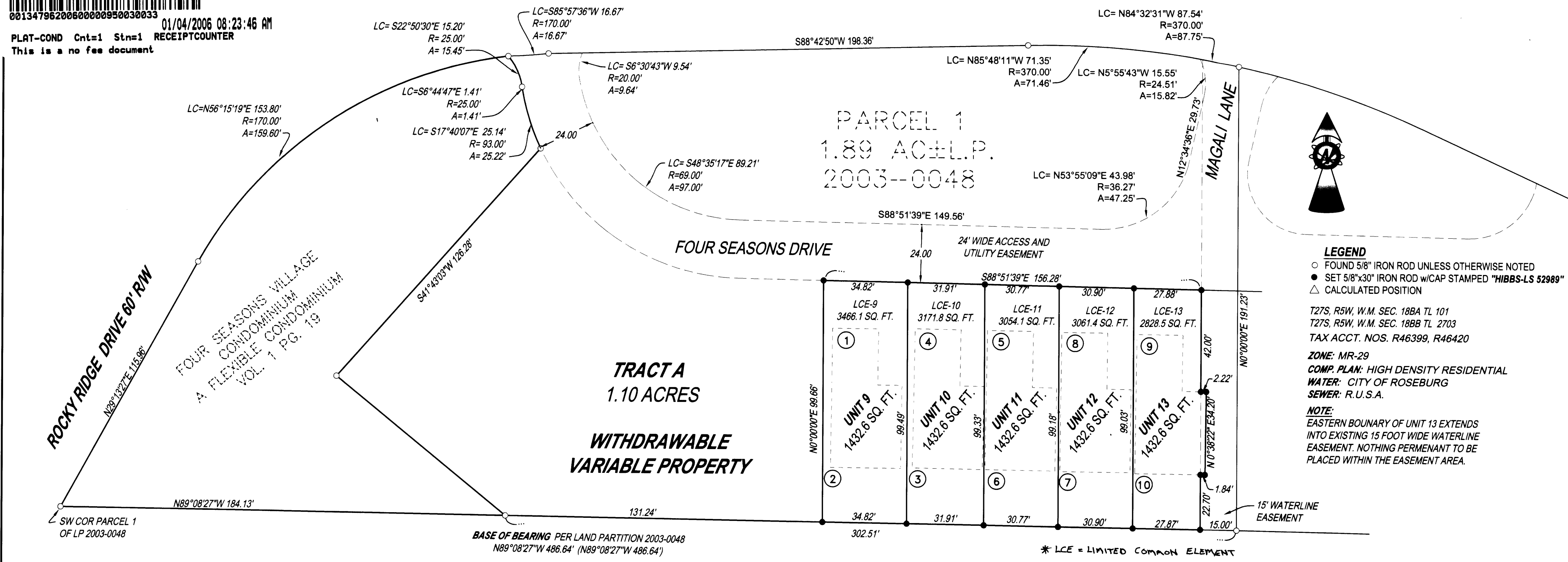


CONDOMINIUM

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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

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.

NOTE:
 EASTERN BOUNDARY OF UNIT 13 EXTENDS INTO EXISTING 15 FOOT WIDE WATERLINE EASEMENT. NOTHING PERMANENT TO BE PLACED WITHIN THE EASEMENT AREA.

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 "STAGE 2 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
 JOSE M. VARGAS-BOZO, PRESIDENT
 DATE 12-16-05

ACKNOWLEDGMENT:
 STATE OF OREGON
 COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 16 DAY OF DEC., 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 #: 397654
 MY COMMISSION EXPIRES: Oct 20, 2009
 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.

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

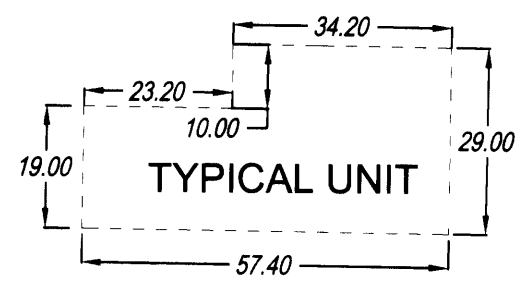
BEGINNING AT A 5/8" IRON ROD THAT BEARS S89°08'27"E 315.37 FEET FROM THE SOUTHWEST CORNER OF PARCEL 1, LAND PARTITION 2003-0048 AS RECORDED IN THE SURVEY RECORDS OF DOUGLAS COUNTY; THENCE NORTH 99.66 FEET TO A 5/8" IRON ROD; THENCE S88°51'39"E 156.28 FEET TO A 5/8" IRON ROD; THENCE SOUTH 42.00 FEET TO A 5/8" IRON ROD; THENCE EAST 2.22 FEET TO A 5/8" IRON ROD; THENCE S0°38'22"W 34.20 FEET TO A 5/8" IRON ROD; THENCE WEST 1.84 FEET TO A 5/8" IRON ROD; THENCE SOUTH 22.70 FEET TO A 5/8" IRON ROD; THENCE N89°08'27"W 156.27 FEET TO A 5/8" IRON ROD, THE PLACE OF BEGINNING AND CONTAINING 0.35 ACRES, MORE OR LESS.

APPROVALS:
Randy Wain 12-22-05
 DOUGLAS COUNTY SURVEYOR
Sandra L. Carver 1/3/06
 DOUGLAS COUNTY TAX COLLECTOR
 FILED THIS 4th DAY OF JAN, 2006, O'CLOCK 8:23 AM/PM

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.
Barbara E. Nielsen 1-4-06
 DOUGLAS COUNTY CLERK
Roy Norstrom 1-3-06
 DOUGLAS COUNTY ASSESSOR

TIE FROM SW COR. PARCEL 1, LAND PARTITION 2003-0048

- 1) N76°43'57"E 327.92'
- 2) N86°47'26"E 319.03'
- 3) N87°06'56"E 352.79'
- 4) N77°59'35"E 361.21'
- 5) N78°58'46"E 390.44'
- 6) N87°25'06"E 382.82'
- 7) N79°51'46"E 420.55'
- 8) N87°41'52"E 413.77'
- 9) N80°38'41"E 451.06'
- 10) N87°56'52"E 444.71'



	9	10	11	12	13
UPPER LIMIT OF UNIT	634.91	637.78	640.73	644.75	648.98
PEAK OF ROOF	637.63	640.50	643.45	647.47	651.70

	9	10	11	12	13
TOP OF FOUNDATION	598.91	601.78	604.73	608.75	612.78
LOWER LIMIT OF UNIT	592.91	595.78	598.73	602.75	606.78

* ELEVATIONS FROM "DARLEY" w/ RTK GPS

STAGE 2

FOUR SEASONS VILLAGE CONDOMINIUM
A FLEXIBLE CONDOMINIUM
 LYING IN THE NW 1/4 OF SECTION 18, T27S, R5W,
 WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT: VARGAS-BOZO, INC. 141 UMPQUA COLLEGE RD. ROSEBURG, OREGON 97470	SURVEYOR: <i>F. Neil Hibbs</i> 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: DECEMBER 2005	REGISTRATION: REGISTERED PROFESSIONAL LAND SURVEYOR <i>F. Neil Hibbs</i> OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2007