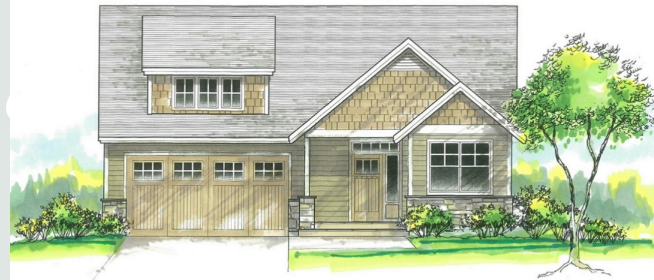
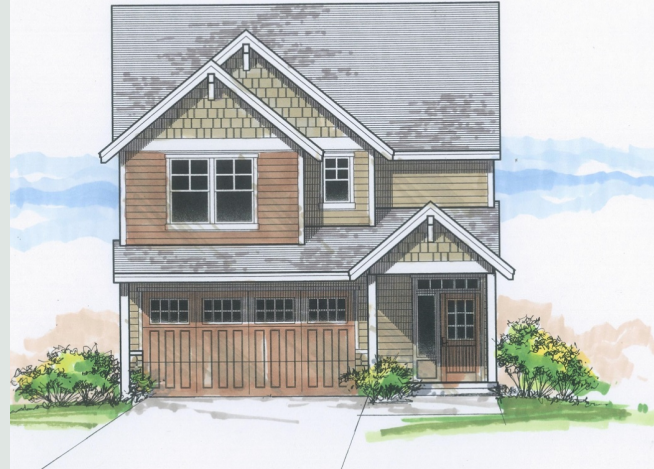


# PHASE TWO

# *Dutchman* RIDGE

- BUILT BY DEL BOCA VISTA LLC
- TWO-STORY AND THREE-STORY PLANS AVAILABLE NOW.
- CUSTOMIZABLE FINISHES, AND COLOR SCHEMES.
- LISTED BY MATT WILLCUTS OF WILLCUTS COMPANY REALTORS.

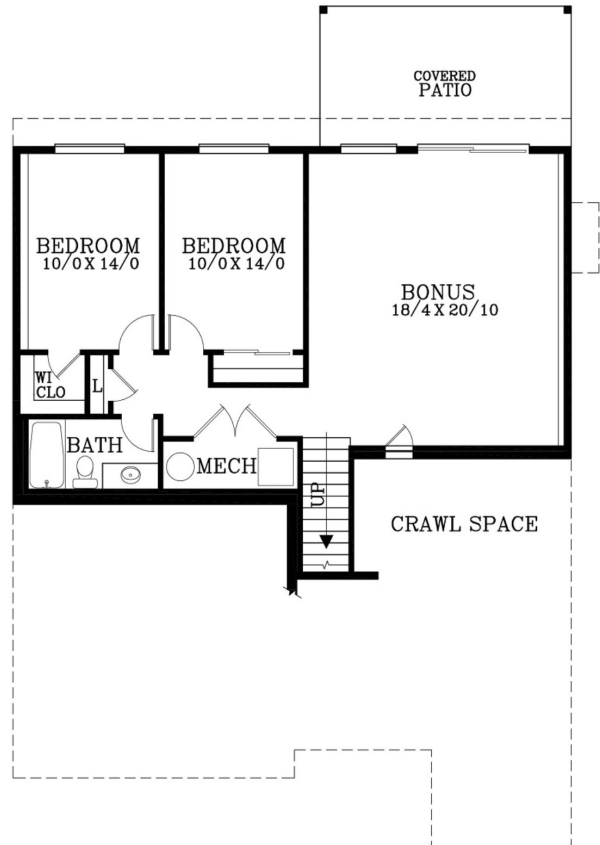
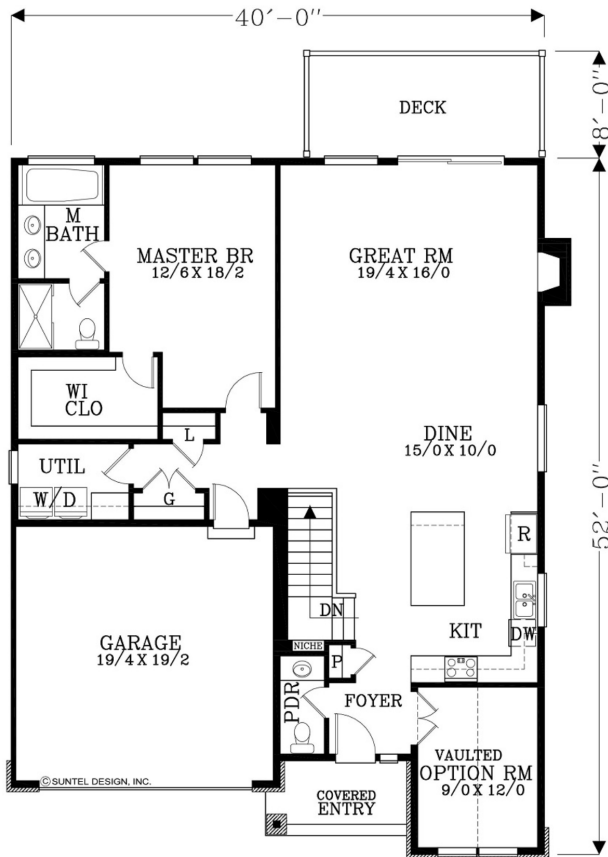
WILLCUTS COMPANY REALTORS



