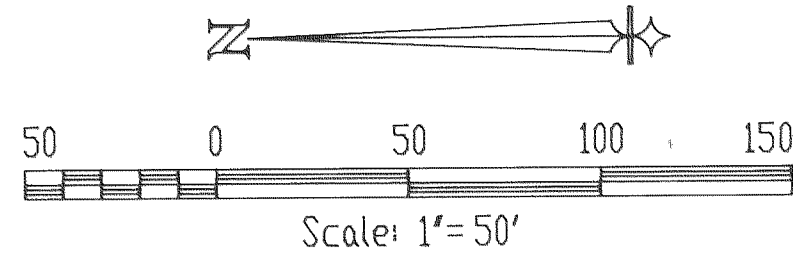


# CEDAR RIDGE SUBDIVISION A PLANNED COMMUNITY

located in  
BLOCK 4 of CARNER & SABINS SECOND ADDITION  
SOUTHWEST 1/4 of SECTION 15, T 36 S, R 4 W, WM.  
City of Rogue River, Jackson County, Oregon  
August 19, 1994

I certify this to be an exact copy  
of the original plat.  
*Roger R. Roberts*  
Surveyor



**\*\* RECEIVED \*\***  
Date 11-22-94 By SK  
This plat consists of  
2 sheets  
of 1 narrative  
JACKSON COUNTY  
SURVEYOR

**SURVEY FOR:**  
Richard M. and Beverly A. Ruggiero  
28826 11th Avenue South  
Federal Way, Washington

**SURVEY BY:**  
HARDEY ENGINEERING & ASSOC. INC.  
1600 Skypark Drive  
Medford, Oregon

REGISTERED  
**PROFESSIONAL  
LAND SURVEYOR**  
*Roger R. Roberts*  
OREGON  
JULY 14, 1978  
**ROGER R. ROBERTS**  
1656  
Expire 12/31/94

**POST-MONUMENTATION**  
I, Roger R. Roberts, hereby certify that all  
monuments will be set on or before the  
1st day of May, 1996.  
*Roger R. Roberts*  
Roger R. Roberts

All monuments are now set, as of this  
30<sup>th</sup> day of January, 1997. See  
Document No. 97-03190 of the Official  
Records of Jackson County, Oregon  
(S/N 15318) *Roger R. Roberts*  
County Surveyor

- LEGEND**
- = Found Jackson Co. Surveyor 2.5" brass cap, 2" deep
  - ⊙ = Found 2" brass cap, INITIAL POINT OF HACKLEY ADDITION
  - = Found 5/8" iron pin
  - ⊗ = Found 3/4" iron pipe
  - ⊕ = Found 1" iron pipe
  - = Set 5/8" x 30" iron pin with plastic cap marked "R ROBERTS LS 1656"
  - = Set 5/8" x 24" iron pin with plastic cap marked "R ROBERTS LS 1656"
  - ⊗ = Deferred monument, 5/8" x 30" iron pin with plastic cap marked "R ROBERTS LS 1656"
  - ⊕ = Deferred monument, 5/8" x 24" iron pin with plastic cap marked "R ROBERTS LS 1656"
  - DR = deed record
  - PUE = Public utility easement for public utilities, cable television.
- Basis of bearing: Filed Survey No. 10976

No.	Delta	Radius	Arc	Chord
C01	7° 25' 15"	260.00	33.67	33.65
C02	21° 31' 40"	260.00	97.69	97.12
C03	13° 40' 35"	75.00	17.90	17.86
C04	111° 19' 25"	20.00	38.86	33.03
C05	22° 23' 21"	290.00	113.32	112.60
C06	6° 33' 34"	290.00	33.20	33.18
C07	25° 47' 35"	105.00	47.27	46.87
C08	80° 47' 35"	20.00	28.20	25.92
C09	90° 00' 00"	25.00	39.27	35.36
C10	78° 23' 44"	110.00	150.51	139.04
C11	00° 41' 18"	125.00	1.50	1.50
C12	13° 52' 14"	125.00	30.26	30.19
C13	4° 45' 42"	140.00	11.63	11.63
C14	71° 11' 58"	140.00	173.97	162.99
C15	2° 26' 04"	140.00	5.95	5.95
C16	89° 27' 53"	20.00	31.23	28.15
C17	53° 59' 25"	46.50	43.82	42.21
C18	54° 42' 47"	46.50	44.40	42.74
C19	55° 48' 17"	20.00	19.48	18.72
C20	16° 37' 31"	115.00	33.37	33.25
C21	4° 47' 53"	115.00	9.63	9.63
C22	57° 58' 51"	46.50	47.07	45.09
C23	55° 27' 29"	46.50	45.01	43.27
C24	74° 12' 03"	46.50	60.22	56.10
C25	63° 07' 00"	20.00	22.03	20.93
C26	11° 13' 05"	85.00	16.84	16.84
C27	7° 38' 34"	85.00	11.34	11.33
C28	90° 00' 00"	25.00	39.27	35.36
C29	31° 03' 11"	52.00	28.18	27.84
C30	78° 23' 44"	125.00	171.03	158.00
C31	35° 00' 00"	90.00	54.98	54.13
C32	28° 56' 56"	275.00	138.94	137.47
C33	24° 00' 00"	100.00	41.89	41.58
C34	21° 22' 00"	1200.00	447.60	444.91

