

# PARK MANOR CONDOMINIUMS

LOCATED IN THE SE 1/4 OF SECTION 24, T27S, R6W, W1M, AND IN THE SW 1/4 OF SECTION 19, T27S, R6W, W1M.

**OWNER & DECLARANTS:** JAMES & ELIZABETH REED  
18227 HIGHWAY 18  
APPLE VALLEY, CALIFORNIA 92307

**SURVEYOR:** ROMANEO WARE, L.S.  
2771 N.W. GARDEN VALLEY BLVD.  
ROSEBURG, OREGON 97470

ELEVATIONS BASED ON BRASS DISC STAMPED "S-11" FOUND IN CONCRETE SIDEWALK AT NORTHEAST CORNER OF INTERSECTION OF S.E. ROSE ST. & S.E. MOSHER AVE. ELEV. = 493.89, CITY OF ROSEBURG.

### CERTIFICATE OF SURVEYOR:

I, ROMANEO E. WARE, BEING FIRST DULY SWORN, DEPOSE AND SAY 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:  
BEGINNING AT A 2" IRON PIPE IN THE SOUTHERLY LINE OF S.E. MOSHER AVENUE FROM WHICH POINT THE SOUTHWEST CORNER OF BLOCK 58 OF THE CITY OF ROSEBURG AS RECORDED IN VOLUME 1, PAGE 20 IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON BEARS N66°08'48"E 76.29 FEET; THENCE ALONG SAID SOUTHERLY LINE S62°00'E 148.61 FEET TO A 3/4" IRON ROD; THENCE ALONG THE EASTERLY LINE OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 82-01001 IN THE DEED RECORDS OF DOUGLAS COUNTY OREGON S28°02'18"W 178.73 FEET TO A 5/8" IRON ROD IN THE NORTHERLY LINE OF MC CLALLEN STREET; THENCE ALONG SAID NORTHERLY LINE N61°59'20"W 148.61 FEET TO A 5/8" IRON ROD; THENCE ALONG THE WESTERLY LINE OF SAID PROPERTY DESCRIBED IN INSTRUMENT NO. 82-01001 N28°02'17"E 178.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.61 ACRES OF LAND, MORE OR LESS, ALL LYING IN SECTION 19, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN AND SECTION 24, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN.

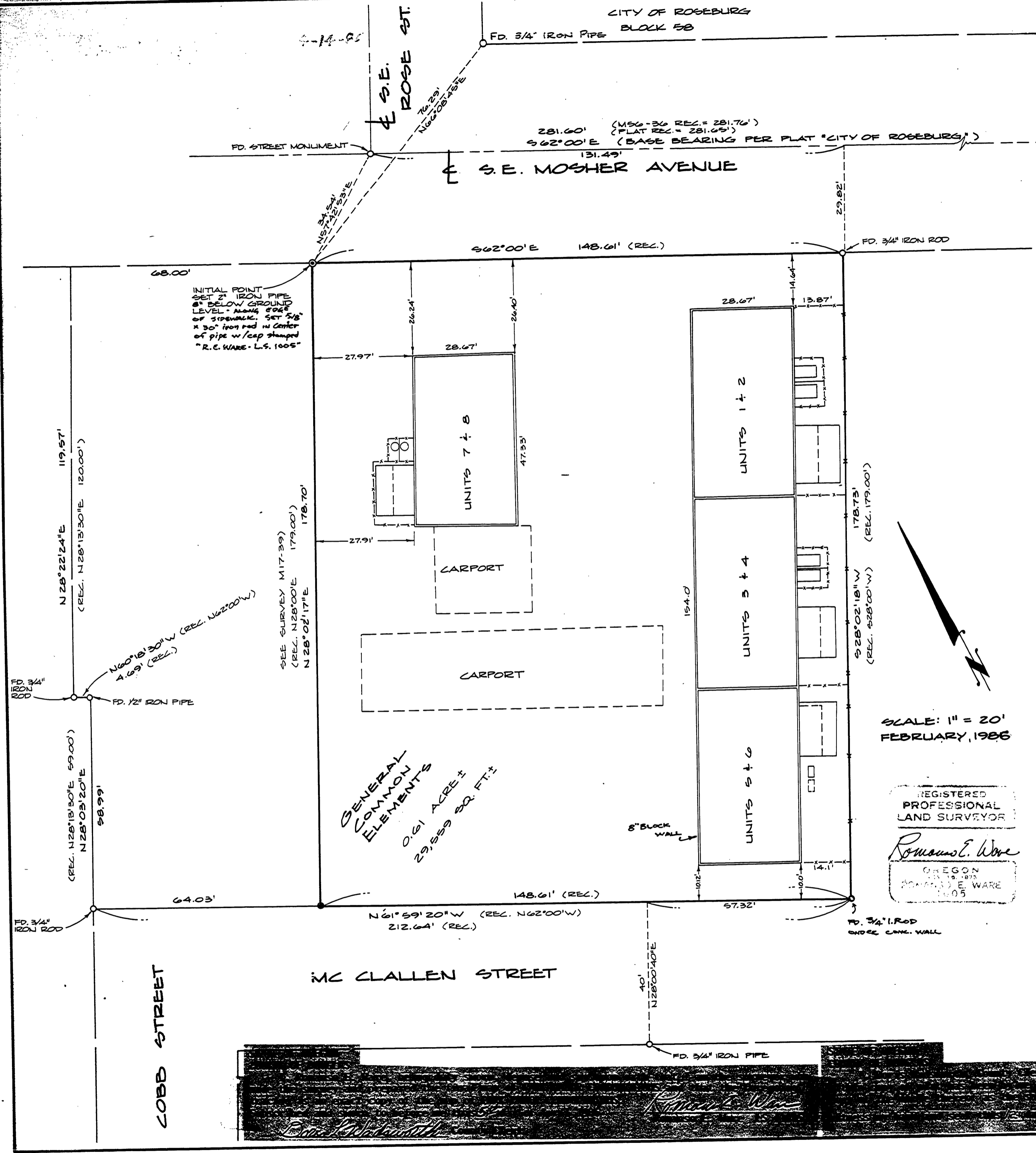
*RomanEO E. Ware*  
ROMANEO E. WARE  
L.S. 1005

