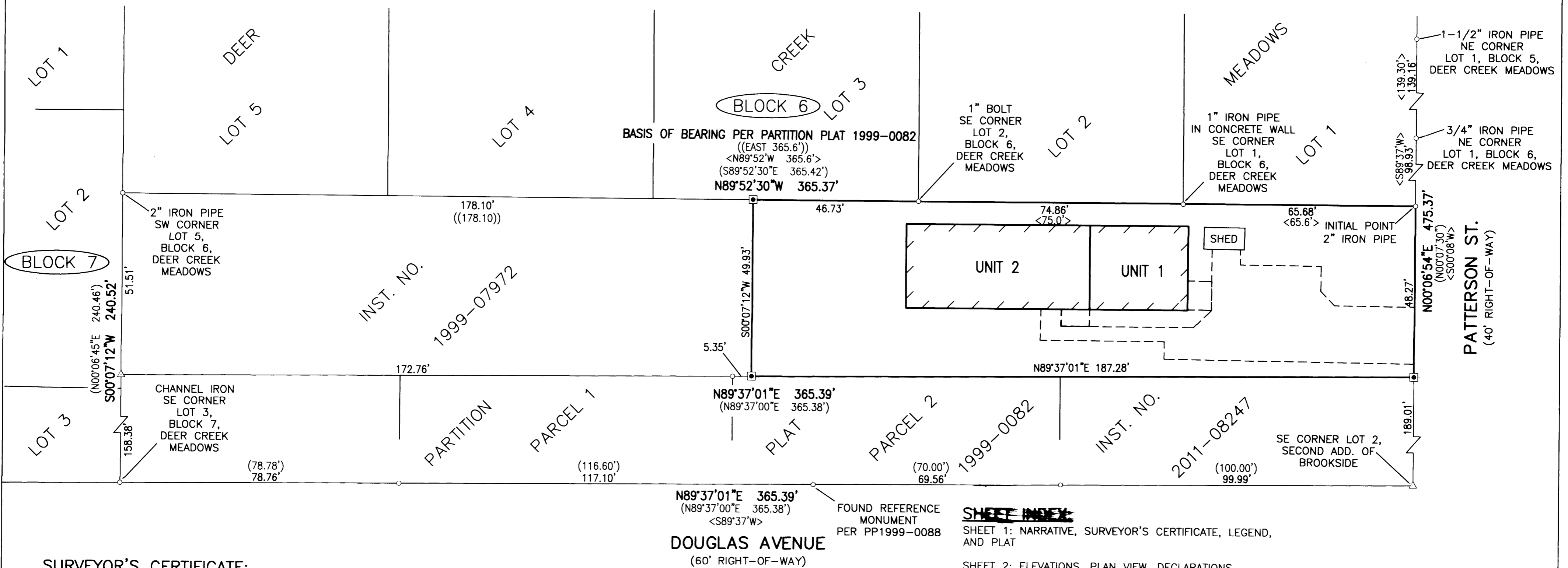


PATTERSON CONDOMINIUM

Douglas County Official Records
Patricia K. Hitt, County Clerk
2015-018325
NO FEE
00405129201500183250020028
12/07/2015 03:46:40 PM
PLAT-COND Cnt=1 Str=33 HEDI
This is a no fee document



SURVEYOR'S CERTIFICATE:

I, BRENT H. KNAPP, OREGON PROFESSIONAL LAND SURVEYOR NO. 81116, HEREBY CERTIFY THAT THIS PLAT FULLY AND ACCURATELY DEPICTS THE BOUNDARIES OF THE UNITS AND THE LOCATION OF THE GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AND THE CONSTRUCTION OF THE UNITS AND BUILDINGS AS DEPICTED ON THIS PLAT HAS BEEN COMPLETED AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE PLAT OF PATTERSON CONDOMINIUM OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