# The Bethany C

STARTING AT \$559,900

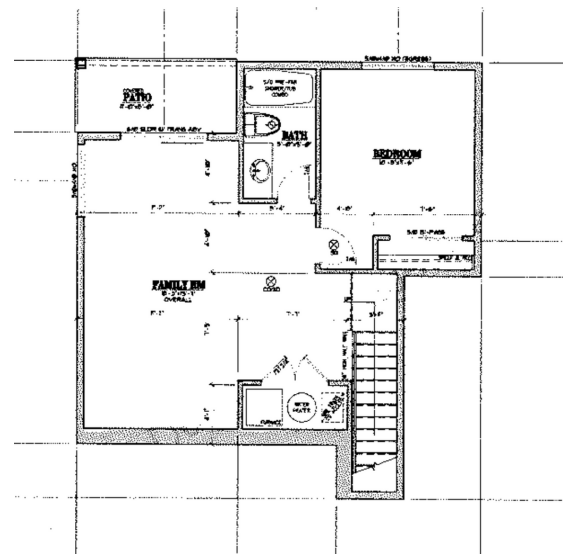
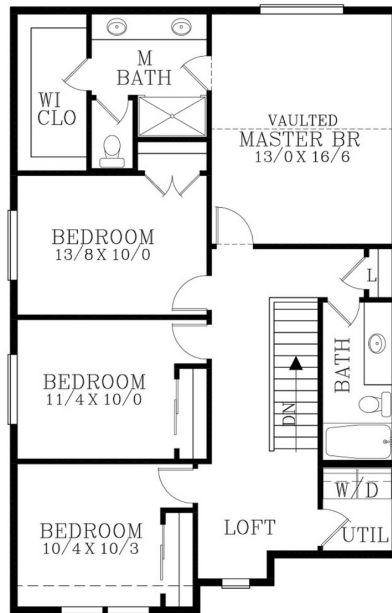
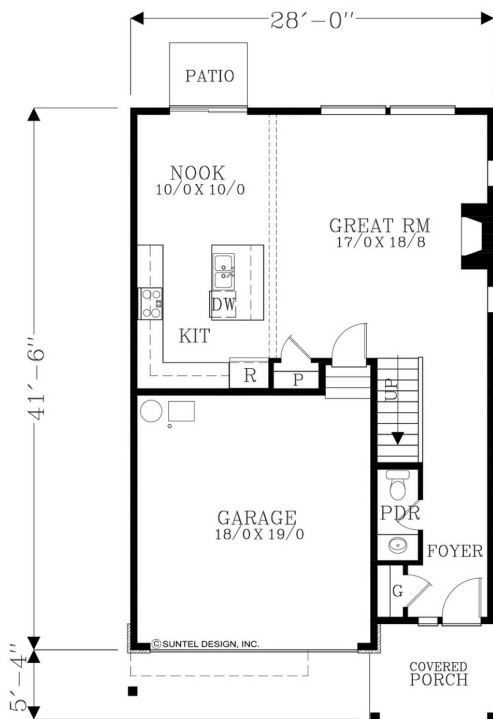
2,458 SQ. FT. • 3 BEDS • 2.5 BATHS



