

CONDOMINIUM STATEMENTS

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\_\_.

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: \_\_\_\_\_

SPYGLASS CONDOMINIUMS

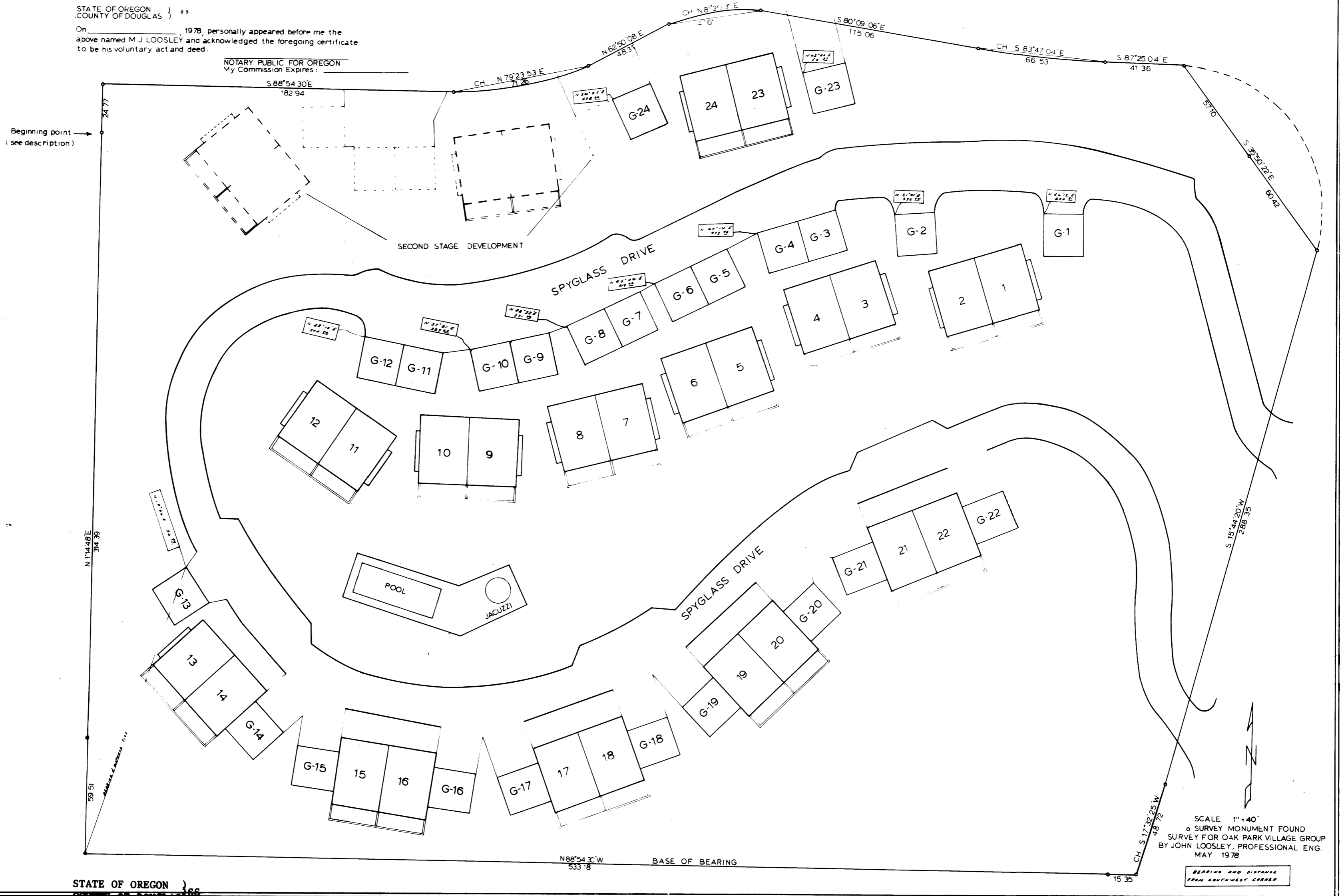
FIRST STAGE

APPROVALS

*Il Brown* 7-21-78  
Douglas Co Assessor  
*Filed - Doris L. Wadsworth* 7-21-78  
Douglas Co Clerk

BOUNDARY DESCRIPTION

Beginning at a 5/8 inch iron rod set in the east line of Double View Terrace as recorded in Volume 11 Page 36 in the Plat Records of Douglas County, Oregon from which point the Southeast corner of D.C. no. 37, Twp. 27 South, Range 5 West bears North 38°36'36" East 1469.94 feet, thence along said East line North 1°14'42" East 24.77 feet, thence leaving said East line and running South 88°54'30" East 182.94 feet to the Southerly line of a 50 foot wide street right of way, thence along said Southerly line the following courses:  
Along the arc of a 125 foot radius curve to the left (long chord bears N 79°23'53" E 71.26 feet), N 62°50'08" E 48.31 feet along the arc of a 7.5 foot radius curve to the right (long chord bears N 81°20'31" E 47.61 feet) 48.45 feet, S 80°09'06" E 115.06 feet along the arc of a 525 foot radius curve to the left (long chord bears S 83°47'04" E 166.83 feet) 66.58 feet, S 87°25'04" E 41.36 feet, S 35°50'22" E 117.52 feet, S 15°44'20" W 288.35 feet, along the arc of a 775 foot radius curve to the right (long chord bears S 17°32'25" W 48.72 feet) 48.73 feet, thence leaving said Southerly line and running N 88°54'30" W 548.53 feet to a point in the East line of said Double View Terrace, thence along said East line N 1°14'48" E 373.90 feet to the point of beginning.



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

BEARINGS AND DISTANCE  
FROM SOUTHWEST CORNER