A TRACT OF LAND BEING THAT LAND DESCRIBED IN INSTRUMENT NUMBER 2011-16376, DEED RECORDS OF DOUGLAS COUNTY, LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2" IRON PIPE AT THE SOUTHEAST CORNER OF LOT 1 OF THE PLAT OF DEER CREEK MEADOWS, VOLUME 7, PAGE 21, PLAT RECORDS OF DOUGLAS COUNTY, BEING ON THE WESTERLY RIGHT-OF-WAY BOUNDARY OF PATTERSON STREET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY BOUNDARY, WESTERLY ALONG THE SOUTH BOUNDARY OF SAID LOT 1 AND THE SOUTH BOUNDARY OF LOTS 2 AND 3 OF SAID DEER CREEK MEADOWS, NORTH 89°52'30" WEST, 187.27 FEET TO A 5/8-INCH IRON ROD; THENCE LEAVING THE SOUTH BOUNDARY OF SAID LOT 3, SOUTH 00°07'12" WEST, 49.93 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 89°37'01" EAST, 187.28 FEET TO A 5/8-INCH IRON ROD ON THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY BOUNDARY; THENCE NORTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY BOUNDARY, NORTH 00°06'54" EAST, 48.27 FEET TO THE POINT OF BEGINNING AND THERE TERMINATING.

THE ABOVE DESCRIBED TRACT CONTAINS 0.21 ACRES (9,195 SQ. FT.), MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS MAP IS TO CREATE "PATTERSON CONDOMINIUM" FROM THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2011-16376, DOUGLAS COUNTY DEED RECORDS, AND LOCATE THE UNITS AND ELEMENTS OF THE CONDOMINIUM AS SHOWN HEREON. THE NORTH BOUNDARY WAS ESTABLISHED BY HOLDING FOUND MONUMENTS AS SHOWN. THE EAST BOUNDARY WAS ESTABLISHED BY HOLDING FOUND MONUMENTS ALONG THE WEST RIGHT-OF-WAY BOUNDARY OF PATTERSON STREET NORTH OF THE NORTHEAST CORNER AND PROJECTING THE LINE SOUTHERLY. THE SOUTH BOUNDARY WAS ESTABLISHED BY HOLDING A LINE PARALLEL AND 198.00 FEET NORTH OF THE ESTABLISHED NORTH RIGHT-OF-WAY BOUNDARY OF NORTHEAST DOUGLAS AVENUE. SAID NORTH RIGHT-OF-WAY BOUNDARY WAS ESTABLISHED BY HOLDING THE FOUND MONUMENTS PER DEER CREEK MEADOWS SUBDIVISION, VOLUME 7, PAGE 21 AND PARTITION PLAT 1999-0082, BOTH OF THE DOUGLAS COUNTY PLAT RECORDS. A MONUMENT WAS SET AT THE INTERSECTION OF THE EAST AND SOUTH BOUNDARIES AS SHOWN. THE WEST BOUNDARY WAS ESTABLISHED BY HOLDING A LINE PARALLEL WITH AND 178.10 FEET EAST OF THE EAST BOUNDARY OF LOTS 2 AND 3, BLOCK 7, SAID DEER CREEK MEADOWS ESTABLISHED BY HOLDING THE FOUND CHANNEL IRON AT THE SOUTHEAST CORNER OF SAID LOT 3, AND A 2-INCH IRON PIPE ON THE EAST BOUNDARY OF SAID LOT 2. MONUMENTS WERE SET AT THE INTERSECTIONS OF THE WEST BOUNDARY AND NORTH AND SOUTH BOUNDARIES AS SHOWN. THE FOUNDATION OF THE EXISTING CONDOMINIUM BUILDING IN ORDER TO DETERMINE THE POSITION OF THE NEW UNIT BOUNDARIES. MONUMENTS WERE SET IN ORDER TO DELINEATE THE UNIT BOUNDARIES AS SHOWN.

