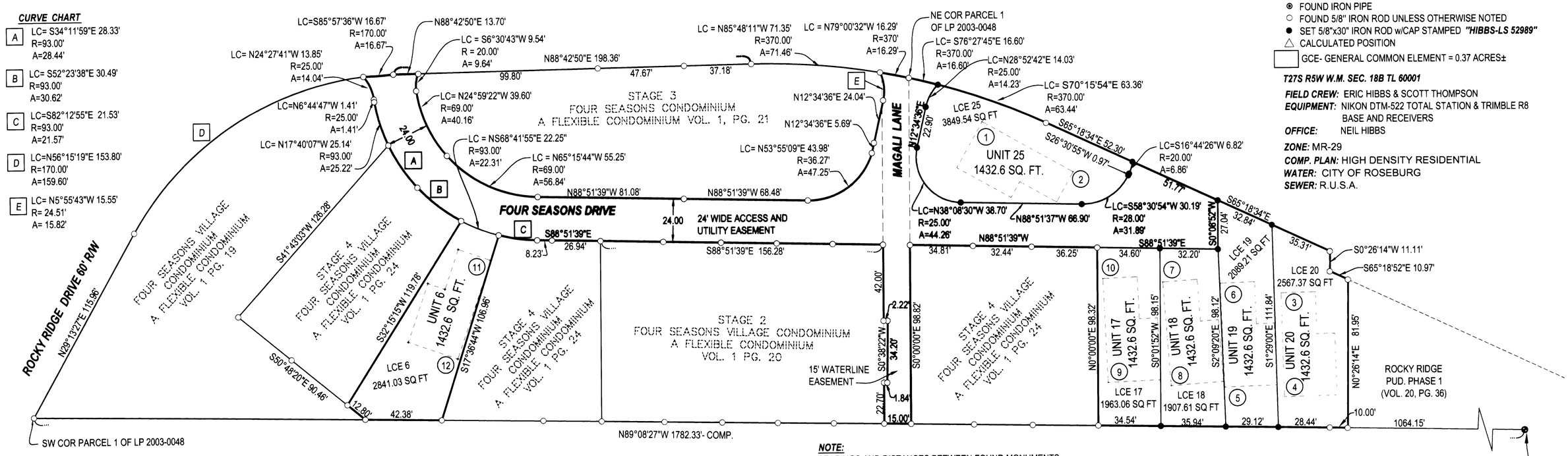
DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK
2008-017815
NO FEE
00227995200800178150010010
09/26/2008 11:22:51 AM
PLAT-COND Cnt=1 Stn=1 RECEIPTCOUNTER
This is a no fee document



NOTE:
BEARINGS AND DISTANCES BETWEEN FOUND MONUMENTS ARE RECORD PER ***STAGE 4, FOUR SEASONS VILLAGE CONDOMINIUM*** (VOL. 1, PG. 24)

NOTE:
*LCE= LIMITED COMMON ELEMENT

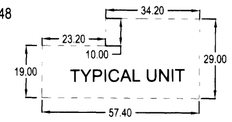
LEGEND
- ● FOUND BRASS CAP
- ◉ FOUND IRON PIPE
- ○ FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- ● SET 5/8"x30" IRON ROD w/CAP STAMPED ***"HIBBS-LS 52989"***
- △ CALCULATED POSITION
- ▭ GCE- GENERAL COMMON ELEMENT = 0.37 ACRES±

T27S R5W W.M. SEC. 18B TL 60001

FIELD CREW: ERIC HIBBS & SCOTT THOMPSON
EQUIPMENT: NIKON DTM-522 TOTAL STATION & TRIMBLE R8 BASE AND RECEIVERS
OFFICE: NEIL HIBBS
ZONE: MR-29
COMP. PLAN: HIGH DENSITY RESIDENTIAL
WATER: CITY OF ROSEBURG
SEWER: R.U.S.A.

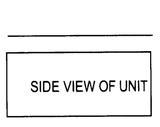
TIE FROM NE CORNER PARCEL 1, LAND PARTITION 2003-0048

1. S58°45'59"E 47.21'
2. S59°54'49"E 104.59'
3. S59°38'22"E 237.58'
4. S49°20'01"E 272.32'
5. S45°15'12"E 244.26'
6. S56°13'20"E 206.11'
7. S50°49'20"E 180.02'
8. S40°04'44"E 223.43'
9. S32°50'35"E 201.10'
10. S43°39'02"E 154.25'
11. S66°52'23"W 252.57
12. S58°32'41"W 294.14'



HORIZONTAL LIMITS OF UNITS ARE 2.5' OUTSIDE PERIMETER OF FOUNDATION AND DIMENSIONED AS SHOWN BELOW

ELEVATIONS FROM "DARLEY" w/ RTK GPS



	6	17	18	19	20	25
UPPER LIMIT OF UNIT	624.97	675.58	683.39	688.32	695.55	668.20
PEAK OF ROOF	612.25	662.86	670.67	675.60	682.83	655.48
TOP OF FOUNDATION	588.97	639.58	647.39	652.32	659.55	632.20
LOWER LIMIT OF UNIT	582.97	633.58	641.39	646.32	653.55	626.20

DECLARATION RECORDING NO. 2008- 017814

SURVEYOR'S CERTIFICATE :

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON. SAID PARCEL BEING A PORTION OF THE LAND DESCRIBED AS PARCELS 1 AND 2 OF LAND PARTITION 2003-0048 OF THE SURVEY RECORDS OF DOUGLAS COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

