

CONDOMINIUM STATEMENTS

SPYGLASS CONDOMINIUMS  
FIRST STAGE

BOUNDARY DESCRIPTION

EACH CONDOMINIUM UNIT SHALL CONSIST OF THE SPACE ENCOMPASSED BY THE EXTERIOR SURFACE OF THE PERIMETER WALLS BUT SHALL NOT BE DEEMED TO INCLUDE THE UNDECORATED AND/OR UNFINISHED EXTERIOR SURFACES OF THE PERIMETER WALLS, FLOORS AND CEILINGS OF THE NUMBERED UNITS AND THE GARAGE SPACE OF THE SAME NUMBER PRECEDED BY THE LETTER "G".

2 ALL LAND AND ALL OTHER PORTIONS OF THIS PLAT WHICH ARE NOT ENCOMPASSED WITHIN THE SPACES ABOVE DEFINED ARE PART OF THE GENERAL COMMON ELEMENTS OWNED BY EACH UNIT OWNER AS TO AN UNDIVIDED INTEREST OR THE LIMITED COMMON ELEMENTS RESERVED FOR THE USE OF OWNERS OF CERTAIN UNITS OR NUMBERS OF UNITS.

CERTIFICATE OF REGISTERED ENGINEER

The undersigned, a registered professional engineer, hereby certifies that the boundaries, roads and common area amenities set out on this plat accurately depict the boundaries, roads and common area amenities of Spyglass Condominiums First Stage. Said improvements were constructed in Roseburg, Douglas County, Oregon, and were completed on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_.

APPROVALS

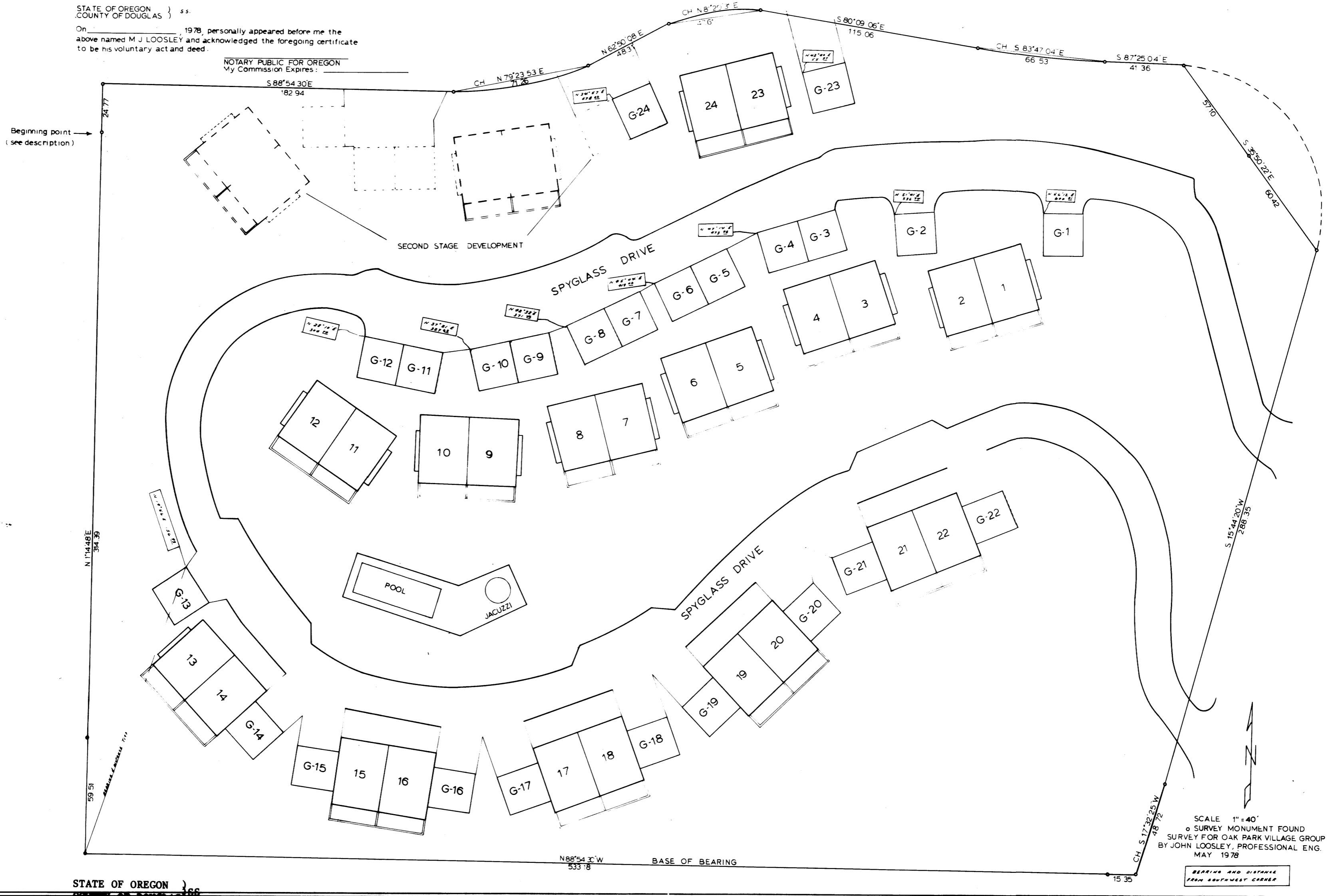
*Il Brown* 7-21-78  
DOUGLAS CO ASSESSOR  
*Doris L. Wadsworth* 7-21-78  
DOUGLAS CO CLERK