# The Birch

STARTING AT \$589,900

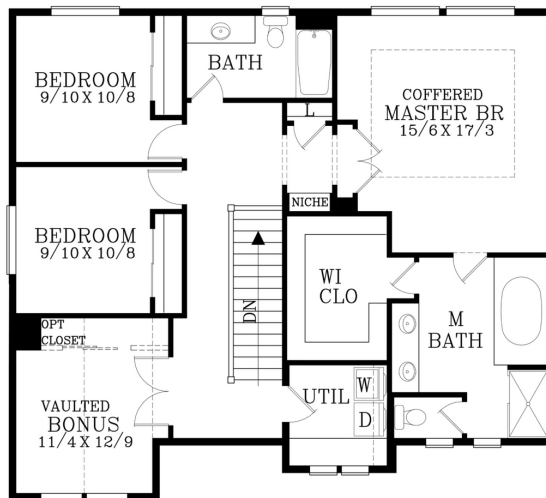
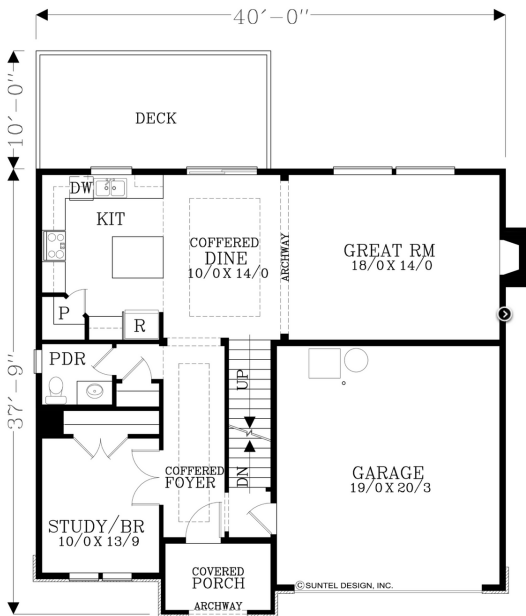
2,539 SQ. FT. • 5 BEDS • 3.5 BATHS



# The Arlington K

STARTING AT \$594,900

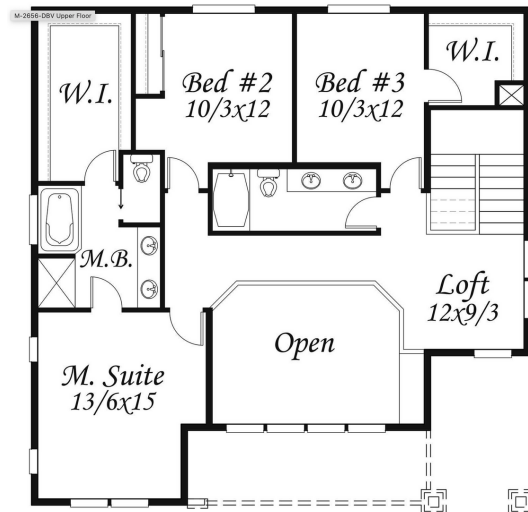
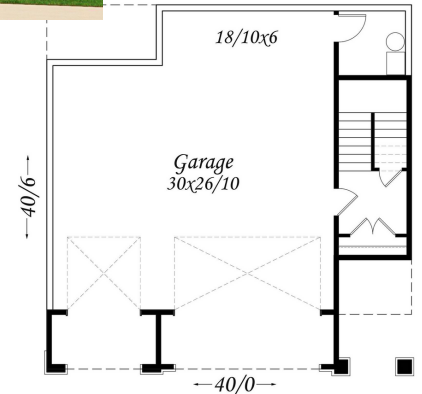
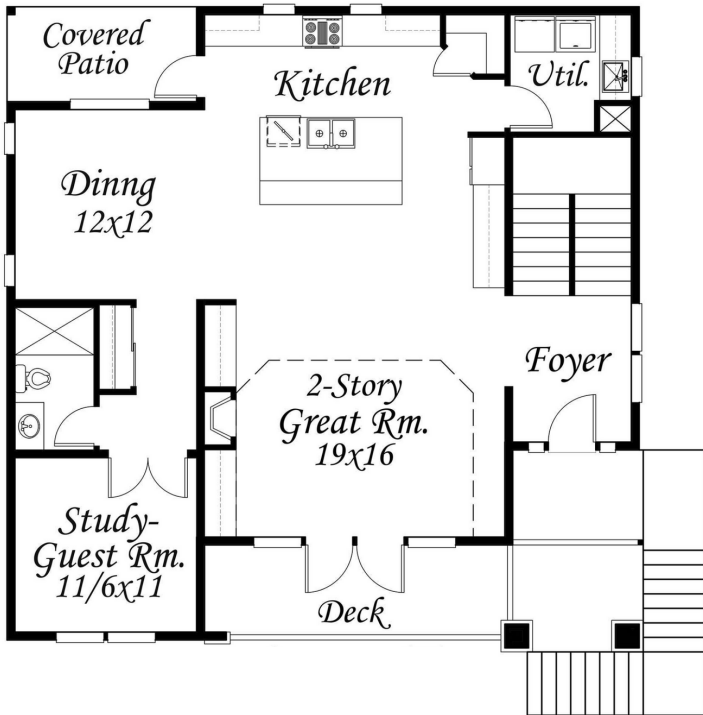
2,859 SQ. FT. • 5 BEDS • 3.5 BATHS



