

CONDOMINIUM

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CONDOMINIUM

LEGEND
 ○ FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
 ● SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
 △ CALCULATED POSITION
 LCE = LIMITED COMMON ELEMENT

T27S, R5W, W.M. SEC. 18BA TL 101
 T27S, R5W, W.M. SEC. 18BB TL 2703

TAX ACCT. NOS. R46399, R46420

ZONE: MR-29
 COMP. PLAN: HIGH DENSITY RESIDENTIAL
 WATER: CITY OF ROSEBURG
 SEWER: R.U.S.A.

NARRATIVE:
 THE PURPOSE OF THIS SURVEY WAS TO CREATE A CONDOMINIUM ON THE SUBJECT PROPERTY. THE BOUNDARY WAS HELD AS RECORD PER LAND PARTITION 2003-0048 OF THE SURVEY RECORDS OF DOUGLAS COUNTY.

DECLARATION:
 KNOW ALL PERSONS BY THESE PRESENTS THAT VARGAS-BOZO, INC., AN OREGON CORPORATION, DOES HEREBY DECLARE THE ANNEXED MAP OF "FOUR SEASONS VILLAGE CONDOMINIUM" TO BE TRUE AND CORRECT AND DO HEREBY COMMIT SAID PROPERTY TO THE OPERATION AND PROVISIONS OF THE OREGON CONDOMINIUM ACT. THE PROPERTY AND IMPROVEMENTS DESCRIBED ON THE PLAT ARE SUBJECT TO THE PROVISIONS OF THE OREGON REVISED STATUTES 100.5 TO 100.625.

Jose M. Vargas-Bozo 7-20-05
 JOSE M. VARGAS-BOZO, PRESIDENT DATE

ACKNOWLEDGMENT:
 STATE OF OREGON
 COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 20 DAY OF July, 2005, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOSE M. VARGAS-BOZO, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: Nancy A. Winchell
 COMMISSION #: 348064
 MY COMMISSION EXPIRES: OCT. 20, 2005
 SIGNATURE: *Nancy A. Winchell*
 NOTARY PUBLIC - OREGON

SURVEYOR'S CERTIFICATE:
 I, F. NEIL HIBBS, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE ANNEXED PLAT, OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION.

THAT LAND SHOWN AS PARCEL 1 OF LAND PARTITION 2003-0048 AS RECORDED IN THE PLAT RECORDS OF DOUGLAS COUNTY

APPROVALS:
Bandy Smith 7-21-05
 DOUGLAS COUNTY SURVEYOR DEPUTY DATE

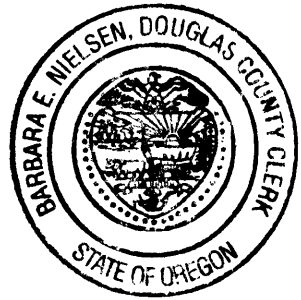
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

Sandra K. Couese 7/28/05
 DOUGLAS COUNTY TAX COLLECTOR DATE

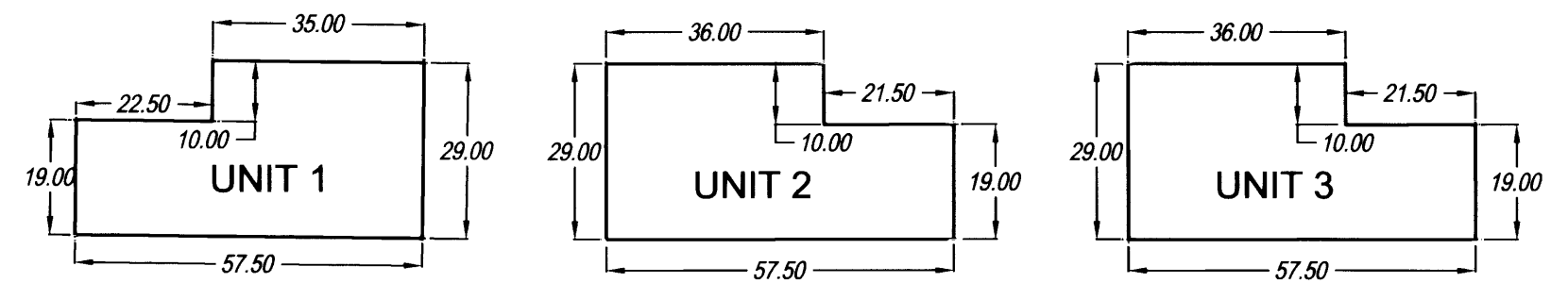
FILED THIS 29th DAY OF JULY, 2005, 8:19 O'CLOCK AM/PM

Barbara E. Nielsen 7-29-05
 DOUGLAS COUNTY CLERK DEPUTY DATE

Ron Northrup 7-28-05
 DOUGLAS COUNTY ASSESSOR DATE



HORIZONTAL LIMITS OF UNITS ARE 2.5' OUTSIDE PERIMETER OF FOUNDATION AND DIMENSIONED AS SHOWN BELOW



FROM SW COR PARCEL 1, LAND PARTITION 2003-0048

- 1) N52°31'44"E 43.19'
- 2) N88°52'02"E 86.28'
- 3) N47°26'46"E 157.27'
- 4) N47°30'44"E 214.77'
- 5) N54°31'32"E 220.50'
- 6) N58°57'31"E 164.93'

	1	2	3
UPPER LIMIT OF UNIT PEAK OF ROOF	622.42	616.40	618.46
	609.70	603.68	605.74
TOP OF FOUNDATION	586.42	580.40	582.46
LOWER LIMIT OF UNIT	580.42	574.40	576.46

* ELEVATIONS FROM "DARLEY" w/ RTK GPS.

FOUR SEASONS VILLAGE CONDOMINIUM A FLEXIBLE CONDOMINIUM LYING IN THE NW 1/4 OF SECTION 18, T27S, R5W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2007
CLIENT: VARGAS-BOZO, INC. 141 UMPQUA COLLEGE RD. ROSEBURG, OREGON 97470	SURVEYOR: F. NEIL HIBBS LAND SURVEYING, INC. 4739 LOOKINGGLASS ROAD ROSEBURG, OREGON 97470 phone (541) 957-9303 fax (541) 957-9306 email: NeilHibbs@aol.com	
DWG. SCALE: 1"= 30' JOB #: 0076-03 DWG. BY: FLB PAGE: 1 OF 1 DATE: JUNE 2005		

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