STATE OF OREGON } ss.  
COUNTY OF DOUGLAS }

On \_\_\_\_\_, 1978, personally appeared before me the above named M. J. LOOSLEY and acknowledged the foregoing certificate to be his voluntary act and deed.

NOTARY PUBLIC FOR OREGON

My Commission Expires: \_\_\_\_\_



STATE OF OREGON } ss.  
COUNTY OF DOUGLAS }

I, DORIS L. WADSWORTH, COUNTY CLERK OF DOUGLAS COUNTY, OREGON, DO HEREBY CERTIFY THAT THE WITHIN COPY OF PLAT HAS BEEN COMPARED BY ME WITH THE ORIGINAL THEREOF, & THAT IT IS AN EXACT COPY OF THE WHOLE THEREOF, AS THE SAME APPEARS ON FILE IN MY OFFICE & CUSTODY,

WITNESS MY HAND & OFFICIAL SEAL THIS 21st DAY OF July, 1978

*Doris L. Wadsworth*

SCALE 1"=40'  
SURVEY MONUMENT FOUND  
SURVEY FOR OAK PARK VILLAGE GROUP  
BY JOHN LOOSLEY, PROFESSIONAL ENG.  
MAY 1978

BEARING AND DISTANCE FROM SOUTHWEST CORNER

The descriptions contained herein are descriptions of those numbered units shown on sheet number 1.

The descriptions contained herein are not intended as legal property descriptions, but only as location descriptions of the numbered units within the condominium boundaries.

The base of bearing of these descriptions is the South line of the condominium property.

Unit # 1 is the Easterly one half of a Condominium building, the Northwest corner of which bears North 55° 27' 26" East 532.87 feet from the Southwest corner of the Spyglass condominium property and from said Northwest corner the exterior lines of said building bear North 73° 40' East 50.2 feet; thence South 16° 20' East 35.0 feet; thence South 73° 40' West 50.2 feet; thence North 16° 20' West 35.0 feet to the point of beginning

Unit # 2 is the Westerly one half of the building described immediately above.

Unit # 3 is the Easterly one half of a condominium building, the Northwest corner of which bears North 51° 07' 42" East 466.95 feet from the Southwest corner of the Spyglass condominium property and from said Northwest corner the exterior lines of said building bear North 72° 30' East 50.2 feet; thence South 17° 30' East 35.0 feet; thence South 72° 30' West 50.2 feet; thence North 17° 30' West 35.0 feet to the point of beginning.

Unit # 4 is the Westerly one half of the building described immediately above.

Unit # 5 is the Easterly one half of a condominium building, the Northwest corner of which bears North 49° 22' 48" East 394.60 feet from the Southwest corner of the Spyglass condominium property and from said Northwest corner the exterior lines of said building bear North 70° 43' East 50.2 feet; thence South 19° 17' East 35.0 feet; thence South 70° 43' West 50.2 feet; thence North 19° 17' West 35.0 feet to the point of beginning.

Unit #6 is the Westerly one half of the building described immediately above.

Unit # 7 is the Easterly one half of a condominium building, the Northwest corner of which bears North 46° 00' 52" East 334.28 feet from the Southwest corner of the Spyglass condominium property and from said Northwest corner the exterior lines of said building bear North 76° 14' East 50.2 feet; thence South 13° 46' East 35.0 feet; thence South 76° 14' West 50.2 feet; thence North 13° 46' West 35.0 feet to the point of beginning.

Unit # 8 is the Westerly one half of the building described immediately above.

Unit # 9 is the Easterly one half of a condominium building, the Northwest corner of which bears North 37° 29' 00" East 286.93 feet from the Southwest corner of the Spyglass condominium property and from said Northwest corner the exterior lines of said building bear South 87° 12' East 51.2 feet; thence South 2° 48' West 35.0 feet; thence North 87° 12' West 51.2 feet; thence North 2° 48' East 35.0 feet to the point of beginning.

