

2021-0008 C

SURVEYOR'S CERTIFICATE:

I, DEREK ALLEN FEIGEL, OREGON PROFESSIONAL LAND SURVEYOR NO. 77555, HEREBY CERTIFY 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 1" IRON PIPE MARKING THE NORTHEAST CORNER OF LOT 145, TRACT 1, PLAT 1, ROSEBURG ORCHARDS CO.; THENCE SOUTH 14°07'56" EAST, 93.14 FEET TO A 5/8" IRON ROD MARKING THE NORTHWEST CORNER OF LOT 127 OF SAID TRACT 1, PLAT 1, ROSEBURG ORCHARDS CO.; THENCE ALONG THE WEST LINE OF SAID LOT 127, TRACT 1, PLAT 1, ROSEBURG ORCHARDS CO., SOUTH 01°33'50" WEST, 824.02 FEET TO A 5/8" MARKING THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE NORTH LINE OF A 40-FOOT PLATTED ROAD PER SAID TRACT 1, PLAT 1, ROSEBURG ORCHARDS CO., NORTH 87°54'44" WEST, 20.18 FEET TO A 5/8" IRON ROD; THENCE ALONG THE WEST LINE OF SAID 40-FOOT PLATTED ROAD, SOUTH 0°26'02" EAST, 120.94 FEET TO A 5/8" IRON ROD; THENCE CONTINUING ALONG THE WEST LINE OF SAID 40-FOOT PLATTED ROAD, SOUTH 01°38'57" EAST, 552.79 FEET TO A 5/8" IRON ROD MARKING THE SOUTHEAST CORNER OF LOT 130 OF SAID TRACT 1, PLAT 1, ROSEBURG ORCHARDS CO.; THENCE ALONG THE SOUTH LINE OF SAID LOT 130, SOUTH 89°40'52" WEST, 887.35 FEET TO A 5/8" IRON ROD MARKING THE SOUTHWEST CORNER OF SAID LOT 130.; THENCE ALONG THE WEST LINE OF LOT 131 OF SAID TRACT 1, PLAT 1, ROSEBURG ORCHARDS CO., SOUTH 00°11'04" WEST, 303.99 FEET TO A 5/8" IRON ROD MARKING THE SOUTHWEST CORNER OF SAID LOT 131; THENCE ALONG THE SOUTH LINE OF LOT 140 OF SAID TRACT 1, PLAT 1, ROSEBURG ORCHARDS CO., SOUTH 89°40'52" WEST, 400.64 FEET TO A 5/8" IRON ROD ON THE NORTHEASTERLY BOUNDARY OF THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 91-5513, DOUGLAS COUNTY CLERK'S RECORDS; THENCE ALONG SAID NORTHEASTERLY BOUNDARY OF INSTRUMENT NUMBER 91-5513, NORTH 37°57'58" WEST, 65.14 FEET TO A 5/8" IRON ROD MARKING THE MOST-NORTHERLY CORNER OF SAID INSTRUMENT NUMBER 91-5513; SAID CORNER ALSO BEING THE MOST-EASTERLY CORNER OF THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 91-9637, DOUGLAS COUNTY CLERK'S RECORDS; THENCE ALONG THE NORTHEASTERLY BOUNDARY OF SAID INSTRUMENT NUMBER 91-9637, NORTH 30°01'11" WEST, 104.00 FEET TO A 5/8" IRON ROD MARKING THE MOST-NORTHERLY CORNER THEREOF; THENCE ALONG THE NORTHWESTERLY BOUNDARY OF SAID INSTRUMENT NUMBER 91-9637, SOUTH 55°15'40" WEST, 99.28 FEET TO A 5/8" IRON ROD MARKING THE MOST-WESTERLY CORNER OF SAID INSTRUMENT NUMBER 91-9637; THENCE ALONG THE SOUTHWESTERLY BOUNDARY OF SAID INSTRUMENT NUMBER 91-9637, SOUTH 29°54'25" EAST, 