



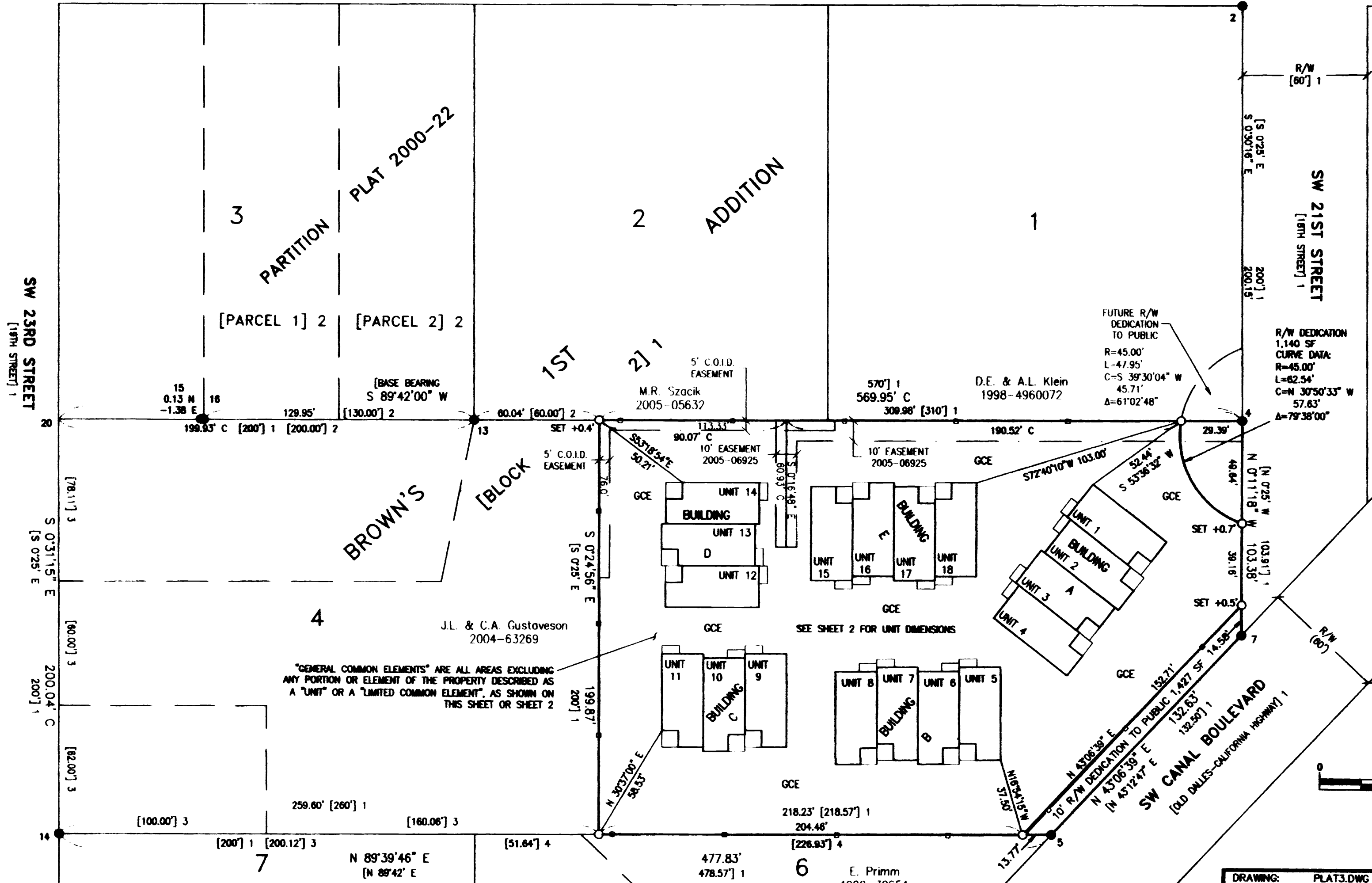
I, HEREBY CERTIFY THAT THIS IS  
AN EXACT COPY OF THE ORIGINAL

*Scott D. Montgomery*  
SCOTT D. MONTGOMERY, PLS

# CEDAR CREEK VILLAGE CONDOMINIUMS

A REPLAT OF LOT 5, BLOCK 2, BROWN'S 1ST ADDITION  
IN THE NE 1/4 SECTION 20, TWP. 15 SOUTH, R. 13 EAST OF THE WILLAMETTE MERIDIAN  
IN THE CITY OF REDMOND, DESCHUTES COUNTY, OREGON  
PROPERTY OWNER: PAUL RZONCA