Unit # 10 is the Westerly one half of the building described immediately above.

Unit # 11 is the Southeasterly one half of a condominium building, the Northwest corner of which bears North 26° 06' 54" East 273.80 feet from the Southwest corner of the Spyglass condominium property and from said Northwest corner the exterior lines of said building bear South 54° 32' East 50.2 feet; thence South 35° 28' West 35.0 feet; thence North 54° 32' West 50.2 feet; thence North 35° 28' East 35.0 feet to the point of beginning.

Unit # 12 is the Northwesterly one half of the building described immediately above.

Unit # 13 is the Northwesterly one half of a condominium building, the Northwest corner of which bears North 26° 31' 00" East 135.55 feet from the Southwest corner of the Spyglass condominium property and from said Northwest corner the exterior lines of said building bear South 42° 20' East 50.2 feet; thence South 47° 40' West 35.0 feet; thence North 42° 20' West 50.2 feet; thence North 47° 40' East 35.0 feet to the point of beginning.

Unit # 14 is the Southeasterly one half of the building described immediately above.

Unit # 15 is the Westerly one half of a condominium building, the Northwest corner of which bears North 65° 45' 00" East 146.75 feet from the Southwest corner of the Spyglass condominium property and from said Northwest corner the exterior lines of said building bear South 80° 43' East 50.2 feet; thence South 9° 17' West 35.0 feet; thence North 80° 43' West 50.2 feet; thence North 9° 17' East 35.0 feet to the point of beginning.

Unit # 16 is the Easterly one half of the building described immediately above.

Unit # 17 is the Westerly one half of a condominium building, the Northwest corner of which bears North 76° 52' 00" East 239.40 feet from the Southwest corner of the Spyglass condominium property and from said Northwest corner the exterior lines of said building bear North 70° 15' East 50.2 feet; thence South 19° 45' East 35.0 feet; thence South 70° 15' West 50.2 feet; thence North 19° 45' West 35.0 feet to the point of beginning.

Unit # 18 is the Easterly one half of the building described immediately above.

Unit # 19 is the Southwesterly one half of a condominium building, the Northwest corner of which bears North 73° 11' East 336.25 feet from the Southwest corner of the Spyglass condominium property and from said Northwest corner the exterior lines of said building bear North 46° 19' East 50.2 feet; thence South 43° 41' East 35.0 feet; thence South 46° 19' West 50.2 feet; thence North 43° 41' West 35.0 feet to the point of beginning.

Unit # 20 is the Northeasterly one half of the building described immediately above.

Unit # 21 is the Westerly one half of a condominium building, the Northwest corner of which bears North 67° 26' East 441.36 feet from the Southwest corner of the Spyglass condominium property and from said Northwest corner the exterior lines of said building bear North 68° 40' East 50.2 feet; thence South 21° 20' East 35.0 feet; thence South 68° 40' West 50.2 feet; thence North 21° 20' West 35.0 feet to the point of beginning.

Unit # 22 is the Easterly one half of the building described immediately above.

Unit # 23 is the Easterly one half of a condominium building, the Northwest corner of which bears North 37° 25' 10" East 508.48 feet from the Southwest corner of the Spyglass condominium property and from said Northwest corner the exterior lines of said building bear North 76° 28' East 50.2 feet; thence South 13° 32' East 35.0 feet; thence South 76° 28' West 50.2 feet; thence North 13° 32' West 35.0 feet to the point of beginning.

Unit # 24 is the Westerly one half of the building described immediately above.

STATE OF OREGON }  
 COUNTY OF DOUGLAS }  
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 WITNESS MY HAND & OFFICIAL SEAL THIS 21st DAY OF July, 1978