98.67 FEET TO A 5/8" IRON ROD ON THE SOUTH LINE OF LOT 140 OF SAID TRACT 1, PLAT 1, ROSEBURG ORCHARDS CO.; THENCE ALONG SAID SOUTH LINE OF LOT 140, SOUTH 89°40'52" WEST, 69.00 FEET TO THE EASTERLY BOUNDARY OF THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 2015-15979, DOUGLAS COUNTY CLERK'S RECORDS; THENCE ALONG SAID EASTERLY BOUNDARY OF INSTRUMENT NUMBER 2015-15979, NORTH 31°32'54" WEST, 66.15 FEET TO A 5/8" IRON ROD MARKING THE MOST-NORTHERLY CORNER OF SAID INSTRUMENT NUMBER 2015-15979; THENCE ALONG THE NORTH BOUNDARY OF SAID INSTRUMENT NUMBER 2015-15979, SOUTH 61°58'09" WEST, 121.64 FEET TO A 5/8" IRON ROD MARKING THE MOST-WESTERLY NORTHWEST CORNER THEREOF; SAID CORNER ALSO BEING ON THE NORTH LINE OF 138, TRACT 1, PLAT 1, ROSEBURG ORCHARDS CO.; THENCE ALONG SAID NORTH LINE OF LOT 138, SOUTH 89°45'16" WEST, 228.43 FEET TO A 5/8" IRON ROD MARKING THE NORTHWEST CORNER THEREOF; SAID CORNER ALSO BEING ON THE SOUTHEASTERLY BOUNDARY OF SUNSET VIEW SUBDIVISION PHASES 1 AND 2; THENCE ALONG SAID SOUTHEASTERLY BOUNDARY OF SUNSET VIEW SUBDIVISION PHASES 1 AND 2 THE FOLLOWING COURSES:
NORTH 48°44'49" EAST, 8.56 FEET TO A 5/8" IRON ROD; THENCE NORTH 48°37'30" EAST, 309.02 FEET TO A 5/8" IRON ROD; THENCE NORTH 48°52'17" EAST, 60.52 FEET TO A 5/8" IRON ROD; THENCE NORTH 31°12'44" WEST, 20.26 FEET TO A 5/8" IRON ROD MARKING THE MOST-SOUTHERLY CORNER OF SUNSET VIEW SUBDIVISION PHASE 3; THENCE ALONG THE SOUTH BOUNDARY OF SAID SUNSET VIEW SUBDIVISION PHASE 3, NORTH 59°11'16" EAST, 108.75 FEET TO A 5/8" IRON ROD MARKING THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE WEST BOUNDARY OF SAID SUNSET VIEW SUBDIVISION PHASE 3, NORTH 0°11'12" EAST, 201.46 FEET TO A 5/8" IRON ROD MARKING THE NORTHEAST CORNER THEREOF; SAID CORNER ALSO BEING ON THE EAST BOUNDARY OF A 40-FOOT PLATTED ROAD PER SAID TRACT 1, PLAT 1, ROSEBURG ORCHARDS CO.; THENCE ALONG SAID EAST BOUNDARY OF SAID 40-FOOT PLATTED ROAD THE FOLLOWING COURSES:
NORTH 0°17'19" EAST, 327.40 FEET TO A 5/8" IRON ROD; THENCE NORTH 6°41'16" WEST, 1077.40 FEET TO A 5/8" IRON ROD MARKING THE NORTHWEST CORNER OF LOT 145 OF SAID TRACT 1, PLAT 1, ROSEBURG ORCHARDS CO.; THENCE ALONG THE NORTH LINE OF SAID LOT 145, TRACT 1, PLAT 1, ROSEBURG ORCHARDS CO., SOUTH 89°15'30" EAST, 1612.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 61.39 ACRES, MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE TRACT DESCRIBED PER THIS PLAT INTO THREE PARCELS AND DEDICATE RIGHT-OF-WAY AS SHOWN.