SW UMATILLA STREET  
[R/W = 60'] 1



### NOTES

- All monuments found were erect, ±0.3' level with surface, in good condition, and usable unless otherwise noted hereon.
- Set monuments were 5/8" x 30" IR (#5 Rebar) with RPC stamped "APES" ±0.3' level with surface, unless otherwise noted hereon.
- Points shown with "+0.4" or "-0.4" reflects the distance above "+" or below "-" surface level.
- Points shown with NE coordinates reflect Cardinal distances from computed or true corners.
- Record courses shown as [ ] 1 refer to plat of BROWN'S ADDITIONS or CS 06071.
- Courses shown as [ ] 2 refer to Partition Plat 2000-22 or CS 14012.
- Courses shown as [ ] 3 refer to CS 01221.
- Courses shown as [ ] 4 refer to CS 06078.
- = stock fence.
- GCE = General Common Element

"GENERAL COMMON ELEMENTS" ARE ALL AREAS EXCLUDING ANY PORTION OR ELEMENT OF THE PROPERTY DESCRIBED AS A "UNIT" OR A "LIMITED COMMON ELEMENT", AS SHOWN ON THIS SHEET OR SHEET 2

**MONUMENT TABLE** ALL LOTS REFER TO BLOCK 2, BROWN'S 1ST ADDITION

2	1" IP	NE COR LOT 1	CS 06071
4	3/4" IP	NE COR LOT 5	CS 06071
5	1" IP	S-SE COR LOT 5	CS 06071
7	1" IP	S-NE COR LOT 5	CS 06071
13	1/2" IP w/YPC "POVEY & ASSOC"	SE COR PARCEL 2 PP 2000-22	CS 14012
14	3/4" IP	SW COR LOT 4	CS 06071
15	1/2" IP	UNKNOWN	UNKNOWN
16	1/2" IP w/YPC "POVEY & ASSOC"	SW COR PARCEL 1 PP 2000-22	CS 14012
20	COMPUTED POINT	NW COR LOT 4	

DESCHUTES COUNTY SURVEYOR  
FILED 11-8-2006 BY: *Vikki Opie*

**SHEET INDEX**

1	CERTIFICATE BOUNDARY & LAYOUT
2	BUILDINGS, UNITS & ELEVATIONS
3	SIGNATURES FOR APPROVAL

DRAWING: PLAT3.DWG	PREPARED FOR AND AT THE REQUEST OF <b>PAUL RZONCA</b>	JOB NO. 05-028
DATE: MARCH 16, 2006		SCALE: 1" = 40'
REGISTERED PROFESSIONAL LAND SURVEYOR	LIABILITY FOR THIS SURVEY IS EXPRESSLY LIMITED TO SAID PERSON OR PERSONS.	CHECKED BY: SDM
<i>Scott D. Montgomery</i>	LOCATION: <b>LOT 5, BLOCK 2 BROWN'S FIRST ADDITION</b>	DRAWN BY: SDM
OREGON JANUARY 11, 2005 SCOTT D. MONTGOMERY 51,324	NE 1/4 SEC 20, T 15S, R 13E, W.M. REDMOND, DESCHUTES COUNTY, OREGON	LEGEND IR = IRON ROD IP = IRON PIPE TL = TAX LOT CH=CHAIN=66' CS = COUNTY SURVEY NO. R/W = RIGHT OF WAY YPC = YELLOW PLASTIC CAP RPC = RED PLASTIC CAP M = MEASURED COURSE P = PLAT COURSE C = COMPUTED COURSE ( ) = DEED RECORD [ ] = SURVEY RECORD MONUMENT FOUND AS NOTED GOVERNMENT MON. FOUND D 5/8" IR SET & RPC MARKED "APES", EXCEPT AS NOTED
RENEWAL: 12/31/2006	<b>ALL POINTS ENGINEERING &amp; SURVEYING</b> P.O. BOX 2066 TERREBONNE, OREGON 97160 PHONE (503) 548-5833 www.APEandS.com	