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14<sup>TH</sup> DAY OF APRIL, 1986.

*Virginia A. Laugen*  
VIRGINIA A. LAUGEN  
NOTARY PUBLIC - OREGON  
MY COMMISSION EXPIRES: 7-12-89

**NARRATIVE:**  
SURVEY TO MONUMENT PROPERTY DESCRIBED IN INSTRUMENT NO. 82-01001 IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON AND TO CREATE THE CONDOMINIUM DEVELOPMENT AS SHOWN. THE MONUMENTS SET ON THE SOUTHERLY LINE OF THE SUBJECT PROPERTY WERE SET BY USING THE RECORD DISTANCES SHOWN PER SURVEY M17-39 FROM THE RECORD 3/4" IRON ROD FOUND AT THE N.W. CORNER OF COBB STREET. THE NORTHWEST CORNER OF SUBJECT PROPERTY WAS ALSO SET BY USING RECORD DISTANCE FROM THE 3/4" IRON ROD FOUND IN THE SOUTHERLY LINE OF S.E. MOSHER AVENUE.  
REFERENCE SURVEYS: M17-39, M56-36, "CITY OF ROSEBURG" (VOL. 1, PAGE 20), AND "WAITE'S ADDITION TO CITY OF ROSEBURG" (VOL. 1, PAGE 43).  
SURVEY CREW: B. SMITH, M. RIGGAN, R. WARE.  
EQUIPMENT: WILD T-16 MOUNTED WITH A NIKKON N.D. 160 E.D.M.  
COMPUTATIONS BY R. WARE.  
DRAFTING BY D. HOPKINS.

- LEGEND:**
- - SET 2" x 3/16" I. PIPE, 6" BELOW GROUND LEVEL
  - - SET 5/8" x 30" IRON ROD W/CAP STAMPED "R.E. WARE L.S. 1005"
  - - FOUND MONUMENT AS NOTED



SCALE: 1" = 20'  
FEBRUARY, 1986

REGISTERED PROFESSIONAL LAND SURVEYOR  
*RomanEO E. Ware*  
OREGON  
ROMANEO E. WARE  
L.S. 1005

GENERAL COMMON ELEMENTS  
0.61 ACRES ±  
29,559 SQ. FT. ±

COBB STREET

MC CLALLEN STREET

S.E. ROSE ST.