THE NORTHWEST CORNER OF LOT 148, TRACT 1, PLAT 1, ROSEBURG ORCHARDS CO. WAS CALCULATED BY HOLDING MONUMENTS OF RECORD PER M33-2 AND M39-77 TO ESTABLISH THE EAST SIDE OF THE 40-FOOT PLATTED ROAD. MONUMENTS OF RECORD PER PARTITION PLAT NO. 1999-99 WERE THEN HELD AND PROJECTED TO INTERSECT SAID EAST SIDE OF THE 40-FOOT PLATTED ROAD TO RE-ESTABLISH THE NORTHWEST CORNER OF LOT 148 OF SAID TRACT 1, PLAT 1, ROSEBURG ORCHARDS CO.

M33-2 IS THE BEST AVAILABLE EVIDENCE OF CORNERS FOUND AND ESTABLISHED PER SAID TRACT 1, PLAT 1, ROSEBURG ORCHARDS CO. VERY FEW OF THOSE CORNERS COULD BE FOUND DURING AN EXHAUSTIVE SEARCH BETWEEN LOTS 143 AND 148. THE DISTANCE BETWEEN THE MONUMENT THAT WAS FOUND PER M33-2 ON THE WEST BOUNDARY OF LOT 142 AND THE CALCULATED CORNER OF LOT 148 AGREED WITH M33-2. I USED RECORD DISTANCE PER M33-2 FROM THE CALCULATED CORNER OF LOT 148 TO ESTABLISH THE NORTHWEST CORNER OF LOT 145.

THE REMAINDER OF PARCEL 3 WAS ESTABLISHED AS FOLLOWS:

THE EAST BOUNDARY WAS CALCULATED BY HOLDING MONUMENTS OF RECORD PER M33-2 AND USING RECORD DISTANCE ACROSS THE 40-FOOT PLATTED ROAD FROM THE IRON PIPE FOUND ON THE SOUTH SIDE OF BARAGER ROAD (EASTERLY NE CORNER OF D.L.C. NO. 37).

THE SOUTHEAST CORNERS OF LOT 130 AND LOT 131 WERE CALCULATED BY PROPORTIONING BETWEEN THE 5/8" IRON ROD FOUND PER M33-2 ON THE EAST BOUNDARY OF LOT 128 AND THE CALCULATED SOUTHEAST CORNER OF LOT 132.

THE SOUTHWEST CORNERS OF LOT 130 AND LOT 131 WERE CALCULATED BY HOLDING THE BEARING ON THE NORTH SIDE OF BARAGER ROAD AND PROPORTIONING ACROSS THE SUBDIVISION TO THE EAST BOUNDARY OF SUNSET VIEW SUBDIVISION, PHASES 1 AND 2 (EAST BOUNDARY OF 40-FOOT PLATTED ROAD PER TRACT 1, PLAT 1, ROSEBURG ORCHARDS CO.)

THE SOUTH LINES OF LOTS 131 AND LOT 140 WERE THEN CALCULATED BY HOLDING THE BEARING BETWEEN FOUND MONUMENTS ON THE SOUTH SIDE OF BARAGER ROAD AND PROJECTING THIS EASTERLY FROM THE MONUMENT FOUND AT THE MOST-WESTERLY CORNER OF INSTRUMENT NUMBER 2015-15979.

THE SOUTHWEST CORNER OF LOT 131 WAS THEN CALCULATED BY PROPORTIONING BETWEEN THE EASTERLY BOUNDARY OF SUNSET VIEW SUB. PHASES 1 AND 2 AND THE WEST SIDE OF THE 40-FOOT PLATTED ROAD.

THE NORTHWEST CORNER OF LOT 131 WAS CALCULATED BY HOLDING THE BEARING BETWEEN FOUND MONUMENTS AT THE INTERIOR "L" CORNER AND NNE CORNER OF D.L.C. NO. 37 ON THE WEST SIDE OF THE PROJECT, PROJECTED NORTHERLY AND INTERSECTED WITH THE NORTH LINES OF LOTS 131 AND 140.

THE MOST-NORTHERLY CORNER OF INSTRUMENT NUMBER 91-9637 WAS CALCULATED BY USING DISTANCE-DISTANCE INTERSECTION FROM FOUND MONUMENTS AT THE MOST-EASTERLY AND MOST-WESTERLY CORNERS OF SAID TRACT.

