

WEST HILLS, A CONDOMINIUM

PORTION OF LOT 5, BLOCK 4, SHINNS ADDITION, T27S, R6W, WM.
CITY OF ROSEBURG, OREGON - JULY 1978

DESCRIPTION:

A PARCEL OF LAND LYING IN BLOCK 4, LOT 5, SHINNS ADDITION TO ROSEBURG IN SECTION 23, T27S, R6W, WM., SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD SET IN THE WEST LINE OF W. BROCCOLI ST. AND THE SOUTHERLY LINE OF W. LOBBRAINE AVE. FROM WHICH POINT THE SW COR. D.L.C. #53 BEARS EAST - 30 FT. AND SOUTH - 678.94'; THENCE SOUTH - 240.00 FT. ALONG THE WEST LINE OF W. BROCCOLI ST. TO A 5/8" IRON ROD; THENCE LEAVING SAID LINE S 89° 47' 59" W - 240.00 FT. TO A 5/8" IRON ROD; THENCE N 0° 03' 04" W - 263.50 FT. TO A 5/8" IRON ROD SET IN THE SOUTHERLY LINE OF W. LOBBRAINE AVE.; THENCE S 84° 36' 41" E - 241.30 FT. ALONG SAID LINE TO THE POINT OF BEGINNING AND CONTAINING 1.388 ACRES OF LAND, MORE OR LESS.

NOTES:

1. EACH NUMBERED UNIT IS COMPOSED OF THE APARTMENT BEARING SUCH NUMBER
2. BOUNDARY LINES OF EACH UNIT ARE THE INTERIOR UNFINISHED SURFACES OF THE PERIMETER WALLS THEREOF.
3. ALL CONDUITS AND WIRE TO OUTLETS AND ALL OTHER UTILITY LINES TO OUTLETS, REGARDLESS OF LOCATION, CONSTITUTE PART OF THE COMMON AREA.
4. ALL LAND AND ALL PORTIONS OF THIS MAP NOT WITHIN ANY UNITS ARE PARTS OF THE COMMON AREA.
5. ALL BEARING WALLS LOCATED WITHIN AN APARTMENT CONSTITUTE PARTS OF THE COMMON AREA TO THE FINISHED SURFACE OF SAID WALLS.
6. THE OWNER OF EACH UNIT SHALL OWN AN UNDIVIDED INTEREST IN THE COMMON AREA.
7. ELEVATIONS SHOWN ARE BASED ON CITY OF ROSEBURG T.B.M. DESCRIBED AS THE TOP, NW COR. OF WEST END 2 FT. HIGH CONC. WALL AT NW COR. OF PROPERTY #863 LOOKINGGLASS ROAD, EL. 448.375 FT.
8. ELEVATIONS OF UNITS ARE GIVEN AT THE FINISHED FLOOR LEVEL.

APPROVALS

APPROVED BY DOUGLAS COUNTY ASSESSOR ON THE 6 DAY OF Sept 1978

Loy Mash
DOUGLAS COUNTY ASSESSOR

FILED BY DOUGLAS COUNTY CLERK ON THE 6th DAY OF Sept. 1978

Doris L. Wadsworth
DOUGLAS COUNTY CLERK

Harold L. Ball

SURVEYOR'S AFFIDAVIT

I, HAROLD L. BALL, BEING FIRST DULY SWORN, DEPOSE AND SAY, THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LANDS DELINEATED ON THE ANNEXED PLAT, OF WHICH THE ABOVE IS A TRUE AND CORRECT DESCRIPTION:

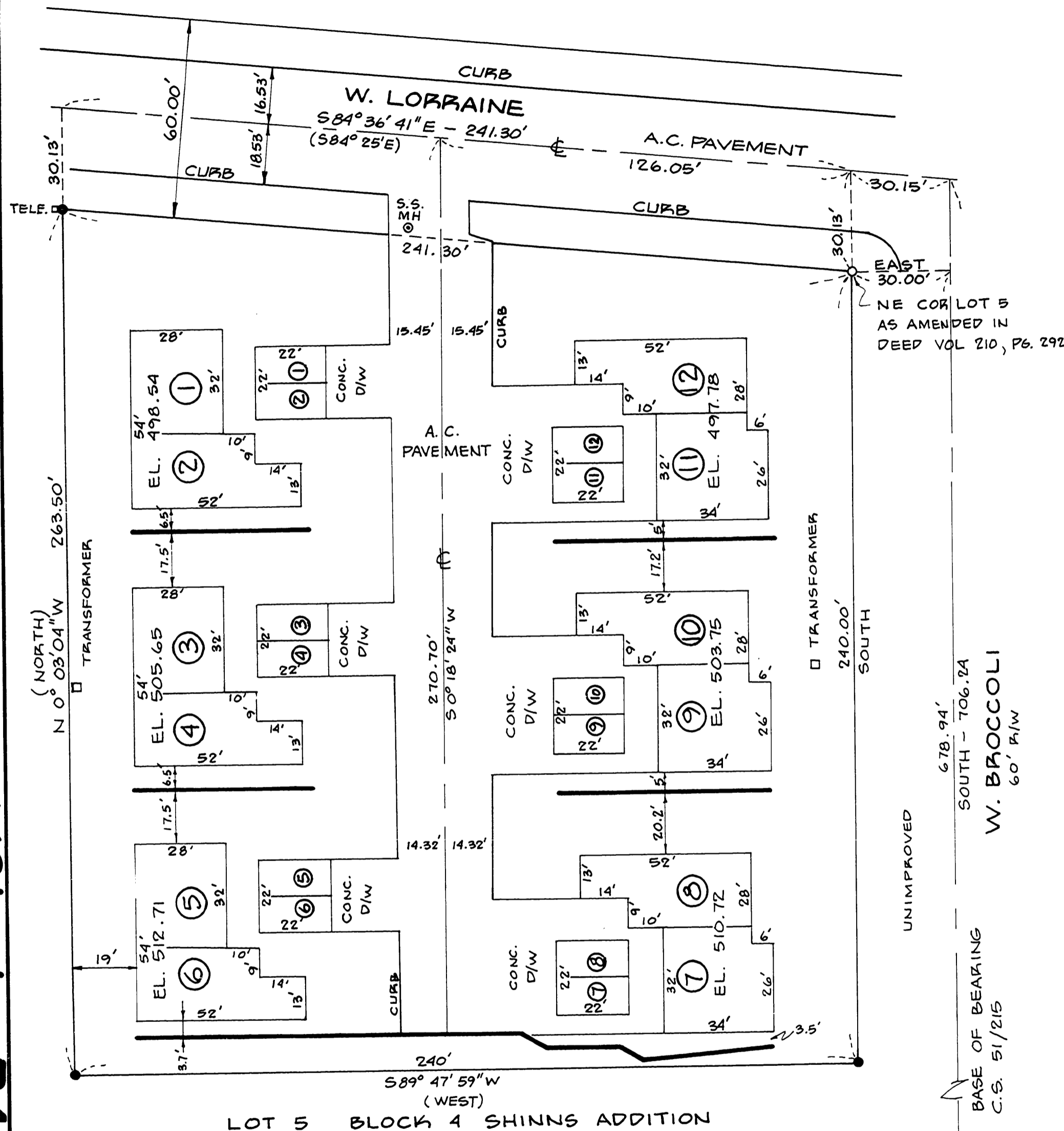
Harold L. Ball
HAROLD L. BALL
REGISTERED SURVEYOR

SUBSCRIBED AND SWORN BEFORE ME THIS 17th DAY OF Aug, 1978

Doris L. Wadsworth
COUNTY CLERK

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LOT 5 BLOCK 4 SHINNS ADDITION

STATE OF OREGON }
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 17th DAY OF Sept. 1978

Doris L. Wadsworth

UNIMPROVED

BASE OF BEARING
C.S. 51/215

FD. 5/8" I.R.
SW COR LOT 69
1/2" ADDITION TO
WEST SLOPES

FD. BRASS CAP
SW COR D.L.C. #53
SET BY COUNTY SURVEYOR
BT'S PRESENT

LEGEND

- 8" CONC. RETAINING WALL
- SET 5/8" IRON ROD
- () RECORD
- EL. --- FLOOR ELEVATIONS
- --- UNIT NUMBER