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CONDOMINIUM

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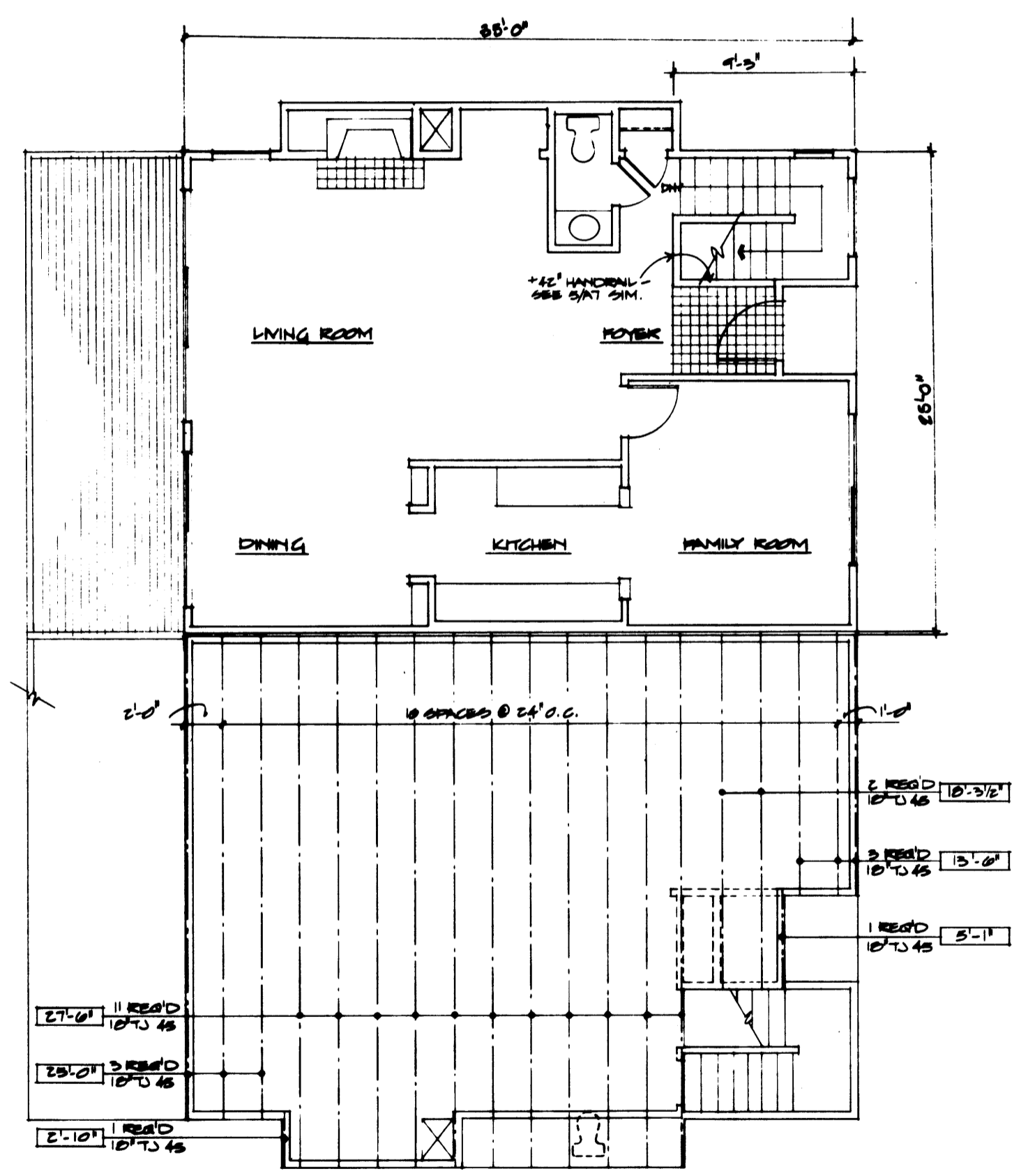
STATE OF OREGON }  
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*Doris L. Wadsworth*

PAGE  
 3  
 EXHIBIT "A"

SPYGLASS  
 ROSEBURG, OREGON  
 DEVELOPER: OAKPARK VILLAGE GROUP (503) 676-3537  
 ARCHITECT: BACKEN, ARREGONI & ROSS (415) 310-7270