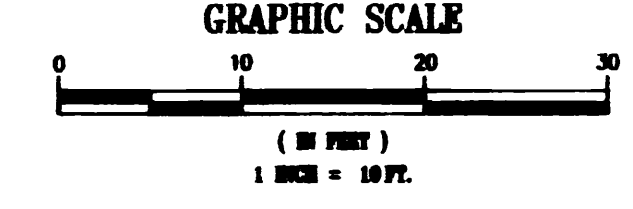
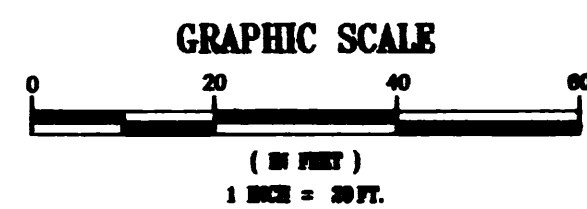
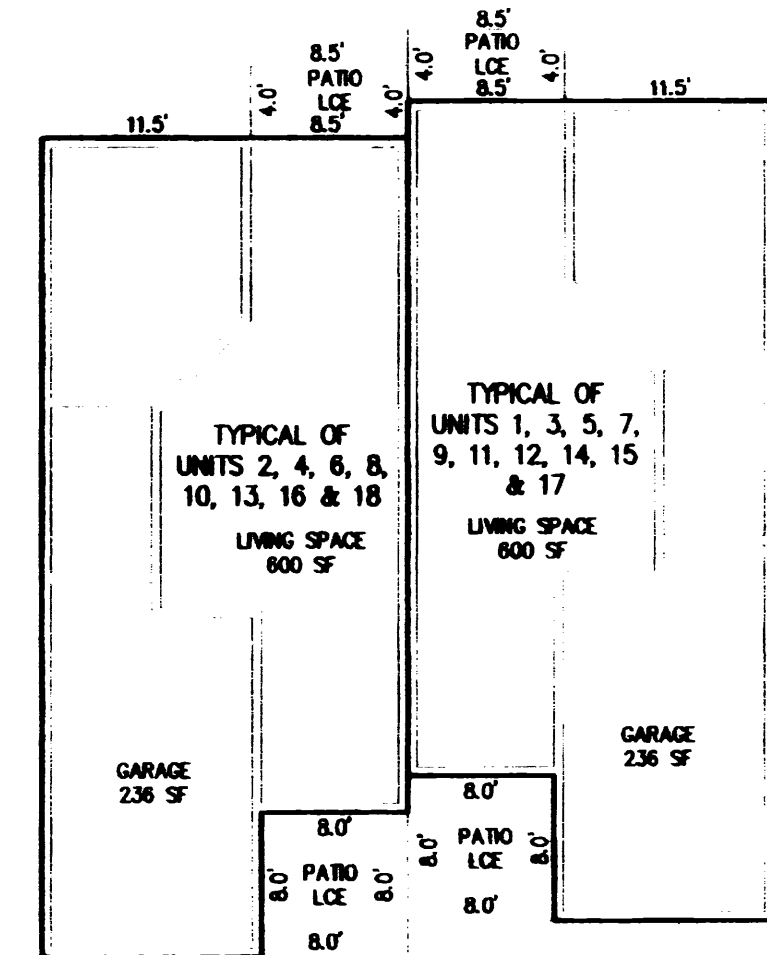
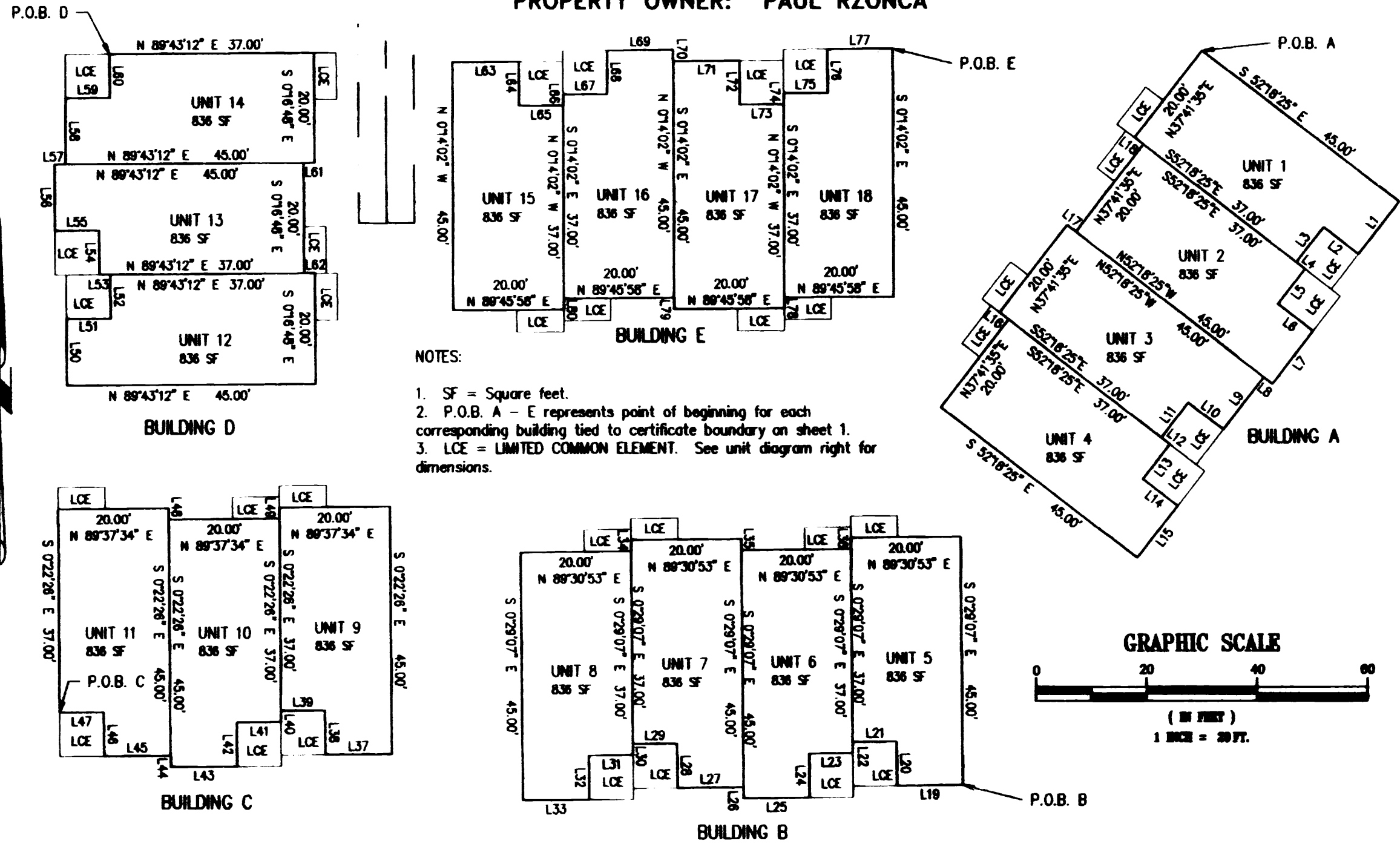
# CEDAR CREEK VILLAGE CONDOMINIUMS