S.E. MOSHER AVENUE

CITY OF ROSEBURG  
BLOCK 58

INITIAL POINT SET 2" IRON PIPE 6" BELOW GROUND LEVEL ALONG SIDE OF SIDEWALK. SET 5/8" x 30" IRON ROD IN CENTER OF PIPE W/CAP STAMPED "R.E. WARE - L.S. 1005"

SEE SURVEY M17-39 (REC. N28°00'E 179.00')  
N 28°02'17"E 178.70'

N 28°22'24"E 119.57'  
(REC. N128°13'30"E 120.00')

N 28°18'30"E 59.00'  
(REC. N28°03'20"E 58.99')

FD. 3/4" IRON ROD

N60°18'30"W (REC. N62°00'W) 4.69' (REC.)  
FD. 1/2" IRON PIPE

68.00'

27.97'

28.67'

26.40'

UNITS 1 + 2

UNITS 3 + 4

UNITS 5 + 6

UNITS 7 + 8

CARPORT

CARPORT

8" BLOCK WALL

FD. 3/4" I. ROD  
UNDER CONC. WALL

N61°59'20"W (REC. N62°00'W) 212.64' (REC.)  
N 61°59'20"W (REC. N62°00'W) 212.64' (REC.)

S62°00'E 148.61' (REC.)

FD. 3/4" IRON ROD

S28°02'18"W 178.73'  
(REC. S28°00'W)

281.60' (M56-36 REC. = 281.76')  
(PLAT REC. = 281.69')  
S62°00'E (BASE BEARING PER PLAT "CITY OF ROSEBURG")  
131.49'

FD. STREET MONUMENT INTERSECTION MOSHER & JACOBSON



Francis L. Ingram  
DOUGLAS COUNTY SURVEYOR  
DATE 4-14-86

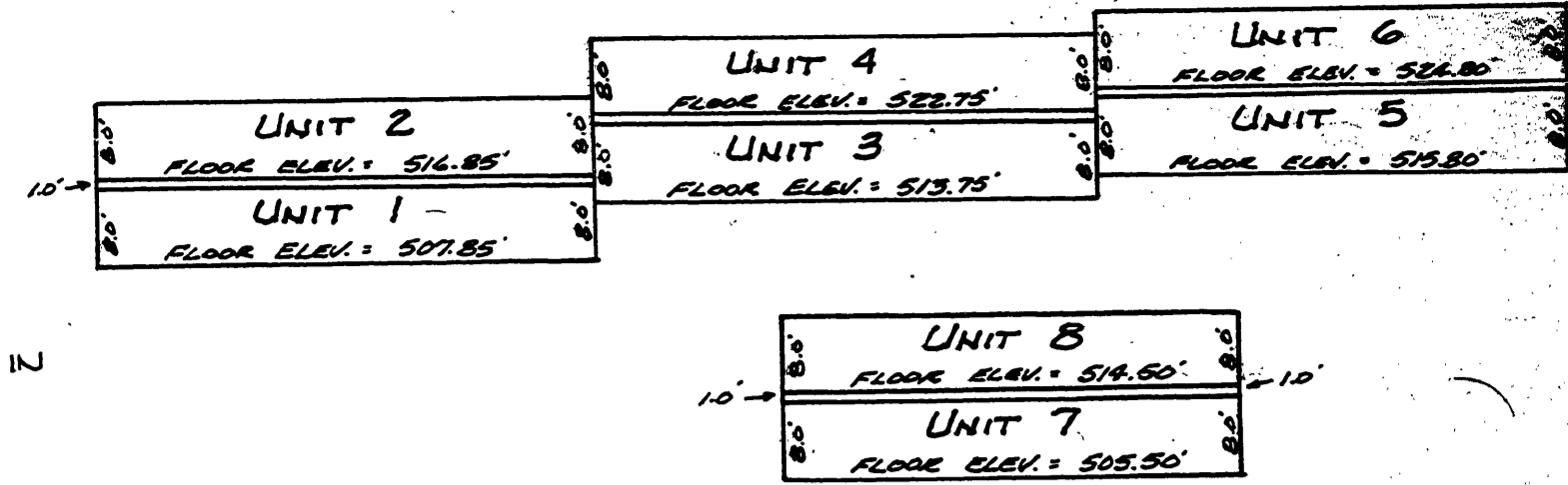
FILED:  
Doris Wideman by Mary E. Weil  
DOUGLAS COUNTY CLERK  
DATE 6-12-86

