

**LEGEND**  
 ○ FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED  
 ● SET 5/8" IRON ROD w/CAP STAMPED "HIBBS-LB 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.

- A LC= S34°11'59"E 28.33'  
R=93.00'  
A=28.44'
- B LC= S52°23'38"E 30.49'  
R=93.00'  
A=30.62'
- C LC= S82°12'55"E 21.53'  
R=93.00'  
A=21.57'

**DECLARATION:**  
 KNOW ALL PERSONS BY THESE PRESENTS THAT VARGAS-BOZO, INC., AN OREGON CORPORATION, DOES HEREBY DECLARE THE ANNEXED MAP OF "STAGE 4 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.

*M. Vargas-Bozo* 10-6-06  
 MAGALI VARGAS-BOZO, SECRETARY DATE

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

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 6 DAY OF Oct. 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

**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 A PORTION OF THE LAND DESCRIBED AS PARCELS 1 AND 2 OF LAND PARTITION 2003-0048 OF THE SURVEY RECORDS OF DOUGLAS COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A 5/8" IRON ROD WHICH BEARS SOUTH 92.41 FEET FROM THE NORTHEAST CORNER OF SAID PARCEL 1; THENCE S88°51'39"E 103.50 FEET TO A 5/8" IRON ROD; THENCE SOUTH 98.32 FEET TO A 5/8" IRON ROD ON THE SOUTHERN BOUNDARY OF SAID PARCEL 2; THENCE N89°08'27"W 103.50 FEET TO A 5/8" IRON ROD; THENCE NORTH 98.82 FEET TO A 5/8" IRON ROD, THE PLACE OF BEGINNING.

ALSO WITH A PARCEL OF LAND BEGINNING AT A 5/8" IRON ROD WHICH BEARS S89°08'27"E 184.13 AND N50°48'20"W 12.80 FEET FROM THE SOUTHWEST CORNER OF SAID PARCEL 1; THENCE N50°48'20"W 90.46 FEET TO A 5/8" IRON ROD; THENCE N41°43'03"E 126.28 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY EDGE OF FOUR SEASONS DRIVE; THENCE 59.06 FEET ALONG THE ARC OF A 93.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS S43°38'00"E 58.08 FEET TO A 5/8" IRON ROD; THENCE S32°15'15"W 119.78 FEET TO A 5/8" IRON ROD, THE PLACE OF BEGINNING.

ALSO, WITH A PARCEL OF LAND BEGINNING AT A 5/8" IRON ROD WHICH BEARS S89°08'27"E 226.51 FEET FROM THE SOUTHWEST CORNER OF SAID PARCEL 1; THENCE N17°36'44"E 106.96 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY EDGE OF FOUR SEASONS DRIVE; THENCE 21.57 FEET ALONG THE ARC OF A 93.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS S82°12'55"E 21.53 FEET TO A 5/8" IRON ROD; THENCE S88°51'39"E 35.17 FEET TO A 5/8" IRON ROD ON THE WESTERLY BOUNDARY OF STAGE 2, FOUR SEASONS VILLAGE CONDOMINIUM; THENCE SOUTH 99.66 FEET ALONG SAID WESTERLY BOUNDARY TO A 5/8" IRON ROD; THENCE N89°08'27"W 88.86 FEET TO A 5/8" IRON ROD, THE PLACE OF BEGINNING.

CONTAINING 0.59 ACRES, MORE OR LESS.

**APPROVALS:**

*Pammy Wan* 10-4-06  
 DOUGLAS COUNTY SURVEYOR DATE

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

*Sandra K. Correll* 10/9/06  
 DOUGLAS COUNTY TAX COLLECTOR DATE

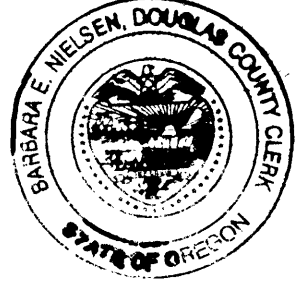
FILED THIS 11<sup>th</sup> DAY OF OCTOBER 2006, 3:24 O'CLOCK  
10:00 PM 2006-024750

*Barbara E. Nielsen* 10-11-06  
 DOUGLAS COUNTY CLERK BY: DEPUTY DATE

*Roy Northcraft* 10-10-06  
 DOUGLAS COUNTY ASSESSOR DATE

**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.

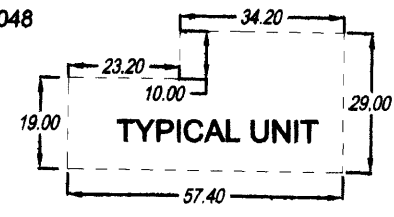
DECLARATION RECORDING No. 2006-024749



**NOTE:**  
 \*LCE= LIMITED COMMON ELEMENT

TIE FROM NE CORNER PARCEL 1, LAND PARTITION 2003-0048

1. S75°30'08"W 295.22'
2. S69°18'58"W 341.27'
3. S70°28'34"W 275.50'
4. S64°09'18"W 322.56'
5. S58°10'06"W 289.36'
6. S65°57'29"W 244.78'
7. S61°29'14"W 226.20'
8. S50°31'09"W 260.05'
9. S10°56'02"E 171.36'
10. S16°05'39"E 115.80'
11. S21°08'54"E 182.21'
12. S29°59'02"E 129.93'
13. S31°17'29"E 196.35'
14. S41°52'37"E 148.90'



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

ELEVATIONS FROM "DARLEY" W/RTK GPS

	1	2	3	4	5	6	7
UPPER LIMIT OF UNIT	620.12	622.12	628.24	630.78	656.52	662.00	670.08
PEAK OF ROOF	607.40	609.40	615.52	618.06	643.80	649.28	655.36
TOP OF FOUNDATION	584.12	586.12	592.24	594.78	620.52	626.00	632.08
LOWER LIMIT OF UNIT	578.12	580.12	586.24	588.78	614.52	620.00	628.08

**NOTE:**  
 THE EASTERLY SIDE OF UNIT 8 WILL BE 1.8 FEET OUTSIDE OF PERIMETER OF FOUNDATION, RATHER THAN THE STANDARD 2.5 FEET.

**STAGE 4**

<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		REGISTERED PROFESSIONAL LAND SURVEYOR 
CLIENT: VARGAS-BOZO, INC. 141 UMPQUA COLLEGE RD. ROSEBURG, OREGON 97470	SURVEYOR: LAND SURVEYING, INC. 4739 LOOKINGGLASS ROAD ROSEBURG, OREGON 97470 phone (541) 957-9303 fax (541) 957-9306 email: NeilHibbs@aol.com	OREGON JANUARY 12, 1999 <b>F. NEIL HIBBS</b> 52989 EXPIRATION DATE 6/30/2007
DWG. SCALE: 1"= 40'    JOB#: 0076-03    DWG. BY: FLB    PAGE: 1 OF 1    DATE: SEPTEMBER 2006		