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 IN THE NE 1/4 SECTION 20, TWP. 15 SOUTH, RNG. 13 EAST OF THE WILLAMETTE MERIDIAN  
 IN THE CITY OF REDMOND, DESCHUTES COUNTY, OREGON  
 PROPERTY OWNER: PAUL RZONCA

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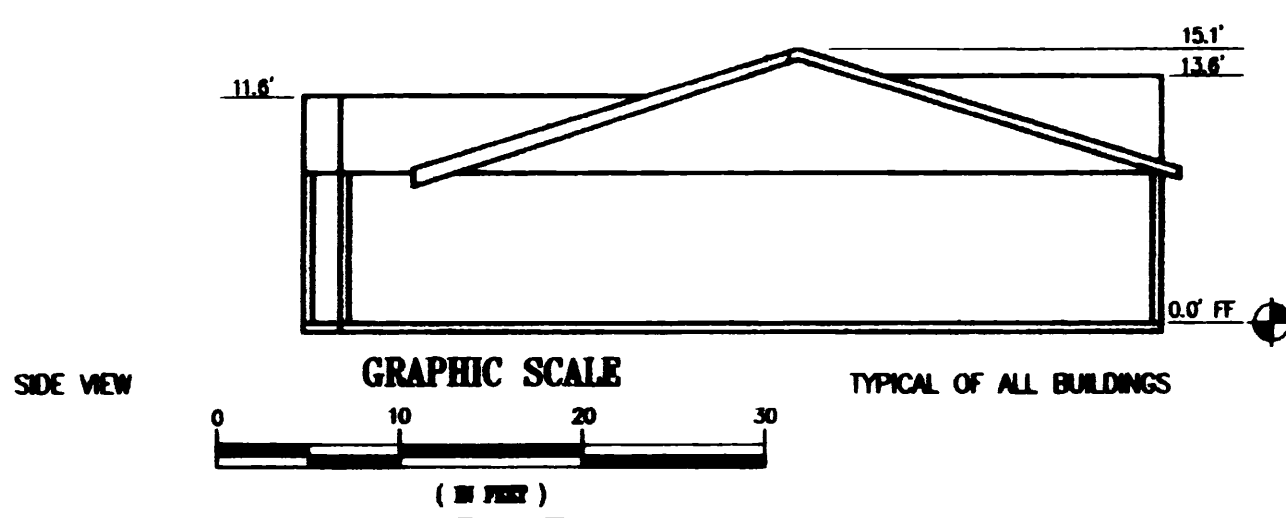
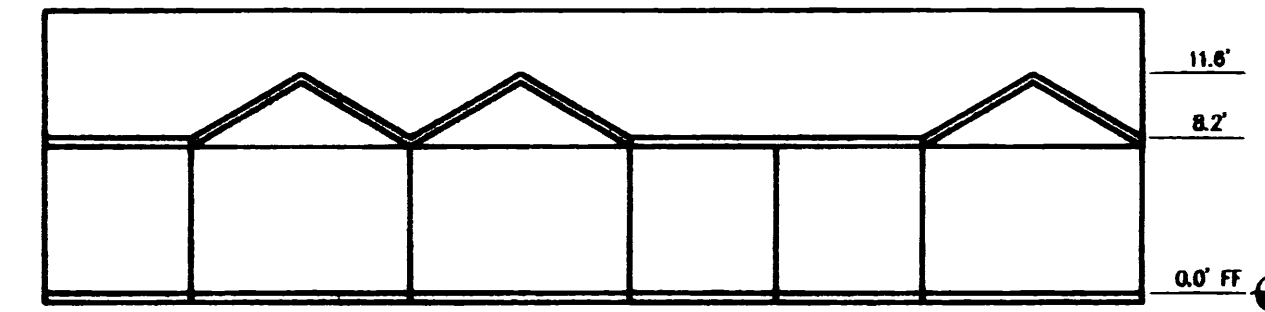
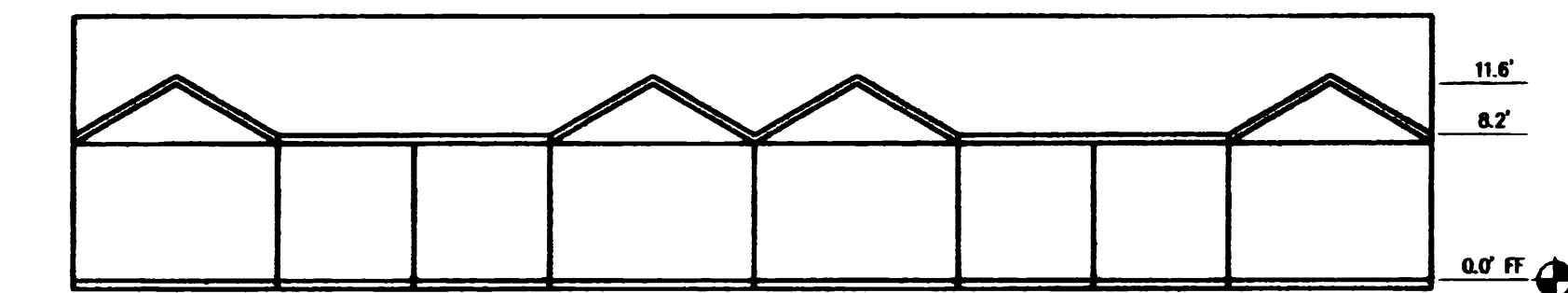
SCOTT D. MONTGOMERY, PLS