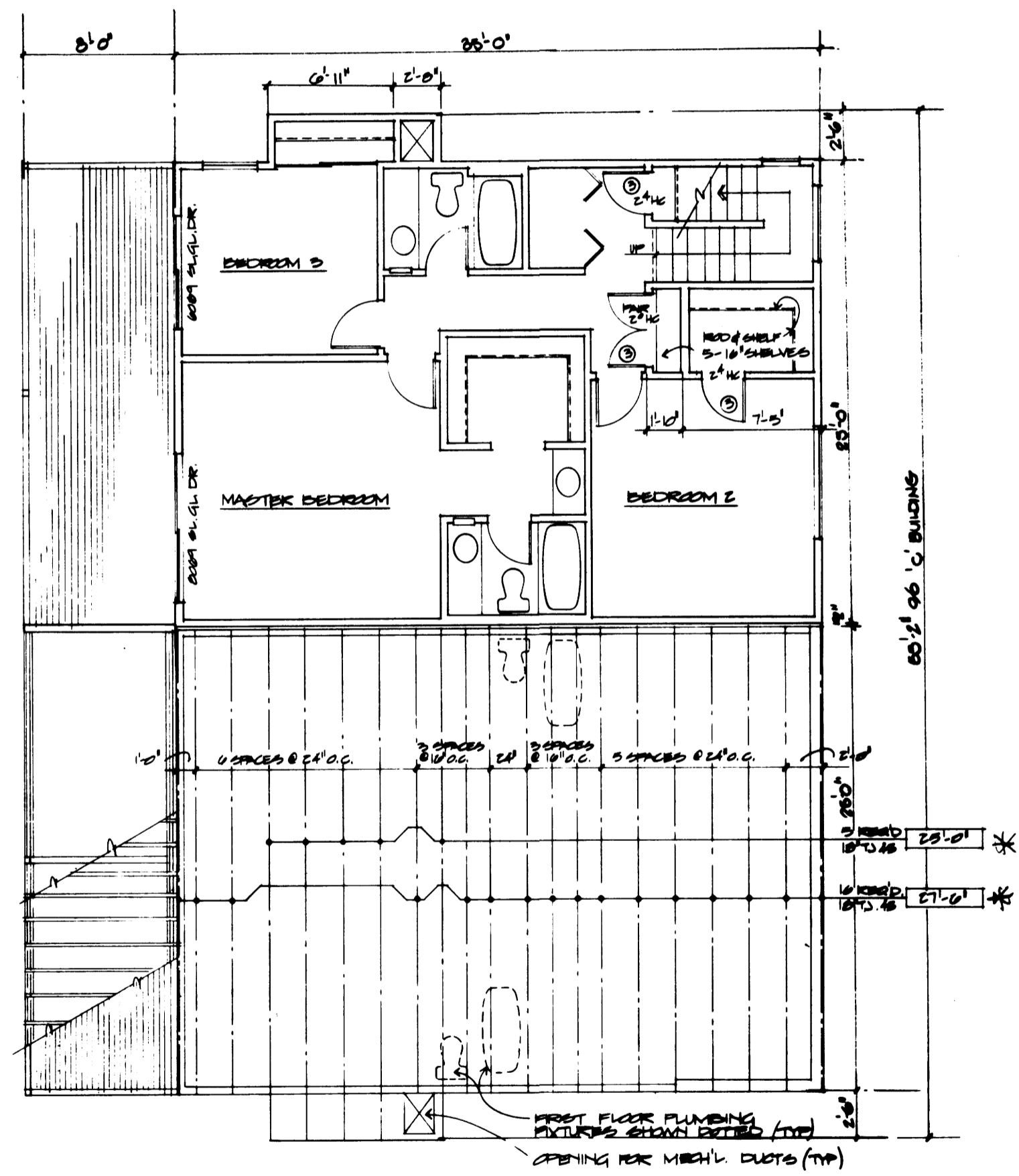
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CONDOMINIUM



GENERAL NOTE:  
 THE SECOND FLOOR PLAN OF THE 'C' UNIT IS  
 THE SAME AS THE FIRST FLOOR PLAN OF  
 THE 'D' UNIT EXCEPT FOR THE AREAS  
 INDICATED WITH SHADING OR NOTES. REFER  
 TO DWG. 1/AZ & 2/AZ

2  
 30 'C' BUILDING SECOND FLOOR  
 FRAMING & FLOOR PLANS



GENERAL NOTE:  
 THE FIRST FLOOR PLAN OF THE 'C' UNIT IS  
 THE SAME AS THE SECOND FLOOR PLAN OF  
 THE 'D' UNIT EXCEPT FOR THE AREAS  
 INDICATED WITH SHADING OR NOTES. REFER  
 TO DWG. 3/AZ & 4/AZ.

1  
 30 'C' BUILDING FIRST FLOOR  
 FRAMING & FLOOR PLANS

\* NOTE: THIS DRAWING APPLIES  
 TO UNITS #23, #23A, #24  
 ONLY - OR INTERNAL DIM.  
 SEE BIT 2 (SIM.)

