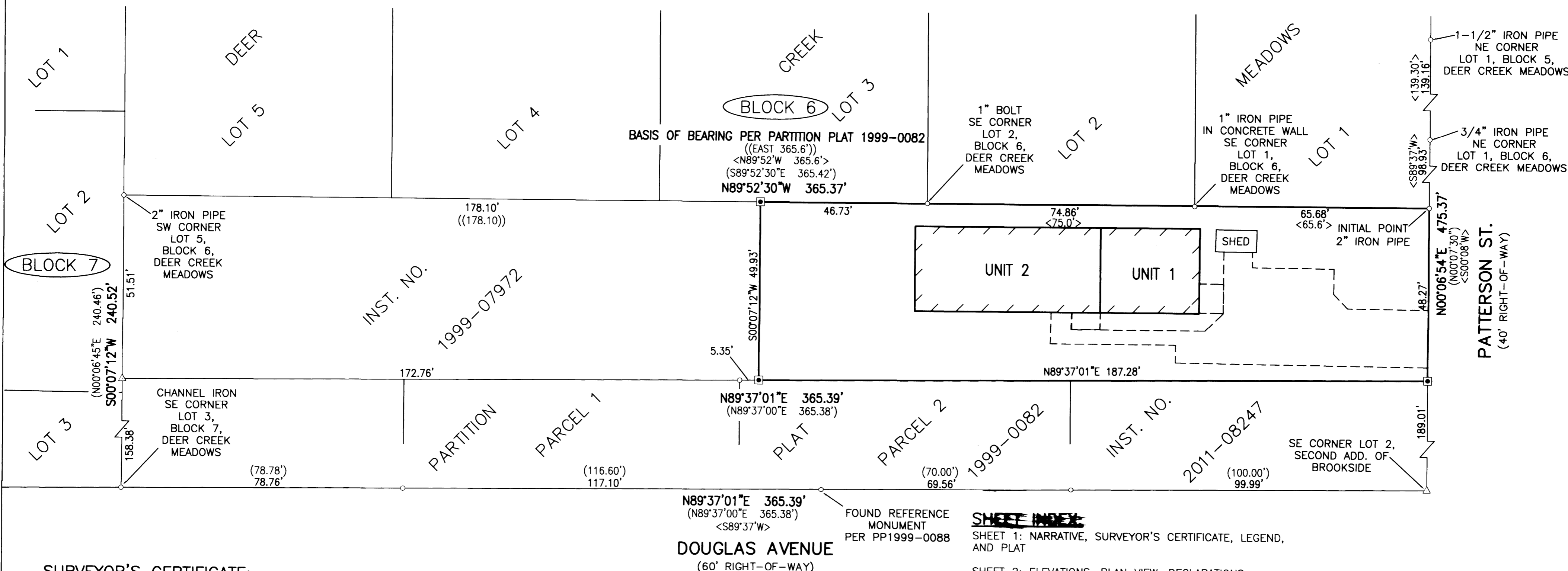


# PATTERSON CONDOMINIUM

Douglas County Official Records  
 Patricia K. Hitt, County Clerk  
 2015-018325  
 NO FEE  
 0040512920150U183250020028  
 PLAT-COND Cnt=1 Str=33 HEDI 12/07/2015 03:46:40 PM  
 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.

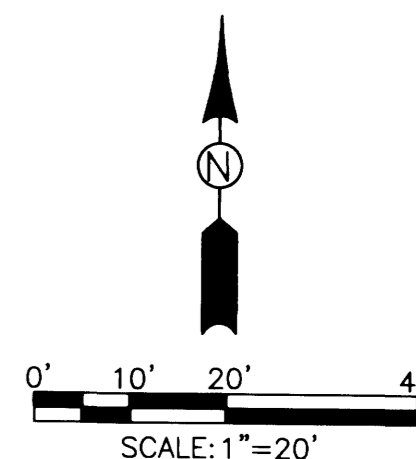
## SHEET INDEX:

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"



<b>REGISTERED PROFESSIONAL LAND SURVEYOR</b>  OREGON NOVEMBER 10, 2010 BRENT H. KNAPP 81116 EXPIRES: 6/30/2017		<b>PATTERSON CONDOMINIUM</b> 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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