LINE	BEARING	LENGTH
L1	S 37°41'35" W	12.00'
L2	N 52°18'25" W	8.00'
L3	S 37°41'35" W	8.00'
L4	S 52°18'25" E	2.00'
L5	S 37°41'35" W	8.00'
L6	S 52°18'25" E	8.00'
L7	S 37°41'35" W	12.00'
L8	N 52°18'25" W	2.00'
L9	S 37°41'35" W	12.00'
L10	N 52°18'25" W	8.00'
L11	S 37°41'35" W	8.00'
L12	S 52°18'25" E	2.00'
L13	S 37°41'35" W	8.00'
L14	S 52°18'25" E	8.00'
L15	S 37°41'35" W	12.00'
L16	N 52°18'25" W	2.00'
L17	N 52°18'25" E	2.00'
L18	S 52°18'25" E	2.00'
L19	S 89°30'53" W	12.00'
L20	N 07°29'07" W	8.00'
L21	S 89°30'53" W	8.00'
L22	S 07°29'07" E	2.00'
L23	S 89°30'53" W	8.00'
L24	S 07°29'07" E	8.00'
L25	S 89°30'53" W	12.00'
L26	N 07°29'07" W	2.00'
L27	S 89°30'53" W	12.00'
L28	N 07°29'07" W	8.00'
L29	S 89°30'53" W	8.00'
L30	S 07°29'07" E	2.00'
L31	S 89°30'53" W	8.00'
L32	S 07°29'07" E	8.00'
L33	N 89°30'53" E	12.00'
L34	N 07°29'07" W	2.00'
L35	N 07°29'07" W	2.00'
L36	N 07°29'07" W	2.00'
L37	S 89°37'34" W	12.00'
L38	N 07°22'26" W	8.00'
L39	S 89°37'34" W	8.00'
L40	S 07°22'26" E	2.00'
L41	S 89°37'34" W	8.00'
L42	S 07°22'26" E	8.00'
L43	S 89°37'34" W	12.00'
L44	S 07°22'26" E	2.00'
L45	S 89°37'34" W	12.00'
L46	N 07°22'26" W	8.00'
L47	S 89°37'34" W	8.00'
L48	N 07°22'26" W	2.00'
L49	N 07°22'26" W	2.00'
L50	N 07°16'48" W	12.00'
L51	N 89°43'12" E	8.00'
L52	N 07°16'48" W	8.00'
L53	S 89°43'12" W	2.00'
L54	N 07°16'48" W	8.00'
L55	S 89°43'12" W	8.00'
L56	N 07°16'48" W	12.00'
L57	N 89°43'12" E	2.00'
L58	N 07°16'48" W	12.00'
L59	N 89°43'12" E	8.00'
L60	N 07°16'48" W	8.00'
L61	N 89°43'12" E	2.00'
L62	N 89°43'12" E	2.00'
L63	N 89°45'58" E	12.00'
L64	S 07°14'02" E	8.00'
L65	N 89°45'58" E	8.00'
L66	N 07°14'02" W	2.00'
L67	N 89°45'58" E	8.00'
L68	N 07°14'02" W	8.00'
L69	N 89°45'58" E	12.00'
L70	N 07°14'02" W	2.00'
L71	N 89°45'58" E	12.00'
L72	S 07°14'02" E	8.00'
L73	N 89°45'58" E	8.00'
L74	N 07°14'02" W	2.00'
L75	N 89°45'58" E	8.00'
L76	N 07°14'02" W	8.00'
L77	N 89°45'58" E	12.00'
L78	S 07°14'02" E	2.00'
L79	N 07°14'02" W	2.00'
L80	S 07°14'02" E	2.00'



### TYPICAL ELEVATIONS

\* Reference all elevations to City of Redmond Bench Mark 17-G-1.  
 Elevation = 3052.42 feet (U.S.C. & G Survey Datum 1941)



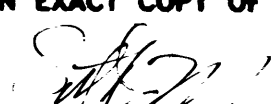
### FIRST FLOOR "FF" ELEVATIONS \*

- BUILDING A.....3,037.13 FEET
- BUILDING B.....3,037.44 FEET
- BUILDING C.....3,038.05 FEET
- BUILDING D.....3,037.80 FEET
- BUILDING E.....3,037.22 FEET

DRAWING: PLATS.DWG	PREPARED FOR AND AT THE REQUEST OF <b>PAUL RZONCA</b>	JOB NO. 05-028
DATE: MARCH 16, 2006		SCALE: 1" = 10'
REGISTERED PROFESSIONAL LAND SURVEYOR	LIABILITY FOR THIS SURVEY IS EXPRESSLY LIMITED TO SAID PERSON OR PERSONS.	CHECKED BY: SDM
<i>Scott D. Montgomery</i>	LOCATION: <b>LOT 5, BLOCK 2 BROWN'S FIRST ADDITION</b>	DRAWN BY: SDM
OREGON JANUARY 11, 2005 SCOTT D. MONTGOMERY 51,324	NE 1/4 SEC 20, T 15S, R 13E, W.M. REDMOND, DESCHUTES COUNTY, OREGON	LEGEND: IR = IRON ROD IP= IRON PIPE TL = TAX LOT CH=CHAIN=66' CS = COUNTY SURVEY NO. R/W = RIGHT OF WAY YPC = YELLOW PLASTIC CAP RPC = RED PLASTIC CAP M = MEASURED COURSE P = PLAT COURSE C = COMPUTED COURSE ( ) = DEED RECORD [ ] = SURVEY RECORD
RENEWAL: 12/31/2006		* MONUMENT FOUND AS NOTED * GOVERNMENT MON. FOUND * 5/8" IR SET & RPC MARKED * APES, EXCEPT AS NOTED