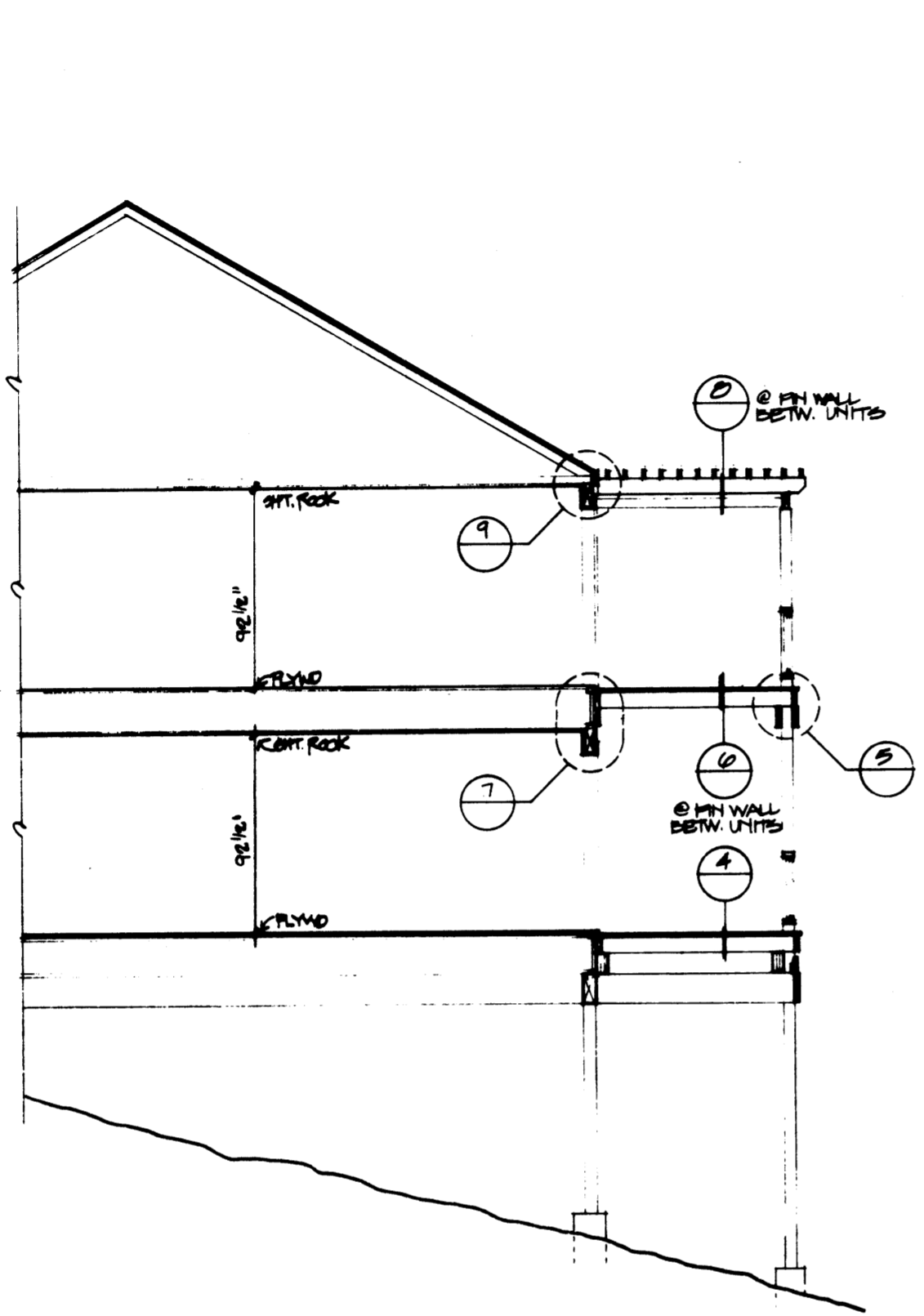
A 3 C

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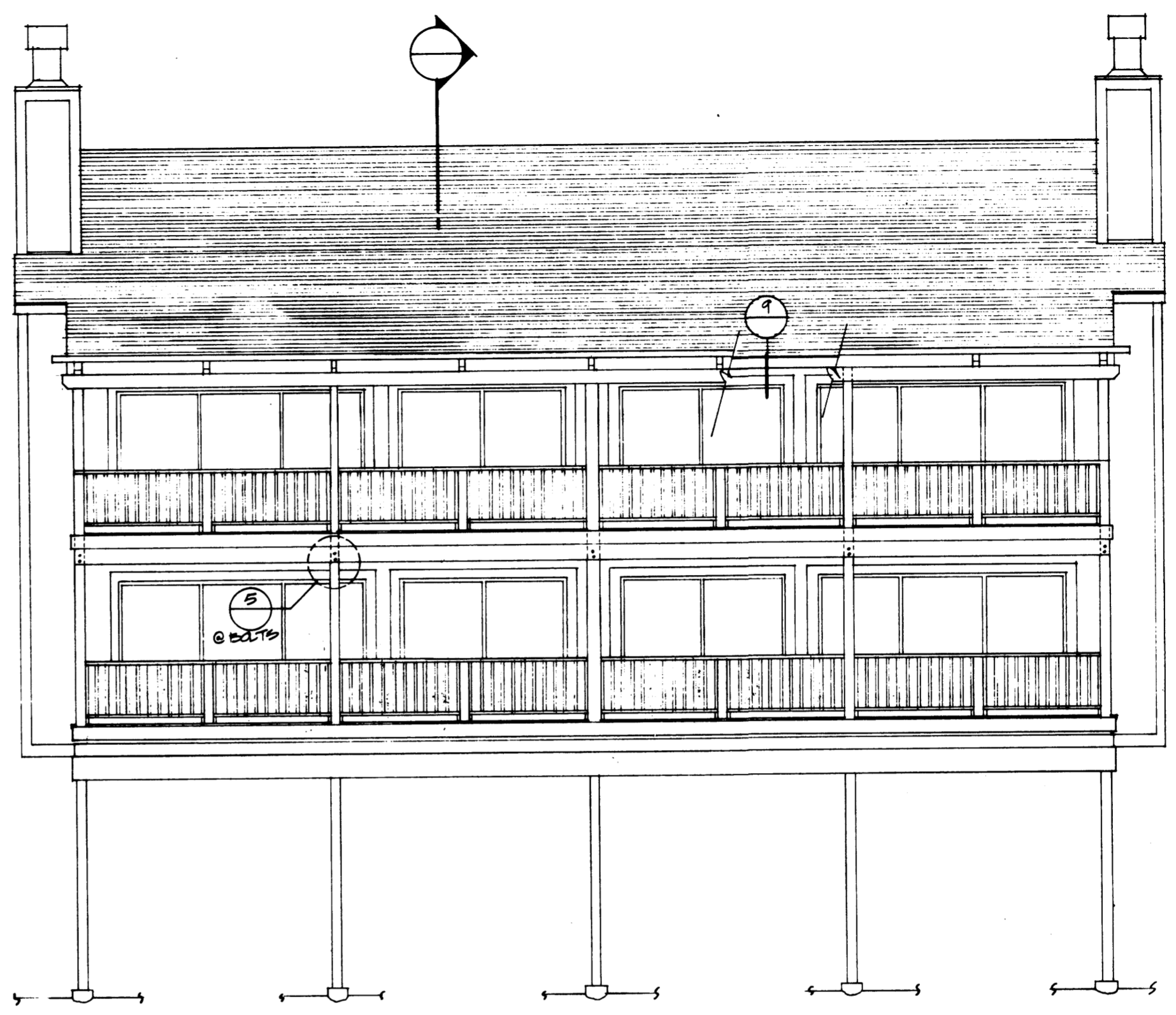
REVISIONS	BY