A PARCEL OF LAND BEGINNING AT A 5/8" IRON ROD AT THE NORTHEAST CORNER OF SAID PARCEL 1; THENCE 80.04 FEET ALONG THE ARC OF A 370.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS S71°33'01"E 79.89 FEET TO A 5/8" IRON ROD; THENCE S65°18'34"E 172.22 FEET TO A 5/8" IRON ROD; THENCE S0°26'14"W 11.11 FEET TO A 5/8" IRON ROD; THENCE S65°18'52"E 10.97 FEET TO A 5/8" IRON ROD; THENCE S0°26'14"W 81.95 FEET TO A 5/8" IRON ROD; THENCE N89°08'27"W 10.00 FEET TO A 5/8" IRON ROD; THENCE N89°08'27"W 128.04 FEET TO A 5/8" IRON ROD; THENCE NORTH 98.32 FEET TO A 5/8" IRON ROD; THENCE N88°51'39"W 103.50 FEET TO A 5/8" IRON ROD; THENCE SOUTH 98.82 FEET TO A 5/8" IRON ROD; THENCE N89°08'27"W 15.00 FEET TO A 5/8" IRON ROD; THENCE NORTH 22.70 FEET TO A 5/8" IRON ROD; THENCE EAST 1.84 FEET TO A 5/8" IRON ROD; THENCE N0°38'22"E 34.20 FEET TO A 5/8" IRON ROD; THENCE WEST 2.22 FEET TO A 5/8" IRON ROD; THENCE NORTH 42.00 FEET TO A 5/8" IRON ROD; THENCE N88°51'39"W 191.45 FEET TO A 5/8" IRON ROD; THENCE 21.57 FEET ALONG THE ARC OF A 93.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS N82°12'55"W 21.53 FEET TO A 5/8" IRON ROD; THENCE S17°36'44"W 106.96 FEET TO A 5/8" IRON ROD; THENCE N89°08'27"W 42.38 FEET TO A 5/8" IRON ROD; THENCE N50°48'20"W 12.80 FEET TO A 5/8" IRON ROD; THENCE N32°15'15"E 119.78 FEET TO A 5/8" IRON ROD; THENCE 84.28 FEET ALONG THE ARC OF A 93.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS N35°51'49"W 81.43 FEET TO A 5/8" IRON ROD; THENCE 15.45 FEET ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS N22°50'30"W 15.21 FEET TO A 5/8" IRON ROD; THENCE 16.67 FEET ALONG THE ARC OF A 170.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS N85°57'36"E 16.67 FEET TO A 5/8" IRON ROD; THENCE N88°42'50"E 13.70 FEET TO A 5/8" IRON ROD; THENCE 9.64 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS S6°30'43"W 9.54 FEET TO A 5/8" IRON ROD; THENCE 97.00 FEET ALONG THE ARC OF A 69.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS S48°35'17"E 89.21 FEET TO A 5/8" IRON ROD; THENCE S88°51'39"E 149.56 FEET TO A 5/8" IRON ROD; THENCE 47.25 FEET ALONG THE ARC OF A 36.27 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS N53°55'09"E 43.98 FEET TO A 5/8" IRON ROD; THENCE N12°34'36"E 29.73 FEET TO A 5/8" IRON ROD; THENCE 15.82 FEET ALONG THE ARC OF A 24.51 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS N5°55'43"W 15.55 FEET TO A 5/8" IRON ROD; THENCE 16.29 FEET ALONG THE ARC OF A 370.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS S79°00'32"E 16.29 FEET TO A 5/8" IRON ROD, THE PLACE OF BEGINNING.

CONTAINING 0.92 ACRES, MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO CREATE A CONDOMINIUM ON THE SUBJECT PROPERTY. THE BOUNDARY WAS HELD AS RECORD PER ***LAND PARTITION 2003-0048*** OF THE SURVEY RECORDS OF DOUGLAS COUNTY.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT ***FS DEVELOPMENT, INC.***, IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED INTO PARCELS TOGETHER WITH EASEMENTS AS SHOWN.

SEE CONSENT AFFIDAVIT

DIEDRE HORN ,PRESIDENT DATE

CONSENT AFFIDAVIT FILED AS INSTRUMENT NO. 2008-013933

APPROVALS:

Randy Sanchez 8-7-08
DOUGLAS COUNTY SURVEYOR DEPUTY ***DATE***

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

Sandra K. Correia 9/25/08
DOUGLAS COUNTY TAX COLLECTOR ***DATE***

FILED THIS 26th DAY OF SEPT. ,2008 , 11:22 O'CLOCK (AM)/PM

BARBARA E. NIELSEN by Sheron Jay Deputy 9/26/08
DOUGLAS COUNTY CLERK ***DATE***

RON NORTHCRAFT 9-26-08
DOUGLAS COUNTY ASSESSOR ***DATE***

DOUGLAS COUNTY CLERK ★ DOUGLAS COUNTY ★ STATE OF OREGON

STAGE 5

FOUR SEASONS VILLAGE CONDOMINIUM

LYING IN THE NW 1/4 OF SECTION 18, T27S, R5W,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:
DIEDRE HORN
P.O. BOX 508
VINEBURG, CALIFORNIA 95487

SURVEYOR:
NEIL HIBBS
LAND SURVEYING, INC.
4739 LOOKINGGLASS ROAD
ROSEBURG, OREGON 97470
phone (541) 957-9303
fax (541) 957-9306
email: NeilHibbs@aol.com

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JANUARY 12, 1999
F.NEIL HIBBS
52989
EXPIRATION DATE
6/30/2009

DWG. SCALE: 1"= 40'	***JOB #:*** 0869-01	***DWG. BY:*** FLB	***PAGE:*** 1 OF 1	***DATE:*** JULY 2008

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CONDOMINIUM

DRAFTING