George M. Maul by Raffi S. Duto  
DOUGLAS COUNTY ASSESSOR  
DATE 6-12-86

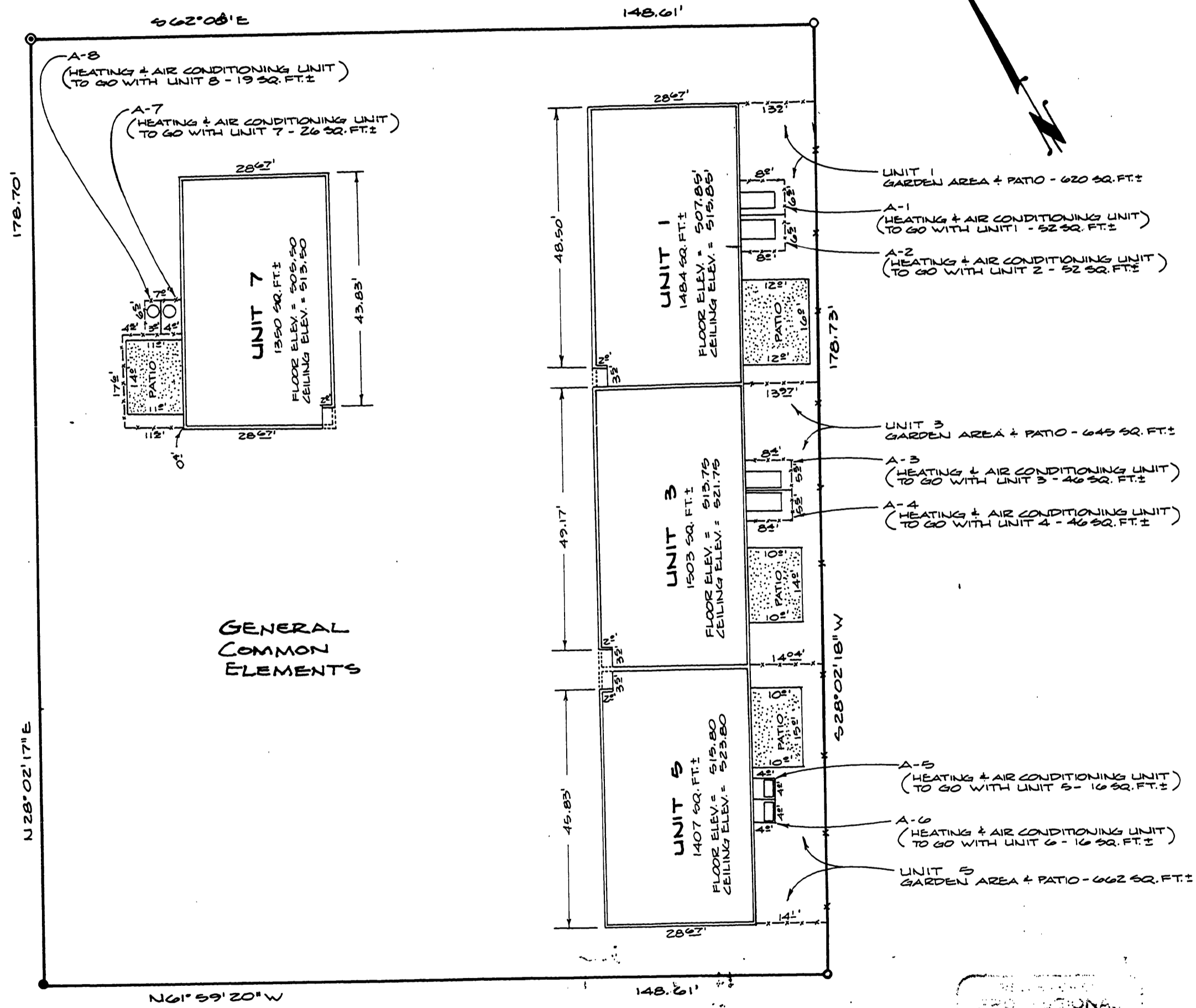
# PARK MANOR CONDOMINIUMS

LOCATED IN THE SE 1/4 OF SECTION 24, T27S, R6W, W.M. AND IN  
THE SW 1/4 OF SECTION 19, T27S, R6W, W.M.