SPYGLASS  
ROOSEVELT, OREGON (UNITS 3-4 24-25)

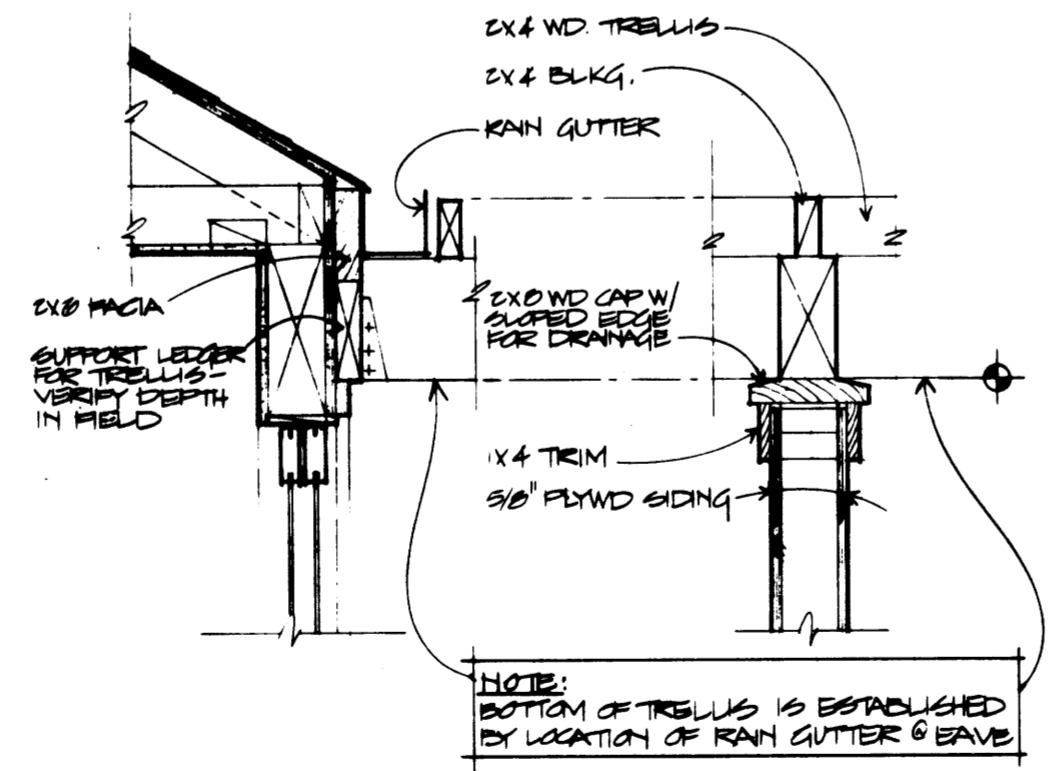
DATE  
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BY  
A3C/1



