

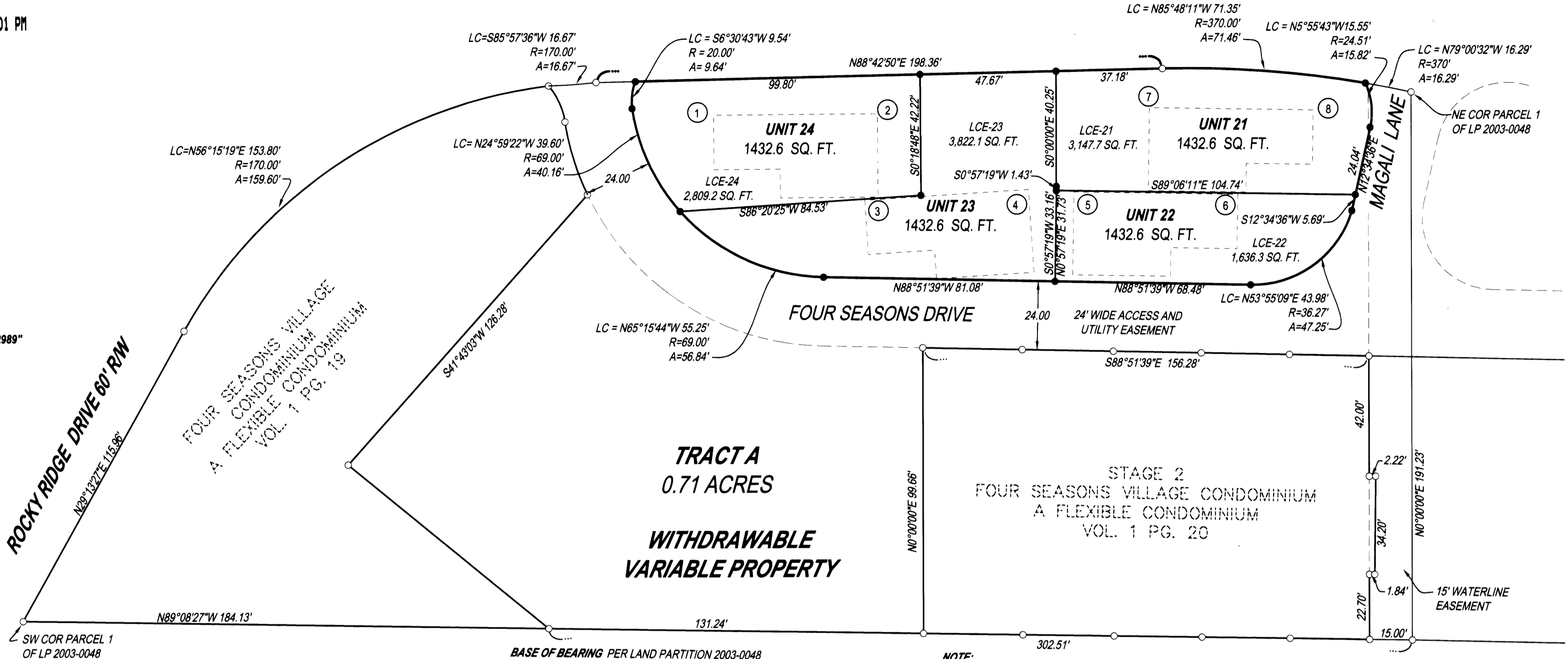


- LEGEND**
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
  - SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
  - △ CALCULATED POSITION

T27S, R5W, W.M. SEC. 18BA TL 101  
T27S, R5W, W.M. SEC. 18BB TL 203

TAX ACCT. NOS. R46399, R46420

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



**TRACT A**  
0.71 ACRES  
**WITHDRAWABLE**  
**VARIABLE PROPERTY**

**STAGE 2**  
FOUR SEASONS VILLAGE CONDOMINIUM  
A FLEXIBLE CONDOMINIUM  
VOL. 1 PG. 20

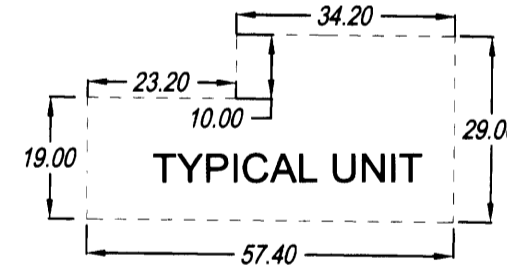
**NARRATIVE:**  
THE PURPOSE OF THIS SURVEY WAS TO CREATE A CONDOMINIUM ON THE SUBJECT PROPERTY. THE BOUNDARY WAS HELD AS RECORD PER LAND PARTITION 2003-0048 OF THE SURVEY RECORDS OF DOUGLAS COUNTY.