# CEDAR RIDGE SUBDIVISION A PLANNED COMMUNITY

LOCATED IN  
BLOCK 4 of CARNER & SABINS SECOND ADDITION  
SOUTHWEST 1/4 of SECTION 15, T 36 S, R 4 W, WM.  
City of Rogue River, Jackson County, Oregon

August 19, 1994

\*\*\* DECLARATION \*\*\*

KNOW ALL PERSONS BY THESE PRESENTS, that we, Richard M. Ruggiero and Beverly A. Ruggiero, husband and wife, as tenants by the entirety, are the owners in fee simple of the lands described hereon and that we have caused the land to be subdivided into lots, streets and common property as shown hereon. We do hereby create CEDAR RIDGE TERRACE and CEDAR STREET as private streets and common property, designated hereon as Tract A, and those common property areas designated hereon as Tract B and Tract C, with equal and undivided interest to be conveyed to the owners of Lots 1 through 15. Each lot and tract shall be subject to "Covenants, Conditions, and Restrictions" as detailed in a separate document to be recorded as a supplement to this subdivision plat. We do hereby dedicate to the public for public use the utility easements, storm drain easements, and irrigation easements designated hereon. We do hereby designate said subdivision as CEDAR RIDGE SUBDIVISION, A Planned Community, in the City of Rogue River.

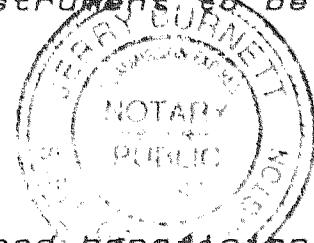
Richard M. Ruggiero  
Richard M. Ruggiero

Beverly A. Ruggiero  
Beverly A. Ruggiero

STATE OF WASHINGTON ) ss  
County of KING )

On this, the 7<sup>th</sup> day of SEPTEMBER, 1994, before me appeared Richard M. Ruggiero and Beverly A. Ruggiero, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Darryl Burnett  
Notary Public for WASHINGTON



Valley of the Rogue Bank, the undersigned beneficiary of a certain Trust Deed recorded June 1, 1994, as Instrument No. 94-20667 of the Official Records of Jackson County, Oregon, affecting the lands described herein, hereby releases from the lien of said Trust Deed all property shown hereon as being dedicated to the public for use as public utility easements, storm drain easements, and irrigation easements.

Signed this 14<sup>th</sup> day of SEPTEMBER, 1994.

Larry G. Stewart  
Larry G. Stewart, Vice President

STATE OF OREGON ) ss  
County of Josephine )

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of SEPTEMBER, 1994.

Karen L. Martin  
Notary Public for Oregon



### APPROVALS:

Examined and approved by the City of Rogue River.  
Debra M. H. [Signature] 9/29/94  
City Recorder Date

Examined and approved this 13<sup>th</sup> day of September, 1994  
Wesley Thomas  
County Surveyor

Examined and approved by the Grants Pass Irrigation District in regular session this 30 day of Sept, 1994.  
Daniel B. Shepard  
Secretary

Filed in the Office of Jackson County Surveyor as Survey No. \_\_\_\_\_

\*\*\* SURVEYORS CERTIFICATE \*\*\*

STATE OF OREGON) ss  
County of Jackson)

I, Roger A. Roberts, a duly Registered Surveyor of the State of Oregon, being first duly sworn, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law the tract of land hereon shown and the plat is a correct representation of the same, and the following is an accurate description of the boundaries:

Commencing at the center-west one-sixteenth corner of Section 15 in Township 36 South, Range 4 West of the Willamette Meridian in Jackson County, Oregon; thence South 00°09'13" West 501.82 feet to the northeast corner of Lot 5 in Block 4 of CARNER & SABINS SECOND ADDITION to the Town of Woodville (now City of Rogue River), according to the Official Plat thereof, now of record in Jackson County, Oregon, for the INITIAL POINT OF BEGINNING, said point also being the northeast corner of that parcel described in Instrument No. 90-02864 of the Official Records of said Jackson County; thence North 89°28'08" West (deed record West) 390.00 feet to the northwest corner of said described parcel; thence South 00°09'13" West, parallel with the east boundary of said Block 4, a distance of 484.29 feet (deed record South 490.0 feet) to the north boundary of the right of way of Fourth Street; thence North 89°42'41" East (deed record East), along said north boundary, 104.86 feet to the east boundary of the right of way of Cedar Street, also being the northwest corner of that parcel described in Instrument No. 88-03628 of said Official Records; thence South 00°23'22" East, along said east right of way boundary, 49.88 feet (deed record South 00°20'45" East 50.00 feet); thence, leaving said right of way boundary, North 89°45'36" East 100.08 feet (deed record 100.03 feet); thence South 00°20'45" East 92.43 feet (deed record 92.46 feet); thence North 89°40'53" East 183.79 feet (deed record North 89°42'29" East 183.75 feet) to the southeast corner of said described parcel; thence North 00°09'13" East 621.01 feet to the initial point of beginning.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Roger A. Roberts  
OREGON  
JULY 14, 1978  
ROGER A. ROBERTS  
1656  
Expires 12/31/94