# The Dutch B

STARTING AT \$609,900

2,656 SQ. FT. • 3 BEDS • 2.5 BATHS



# DUTCHMAN RIDGE PHASE 2

BEING A RE-PLAT OF TRACT C OF "DUTCHMAN RIDGE"  
 IN THE NORTHEAST 1/4 OF SECTION 7, T. 3 S., R. 2 W., W.M.  
 CITY OF NEWBERG, YAMHILL COUNTY, OREGON

DATE: NOVEMBER 14, 2019

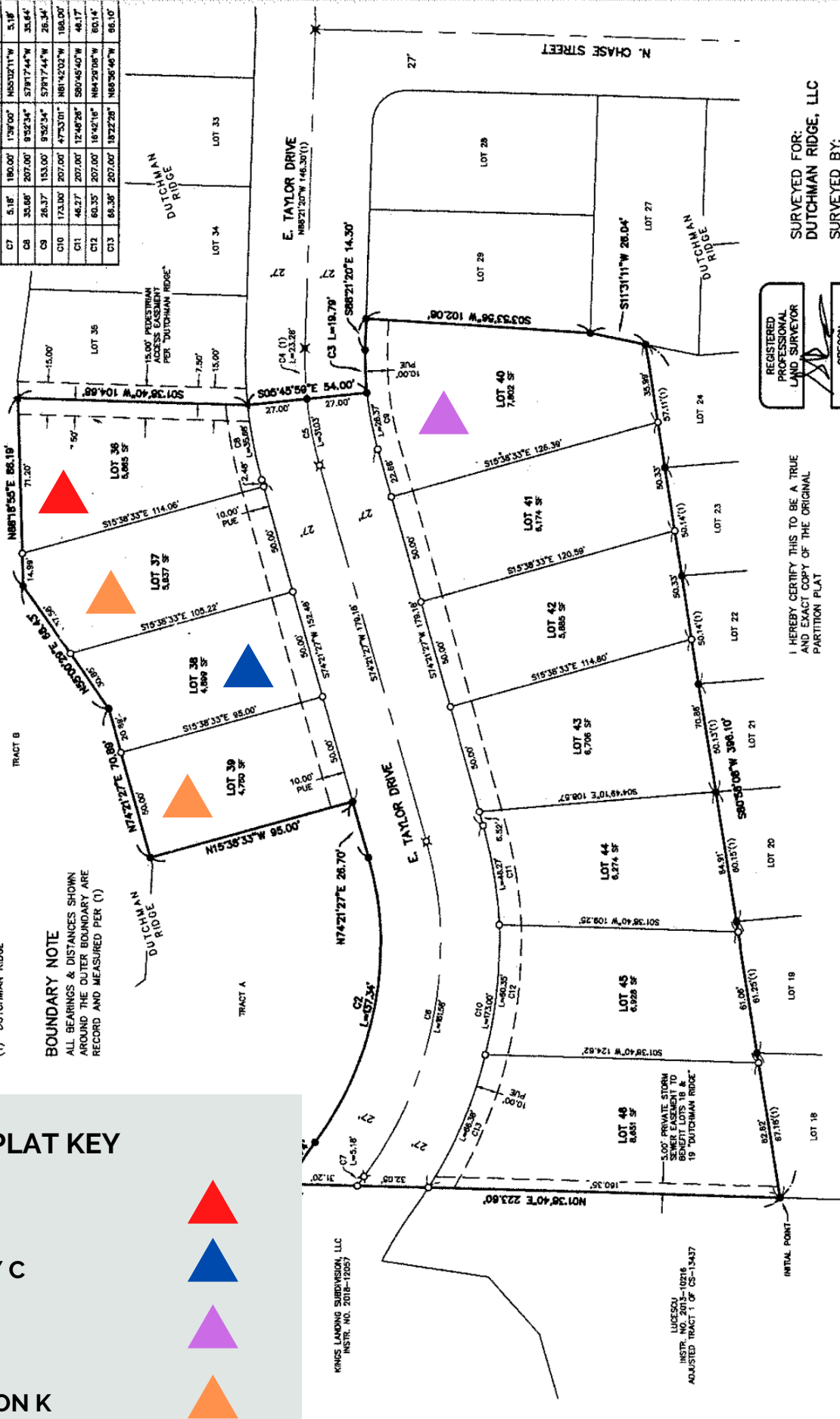
## SURVEY REFERENCES

(1) DUTCHMAN RIDGE

## BOUNDARY NOTE

ALL BEARINGS & DISTANCES SHOWN  
 AROUND THE OUTER BOUNDARY ARE  
 RECORD AND MEASURED PER (1)

CURVE DATA TABLE					
CURVE#	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LEN.
C1	22.74'	207.00'	87.43°	S77°31'30"E	22.15'
C2	137.54'	153.00'	51°29'52"	S79°55'37"E	132.77'
C3	16.79'	153.00'	7°24'38"	N87°56'20"E	19.78'
C4	23.28'	180.00'	7°24'38"	S87°56'20"W	23.27'
C5	31.03'	180.00'	9°32'54"	S79°17'44"W	30.89'
C6	161.58'	180.00'	51°29'52"	N79°55'37"W	156.21'
C7	5.18'	180.00'	1°30'00"	N05°02'11"W	5.18'