# CEDAR CREEK VILLAGE CONDOMINIUMS

A REPLAT OF LOT 5, BLOCK 2, BROWN'S 1ST ADDITION  
 IN THE NE 1/4 SECTION 20, TNSP. 15 SOUTH, RNG. 13 EAST OF THE WILLAMETTE MERIDIAN  
 IN THE CITY OF REDMOND, DESCHUTES COUNTY, OREGON  
 PROPERTY OWNER: PAUL RZONCA

I, HEREBY CERTIFY THAT THIS IS  
 AN EXACT COPY OF THE ORIGINAL  
  
 SCOTT D. MONTGOMERY, PLS

### SURVEYOR'S CERTIFICATE

I, Scott D. Montgomery, Professional Land Surveyor registered in the State of Oregon, being duly sworn, depose and say that I have supervised the field surveying, office research, boundary analysis and resolution, and monumentation of the land represented on the hereon illustrated condominium plat, and that said plat fully depicts the boundaries of the units and buildings on these lands, and that construction of these units and buildings has been completed, as shown hereon, the exterior boundary thereof being described as follows:

LOT 5, BLOCK 2, BROWN'S FIRST ADDITION, more particularly described as follows:

Beginning at the initial point, being the northwest corner of Lot 5, Block 2, BROWN'S FIRST ADDITION, said point being marked by a 5/8" x 30" rebar with RPC marked "APES"; thence South 0°24'56" East 199.87 feet; thence North 89°39'46" East 218.23 feet; thence North 43°06'39" East 132.63 feet; thence North 0°11'18" West 103.38 feet; thence South 89°42'00" West 309.98 feet to the point of beginning and containing 1.32 acres of land, more or less.

Scott D. Montgomery  
 Oregon Registered PLS No. 51,324

### SURVEYOR'S NARRATIVE

The purpose of this survey and map was to establish and illustrate the boundary of Lot 5, Block 2, BROWN'S FIRST ADDITION and then to locate and illustrate the existing buildings and units, as shown. Record surveys include Partition Plat 2000-22 (CS 14012) and the original plat of BROWN'S ADDITIONS (CS 06071). Basis of bearings was obtained from BROWN'S ADDITIONS. The southeasterly line was established from found monuments 5 and 7. The northeasterly line was established from found monuments 4 and 7. The northerly line was established from monuments 4, 13 and 16. The southerly line was established from monuments 7 and 14. The westerly line was established by prorating the distances along the northerly and southerly lines, as shown.

### EQUIPMENT AND PROCEDURE

A Topcon GPT 3003 Electronic Total Station Survey System; HP-48GX TDS Survey Data Collector with supplemental handwritten field survey notes; and carefully plumbed, bi-pod supported prism poles with prisms and precise targets were utilized. Found monumentation was referenced by radial survey ties from a closed-loop traverse. Unadjusted precision was 1:15,186. Control traverse and monument ties conducted January 5 and 6, 2006. The lot corners were set March 15, 2006. The posted lot corners were verified by "as-set" radial ties after identifying monuments. Elevations were tied to City of Redmond bench mark 17-G-1 by trigonometric level survey on January 19, 2006.

### WATER RIGHTS STATEMENT

There are no water rights appurtenant to these lands.

### DECLARATION

Know all men by these presents that PAUL RZONCA, being the owner of the land described in the Surveyor's Certificate hereon, has caused the same to be surveyed and platted, as shown, and that PAUL RZONCA does hereby declare that the property and improvements described and depicted on this plat are subject to the provisions of the Oregon Condominium Act (O.R.S. 100.005 to 100.625), and PAUL RZONCA does hereby submit for record and approval this plat of CEDAR CREEK VILLAGE CONDOMINIUMS. The "general common elements", as described in O.R.S. 100.005(16), are those areas excluding any portion or element of the property described as a "unit", as described in O.R.S. 100.005(33) or a "limited common element", as described in O.R.S. 100.005(18). The "limited common elements" are shown on sheet 2 of this plat as "patio areas" to each "unit".