FOUND REFERENCE MONUMENT PER PP1999-0088

DOUGLAS AVENUE
(60' RIGHT-OF-WAY)

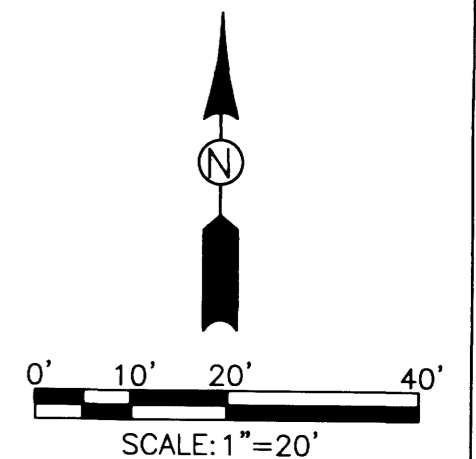
SHEET INDEX:

SHEET 1: NARRATIVE, SURVEYOR'S CERTIFICATE, LEGEND, AND PLAT

SHEET 2: ELEVATIONS, PLAN VIEW, DECLARATIONS, APPROVALS, ACKNOWLEDGEMENTS, NOTES

LEGEND

- SET 5/8" x 30" IR w/CAP MARKED "I.E. ENGINEERING" UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- △ CALCULATED POSITION
- () RECORD PER PARTITION PLAT 1999-0082
- <> RECORD PER PLAT OF DEER CREEK MEADOWS, VOL. 7, PG. 21
- (()) RECORD PER INSTRUMENT NUMBER 2011-16376
- LCE DENOTES "LIMITED COMMON ELEMENT"
- GCE DENOTES "GENERAL COMMON ELEMENT"



REGISTERED PROFESSIONAL LAND SURVEYOR OREGON NOVEMBER 10, 2010 BRENT H. KNAPP 81116 EXPIRES: 6/30/2017		PATTERSON CONDOMINIUM LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON	
SURVEYED FOR: UMPQUA VALLEY HABITAT FOR HUMANITY, INC. PO BOX 1391 ROSEBURG, OR 97470		SURVEYED BY: 809 SE Pine Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 email@ieengineering.com	
SCALE: AS SHOWN	JOB NO: SNL	DWG. BY: BHK	PAGE: 1 OF 2
DATE: 11-10-2015	PM: SNL		