C8	34.66'	207.00'	9°32'54"	S79°17'44"W	35.64'
C9	26.37'	153.00'	9°32'54"	S79°17'44"W	26.34'
C10	173.00'	207.00'	47°53'01"	N81°42'02"W	188.00'
C11	46.27'	207.00'	12°48'28"	S80°45'40"W	46.17'
C12	80.35'	207.00'	18°42'18"	N84°28'08"W	80.14'
C13	66.38'	207.00'	18°22'28"	N89°36'46"W	66.10'



REGISTERED PROFESSIONAL LAND SURVEYOR  
 OREGON  
 JULY 25, 1990  
 GARY R. ANDERSON  
 2434

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PARTITION PLAT

GARY R. ANDERSON P.L.S. NO. 2434

SURVEYED FOR:  
 DUTCHMAN RIDGE, LLC

SURVEYED BY:  
 WESTLAKE CONSULTANTS, INC.  
 15115 S.W. SEGLIA PARKWAY, SUITE 150  
 TIGARD, OREGON 97224  
 (503) 684-0652

2657-0039 - PHASE 2.DWG

## PLAT KEY

THE BIRCH



THE BETHANY C



THE DUTCH



THE ARLINGTON K



KRUS LANDING SUBDIVISION, LLC  
 INSTR. NO. 2018-12257

LUCESOU  
 INSTR. NO. 2013-10216  
 ADJUSTED TRACT 1 OF CS-13437