**DECLARATION:**  
KNOW ALL PERSONS BY THESE PRESENTS THAT VARGAS-BOZO, INC., AN OREGON CORPORATION, DOES HEREBY DECLARE THE ANNEXED MAP OF "STAGE 3 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.

**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.

BEGINNING AT A 5/8" IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY OF ROCKY RIDGE DRIVE WHICH BEARS N79°00'32"W 16.29 FEET FROM THE NORTHEAST CORNER OF PARCEL 1, LAND PARTITION 2003-0048; THENCE 15.83 FEET ALONG THE ARC OF A 24.5 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS S5°55'43"E 15.55 FEET TO A 5/8" IRON ROD; THENCE S12°34'36"W 29.73 FEET TO A 5/8" IRON ROD; THENCE 47.25 FEET ALONG THE ARC OF A 36.27 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS S53°55'09"W 43.98 FEET TO A 5/8" IRON ROD; THENCE N88°51'39"W 149.56 FEET TO A 5/8" IRON ROD; THENCE 97.00 FEET ALONG THE ARC OF A 69 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS N48°35'17"W 89.21 FEET TO A 5/8" IRON ROD; THENCE 9.64 FEET ALONG THE ARC OF A 20 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS N6°30'43"E 9.54 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY OF ROCKY RIDGE DRIVE; THENCE ALONG SAID RIGHT-OF-WAY N88°42'50"E 184.66 FEET TO A 5/8" IRON ROD; THENCE 71.46 FEET ALONG THE ARC OF A 370 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS S85°48'11"E 71.35 FEET TO A 5/8" IRON ROD, THE PLACE OF BEGINNING AND CONTAINING 0.39 ACRES, MORE OR LESS.

**NOTE:**  
"LCE"= LIMITED COMMON ELEMENT  
HORIZONTAL LIMITS OF UNITS ARE 2.5' OUTSIDE PERIMETER OF FOUNDATION AND DIMENSIONED AS SHOWN BELOW  
TIE FROM SW COR. PARCEL 1, LAND PARTITION 2003-0048



1. N53°57'40"E 299.62'
2. N59°29'25"E 347.84'
3. N63°36'23"E 329.52'
4. N66°55'33"E 383.10'
5. N67°56'26"E 397.47'
6. N70°47'37"E 450.86'
7. N65°39'44"E 433.37'
8. N68°32'56"E 485.91'

	21	22	23	24
UPPER LIMIT OF UNIT PEAK OF ROOF	647.64	644.04	631.74	624.57
LOWER LIMIT OF UNIT	634.92	631.32	619.02	611.85
TOP OF FOUNDATION	611.64	608.04	595.74	588.57
LOWER LIMIT OF UNIT	605.64	602.04	589.74	582.57

ELEVATIONS FROM "DARLEY" W/RTK GPS

SIDE VIEW OF UNIT

*M. Vargas-Bozo* 2-7-06  
MAGALI VARGAS-BOZO, SECRETARY DATE



**ACKNOWLEDGMENT:**  
STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 7 DAY OF FEB 2006, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED MAGALI VARGAS-BOZO, WHO DID SAY THAT SHE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT SHE 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

**APPROVALS:**  
*Rand Smith* 2-7-06  
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

*Sandra K. Cooney* 2/16/06  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 14 DAY OF APRIL, 2006, 3:29 O'CLOCK AM/PM  
BARBARA E. NIELSEN *Barbara E. Nielsen* 4-14-06  
DOUGLAS COUNTY CLERK BY: DEPUTY DATE

*Ray Northrup* 2-14-06  
DOUGLAS COUNTY ASSESSOR DATE

DECLARATION RECORDING NO. 2006-009478

<p><b>STAGE 3</b> <b>FOUR SEASONS VILLAGE CONDOMINIUM</b> <b>A FLEXIBLE CONDOMINIUM</b> LYING IN THE NW 1/4 OF SECTION 18, T27S, R5W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON</p>		<p>REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p><i>F. Neil Hibbs</i> <b>F. NEIL HIBBS</b> 52989</p> <p>EXPIRATION DATE 6/30/2007</p>
<p><b>CLIENT:</b> VARGAS-BOZO, INC. 141 UMPQUA COLLEGE RD. ROSEBURG, OREGON 97470</p>	<p><b>SURVEYOR:</b> <b>NEIL HIBBS</b> LAND SURVEYING, INC. 4739 LOOKINGGLASS ROAD ROSEBURG, OREGON 97470 phone (541) 957-9303 fax (541) 957-9306 email: NeilHibbs@aol.com</p>	
DWG. SCALE: 1"= 30'	JOB #: 0076-03	DWG. BY: FLB
PAGE: 1 OF 1	DATE: JANUARY 2006	