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CONDOMINIUM

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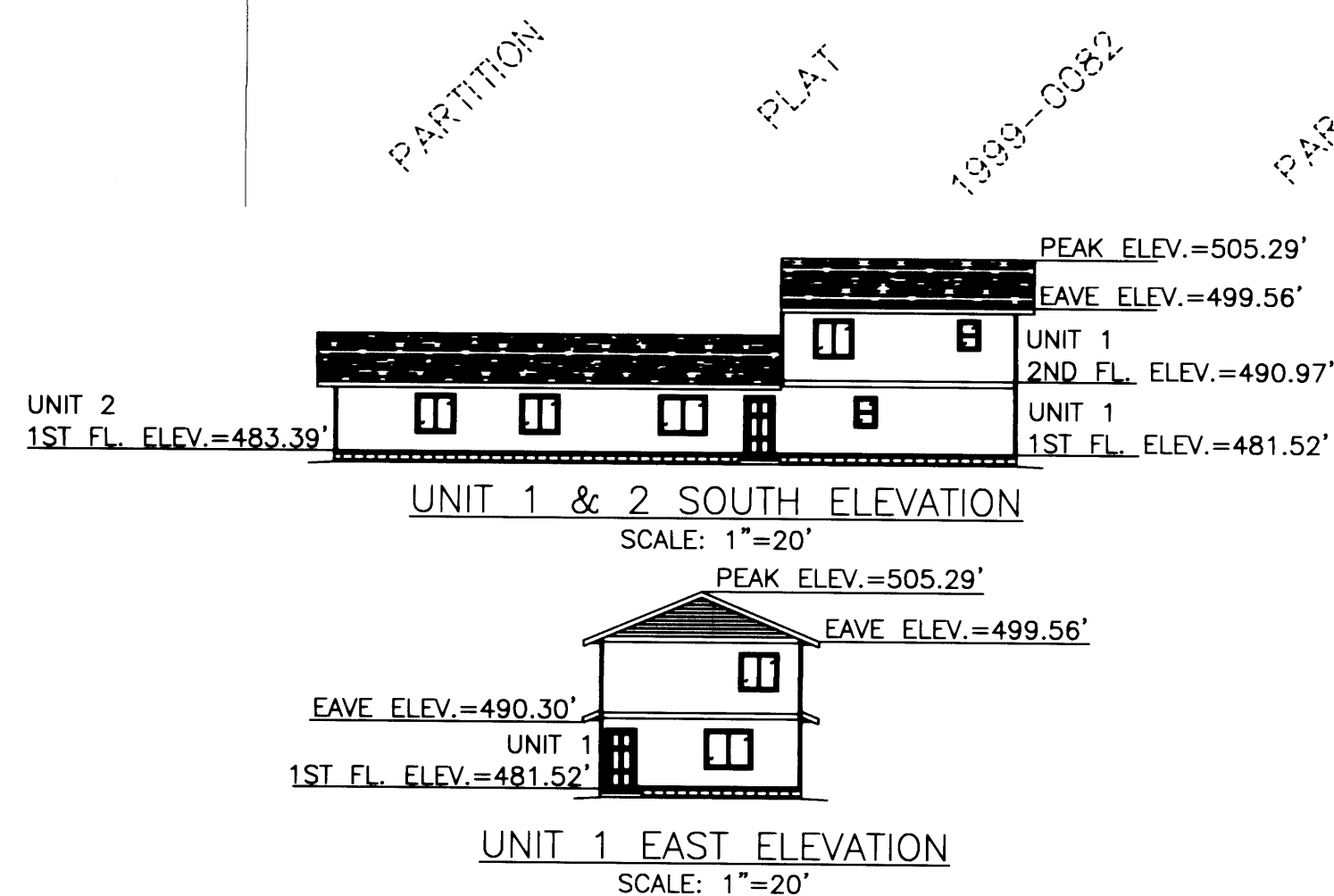
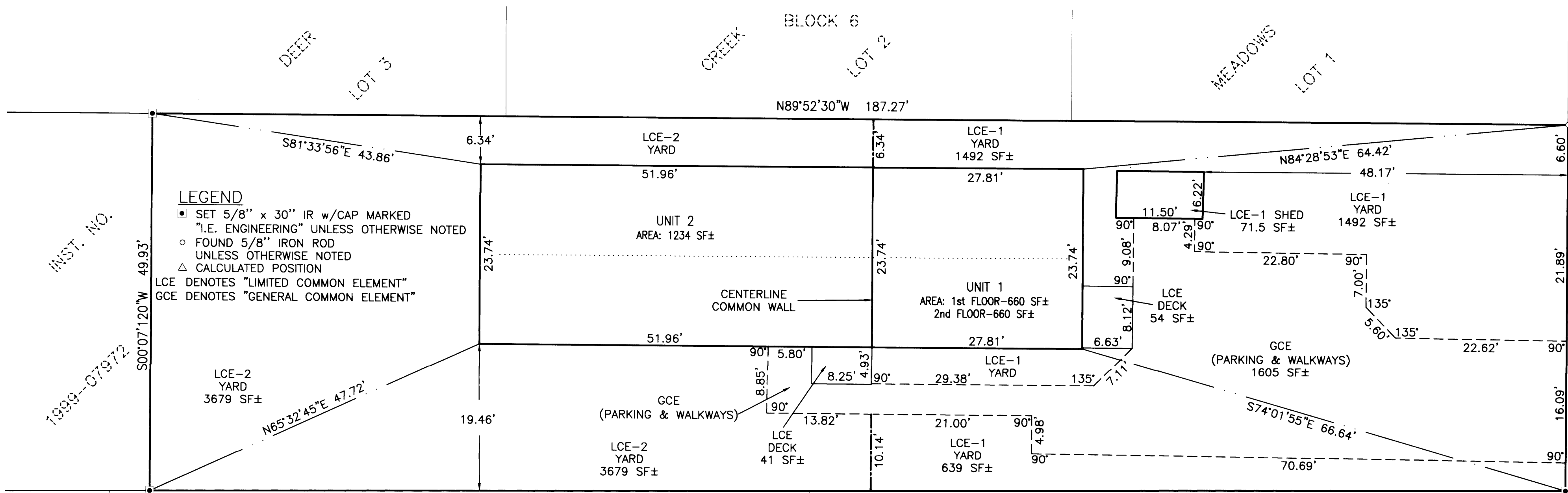
PATTERSON CONDOMINIUM