RECEIVED  
Date 11-22-94 By SK  
This survey consists of:  
2 sheet(s) Map  
1 part (s) Narrative  
JACKSON COUNTY  
SURVEYOR

### STATEMENT OF WATER RIGHTS:

There is no water right appurtenant to the lands included in this partition.

Examined and approved as required by O.R.S. 92.100 this 14<sup>th</sup> day of November, 1994.  
Wendell Blum Deputy November 14, 1994  
Assessor Date

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of 14<sup>th</sup> November, 1994.  
Colleen Stewart Deputy 11/14/94  
Tax Collector Date

### RECORDER'S CERTIFICATE:

Filed for record this 22 day of November, 1994, at 11:23 o'clock, A M., and recorded as PARTITION PLAT NO. \_\_\_\_\_ of "RECORD OF PARTITION PLATS" in Jackson County, Oregon.

INDEX VOLUME 19 PAGE 53  
Kathleen S. Bennett Cheryl Augeris  
County Clerk Deputy

For Order of the County Court approving this plat see Vol \_\_\_\_\_, Page \_\_\_\_\_ of the Commissioners Journal of Proceedings.

I certify this to be an exact copy of the original plat.  
Roger A. Roberts  
Surveyor

SURVEY NO. 14290

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 205.250  
OREGON REVISED STATUTES

SURVEY FOR: Richard M. and Beverly A. Ruggiero  
28826 11th Avenue South  
Federal Way, Washington 98003

LOCATION: Block 4 of CARNER & SABINS SECOND ADDITION, in the Southwest  
1/4 of Section 15, Township 36 South, Range 4 West of the Willamette  
Meridian, in the City of Rogue River, Jackson County, Oregon.

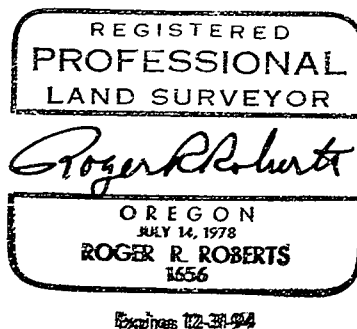
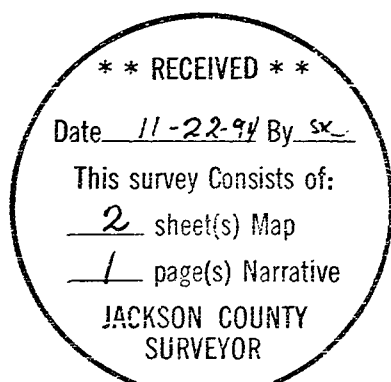
PURPOSE: Locate and monument the exterior boundaries of the parent parcels, and  
subdivide and monument into lots, streets and common properties as  
shown on the attached plat map of CEDAR RIDGE SUBDIVISION, A  
Planned Community.

PROCEDURE: The northeast corner of Lot 5 and the east boundary of Lots 2, 3, 4 and  
5 of CARNER & SABINS SECOND ADDITION were held as established  
by Filed Survey No. 5742. The most westerly boundary was then determined at record  
distance of 390.00 feet from and parallel with the east boundary. The north boundary  
was determined using said monument found at the northeast corner of said Lot 5 and the  
monument found on the east right of way boundary of North Broadway Street, as  
established at the southwest corner of Parcel II on Filed Survey No. 13169 (Partition Plat  
No. P-100-1992).

That portion of the south boundary lying east of Cedar Street was determined by  
retracing the monuments and dimensions as shown on the map of Filed Survey No.  
10976. From the monument found at the southeast corner of said survey (now being the  
southeast corner of Lot 12), the northeast corner of Lot 3 of CARNER & SABINS  
SECOND ADDITION was computed at record location as shown on said Survey No.  
10976 (record monument now missing). The north boundary of the right of way of  
Fourth Street was then determined using this computed position and a point 20.00 feet  
north of the monument found at the intersection of the centerlines of Fourth Street and  
North Broadway Street.

Basis of bearing: Filed Survey No. 10976

Date: August 19, 1994



Roger R. Roberts  
HARDEY ENGINEERING  
1600 Sky Park Drive