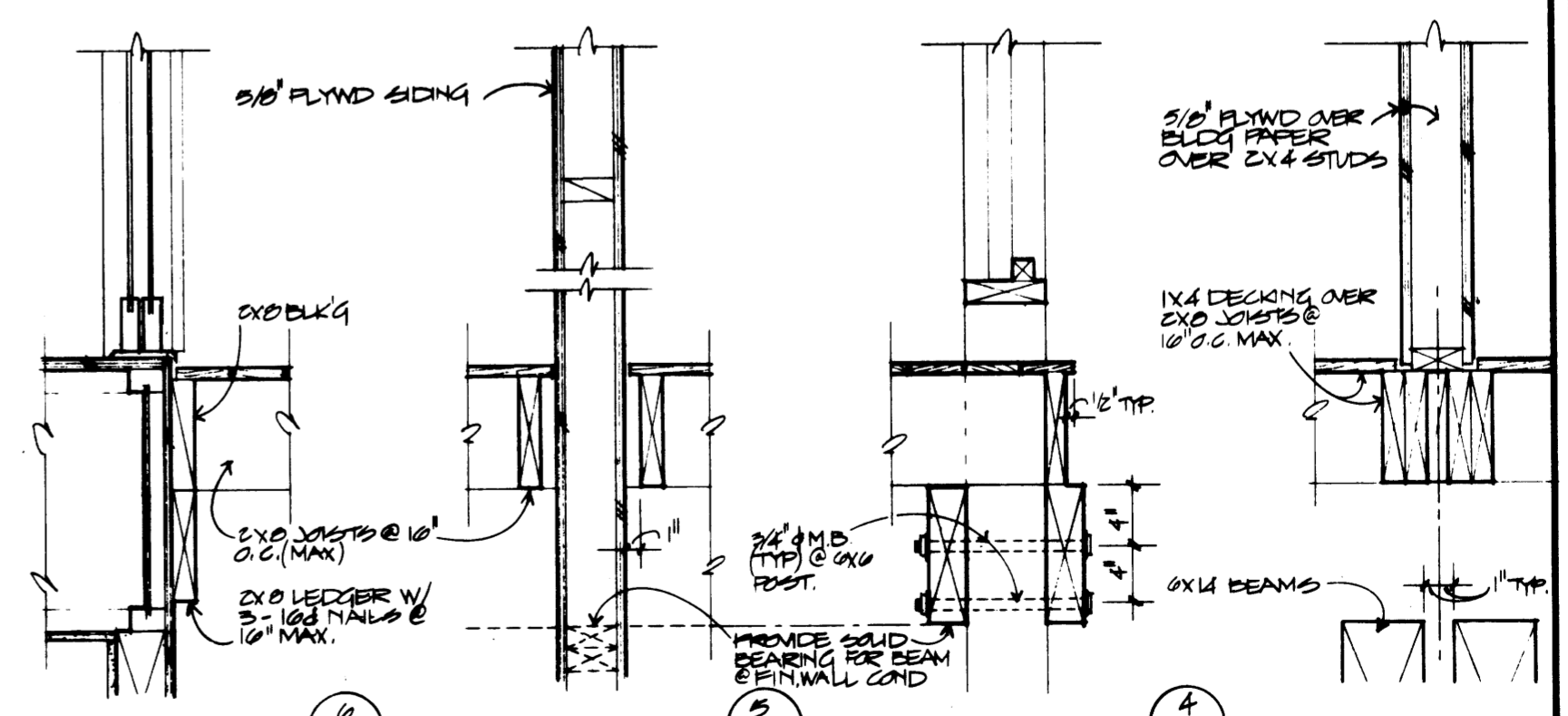
2 PARTIAL SECTION @ "C" UNIT DECK



1 REAR ELEV. @ "C" UNIT  
UNIT 304 2425



NOTE:  
BOTTOM OF TRELLIS IS ESTABLISHED  
BY LOCATION OF RAIN GUTTER & BEAVE



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COUNTY OF DOUGLAS } SS  
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