The additional 10 feet of right-of-way along the southwesterly margin of SW Canal Boulevard and the right-of-way segment of circular cut-de-sac for SW 21st Street, as shown hereon, are hereby dedicated to the public.

  
 By: PAUL RZONCA

### AMENDMENT OF DECLARATION

Affidavit of consent from BANK OF SALEM, recorded in Book \_\_\_\_\_, Page \_\_\_\_\_, Deschutes County Official Records.

Affidavit of consent from KINNE 1986 FAMILY TRUST, recorded in Book \_\_\_\_\_, Page \_\_\_\_\_, Deschutes County Official Records.

### ACKNOWLEDGMENT

STATE OF OREGON }  
 COUNTY OF DESCHUTES } SS

This is to certify that on the 25 day of August, 2006 before me personally appeared PAUL RZONCA, known to me being the same individual who signed the declaration above, as free and voluntary act.

Linda Smith  
 Notary Public, State of Oregon  
 Printed Name: Linda Smith  
 Commission No.: 390775  
 Expiration Date: 5-31-2009




### APPROVALS

  
 CENTRAL OREGON IRRIGATION DISTRICT  
 DATE: 08-31-06


I hereby certify that all taxes have been paid to this date


  
 DESCHUTES COUNTY TAX COLLECTOR  
 DATE: 9-26-06

I hereby certify that all ad valorem taxes, special assessments, fees, and other charges required by law to be placed on the 2006-2007 tax roll, which became a lien on this condominium plat during this calendar year, but not yet certified to the tax collector for collection, have been paid.

  
 DESCHUTES COUNTY ASSESSOR  
 DATE: 9-26-06

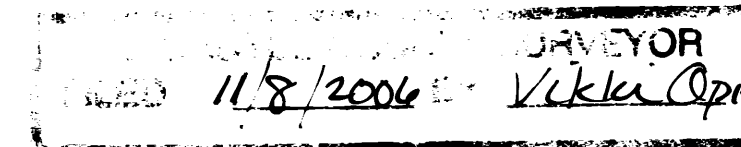
  
 DESCHUTES COUNTY SURVEYOR  
 DATE: 9-1-06

  
 PUBLIC WORKS DIRECTOR  
 CITY OF REDMOND  
 DATE: 11/01/06


  
 CITY MANAGER  
 CITY OF REDMOND  
 DATE: 11/2/06

  
 COMMUNITY DEVELOPMENT DIRECTOR  
 CITY OF REDMOND  
 DATE: 11/03/06

  
 DESCHUTES COUNTY COMMISSIONER (at large)  
 DATE: 9/26/06



Signatures by officials of the City of Redmond constitute acceptance by the city of any dedication made hereon to the public.

DRAWING: PLAT3.DWG	PREPARED FOR AND AT THE REQUEST OF <b>PAUL RZONCA</b>	JOB NO. 05-028
DATE: MARCH 16, 2006		SCALE AS SHOWN
REGISTERED PROFESSIONAL LAND SURVEYOR	LIABILITY FOR THIS SURVEY IS EXPRESSLY LIMITED TO SAID PERSON OR PERSONS.	CHECKED BY: SDM
	LOCATION: <b>LOT 5, BLOCK 2 BROWN'S FIRST ADDITION</b>	DRAWN BY: SDM
OREGON JANUARY 11, 2005 SCOTT D. MONTGOMERY 51,324	NE 1/4 SEC 20, T 15S, R 13E, W.M. REDMOND, DESCHUTES COUNTY, OREGON	LEGEND: IR = IRON ROD IP= IRON PIPE TL = TAX LOT CH=CHAIN=66' CS = COUNTY SURVEY NO. R/W = RIGHT OF WAY YPC = YELLOW PLASTIC CAP RPC = RED PLASTIC CAP M = MEASURED COURSE P = PLAT COURSE C = COMPUTED COURSE ( ) = DEED RECORD [ ] = SURVEY RECORD ⊙ MONUMENT FOUND AS NOTED ⊙ GOVERNMENT MON. FOUND ⊙ 5/8" IR SET & RPC MARKED "APES", EXCEPT AS NOTED
RENEWAL: 12/31/2006	ALL POINTS ENGINEERING & SURVEYING P.O. BOX 2006 TERREBONNE, OREGON 97160 PHONE (541) 548-5833 www.APEandS.com	