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CONDOMINIUM



- NOTE:**
- ELEVATION DETAILS SHOWN ARE BASE ON FIELD MEASUREMENTS AND ARCHITECTURAL DRAWINGS
 - VERTICAL DATUM BASED ON BRASS CAP MARKED "RSBG 5", DATUM NAVD88, ON DOUGLAS AVE, 214' WESTERLY OF INTERSECTION WITH GARRECHT ST.
 - BUILDING DIMENSIONS ARE MEASURED ON THE EXTERIOR OF THE STRUCTURE TO THE PROJECTED CENTERLINE OF THE COMMON WALL BETWEEN UNITS 1 AND 2.
 - ALL BUILDING CORNERS ARE RIGHT ANGLES AS CONSTRUCTED AND DIMENSIONED.

DECLARATION:
KNOW ALL PEOPLE BY THESE PRESENTS THAT UMPQUA VALLEY HABITAT FOR HUMANITY, INC. IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED BY THE NAME OF "PATTERSON CONDOMINIUM" AS SHOWN. THE PROPERTY AND IMPROVEMENTS DESCRIBED AND DEPICTED ON THE PLAT ARE SUBJECT TO THE PROVISIONS OF ORS 100.005 TO 100.627.

Cheryl A. Page 11-23-15
CHERYL A. PAGE, PRESIDENT
UMPQUA VALLEY HABITAT FOR HUMANITY, INC.

ACKNOWLEDGMENT:
STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 23 DAY OF November, 2015, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CHERYL A. PAGE, PRESIDENT, UMPQUA VALLEY HABITAT FOR HUMANITY, INC., WHO DID SAY THAT SHE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT SHE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Elaine Berg
NOTARY: ELAINE BERG
NOTARY PUBLIC - OREGON
COMMISSION NO.: 928277
MY COMMISSION EXPIRES: MAY 8, 2018

DECLARATION NOTE:
SUBJECT TO CONDOMINIUM DECLARATION AS RECORDED IN INSTRUMENT NO. 2015-018324 OF DEED RECORDS OF DOUGLAS COUNTY.

APPROVALS:

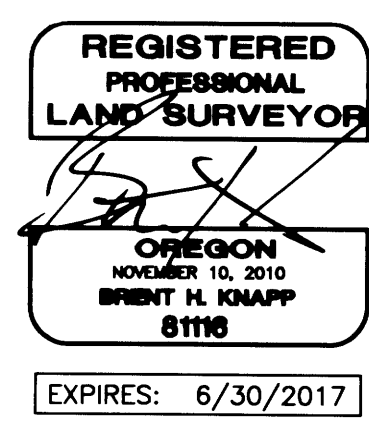
Kristin O. DeHoot 12/3/2015
DOUGLAS COUNTY SURVEYOR DATE

Patricia K. Hitt 12/7/2015
DOUGLAS COUNTY ASSESSOR DATE

Jessalene O. 12/3/2015
DOUGLAS COUNTY TAX COLLECTOR DATE

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

FILED THIS 7th DAY OF DEC, 2015, 346 O'CLOCK AM (PM)
Patricia K. Hitt 12/7/15
DOUGLAS COUNTY CLERK DATE



PATTERSON CONDOMINIUM	
LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON	
SURVEYED FOR: UMPQUA VALLEY HABITAT FOR HUMANITY, INC. PO BOX 1391 ROSEBURG, OR 97470	SURVEYED BY: i.e. ENGINEERING 809 SE Pine Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com
SCALE: AS SHOWN	JOB NO: DATE: 11-10-2015 DWG. BY: BHK PM: SNL PAGE: 2 OF 2