VERTICAL VIEW OF LIVING SPACE PER UNIT  
VERT. SCALE: 1" = 20'  
HORIZ. SCALE: 1" = 20'



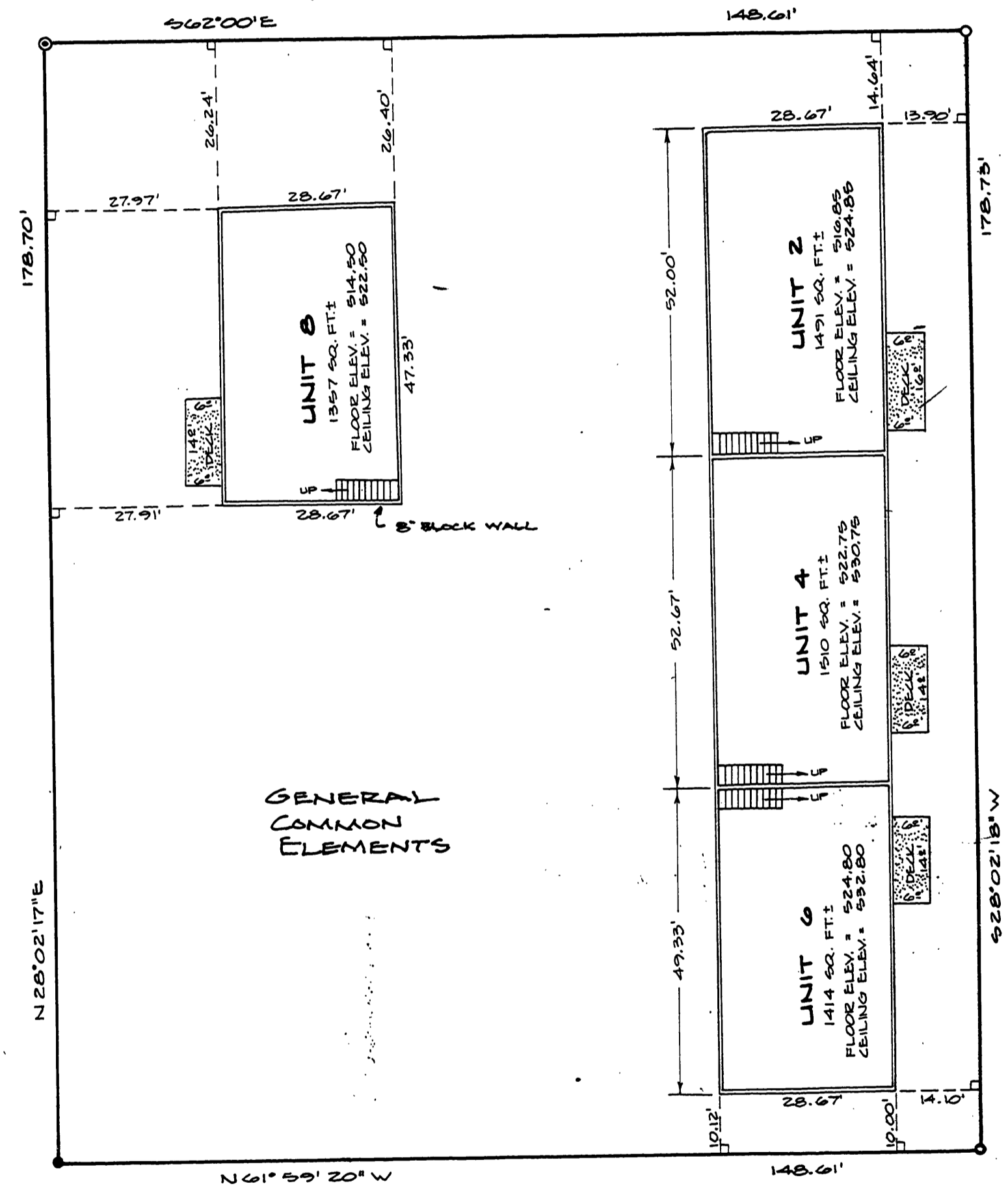
S.E. MOSHER AVE.



GROUND FLOOR UNITS

ROMANEO E. WARE  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
REG. NO. 100

S.E. MOSHER AVE.



UPPER FLOOR UNITS

I, ROMANEO E. WARE, CERTIFY THAT THE PLAT FULLY AND ACCURATELY DEPICTS THE BOUNDARIES OF THE UNITS OF THE BUILDINGS AND THAT CONSTRUCTION OF THE UNITS AND THE BUILDINGS AS DEPICTED ON THE PLAT HAS BEEN COMPLETED.

RomanEO E. Ware

PLAT G. 1986

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