THE RIGHT-OF-WAY ALONG TODD STREET TO BE DEDICATED PER THIS PLAT WAS CALCULATED BY OFFSETTING MONUMENTS OF RECORD ALONG THE STREET 60- FEET.

MONUMENTS OF RECORD WERE HELD FOR THE REMAINDER OF THE EXTERIOR BOUNDARY AND MONUMENTS SET TO DELINEATE THE NEW PARCELS AS SHOWN.

THIS SURVEY WAS PERFORMED BY JEREMY LEONARD, RENDEN HEICHEL, DEREK FEIGEL AND DARRELL JONES. OFFICE CALCULATIONS AND DRAFTING WERE PERFORMED BY DEREK FEIGEL.

EASEMENTS OF RECORD

THE FOLLOWING EASEMENTS OF RECORD ARE LISTED AS ENCUMBRANCES FOR THE TRACT BEING PARTITIONED PER THIS PLAT ON A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY OF OREGON, ROSEBURG BRANCH DATED JULY 13, 2020 ORDER NO. 7399-3508976.

- 5. KVAL/KPIC TOWER SITE LEASE AND ROADWAY EASEMENT, AS DISCLOSED IN INSTRUMENT, INCLUDING TERMS AND PROVISIONS THEREOF.
RECORDED: BOOK 530, PAGE 380, RECORDER'S NO. 73-14000

SURVEYOR'S NOTE: LOCATION OF ROADWAY NOT DESCRIBED IN DOCUMENT
- 6. ROAD AND UTILITY EASEMENT AGREEMENT, INCLUDING TERMS AND PROVISIONS THEREOF.
RECORDED: MARCH 28, 2003 AS RECORDER'S NO. 2003-8502

SURVEYOR'S NOTE: EASEMENT NOT LOCATED ON TRACT BEING PARTITIONED PER THIS PLAT.
- 7. ROAD, TRAIL AND UTILITY EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF.
RECORDED: MARCH 28, 2003 AS RECORDER'S NO. 2003-8503

MODIFICATION AND/OR AMENDMENT BY INSTRUMENT:
RECORDING INFORMATION: JULY 14, 2015 AS RECORDER'S NO. 2015-11111

SURVEYOR'S NOTE: LOCATION OF EASEMENT IN 2003-8503 NOT DESCRIBED IN DOCUMENT. MODIFICATION (PARTIAL TERMINATION) IN 2015-11111.
- 8. WATER TANK EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF.
RECORDED: MARCH 28, 2003 AS RECORDER'S NO. 2003-8504

SURVEYOR'S NOTE: LOCATION OF EASEMENT NOT DISCLOSED IN DOCUMENT
- 15. ACCESS EASEMENT, TEMPORARY CUL-DE-SAC AND FENCE LINE AS SET OUT ON MAJOR LAND PARTITION NO. M88-37, SURVEYOR'S RECORDS OF DOUGLAS COUNTY, OREGON.

SURVEYOR'S NOTE: NONE OF THESE ENCUMBRANCES ARE LOCATED ON THE TRACT BEING PARTITIONED PER THIS PLAT.
- 17. IRREVOCABLE OFFER TO DEDICATE PROPERTY TO DOUGLAS COUNTY, INCLUDING TERMS AND PROVISIONS THEREOF.
RECORDED: BOOK 959, PAGE 23, RECORDER'S NO. 86-12032

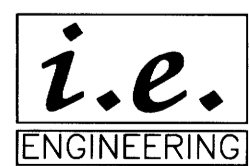
SURVEYOR'S NOTE: TRACT NOW IN ROSEBURG CITY LIMITS, NOT DOUGLAS COUNTY. DEDICATION AREA BEING DEDICATED TO CITY OF ROSEBURG AS PUBLIC RIGHT-OF-WAY PER THIS PLAT.
- 18. EASEMENT AS GRANTED IN WARRANTY DEED, INCLUDING TERMS AND PROVISIONS THEREOF.
RECORDED: BOOK 1141, PAGE 795, RECORDER'S NO. 91-9637

SURVEYOR'S NOTE: EASEMENT AREA BEING DEDICATED TO CITY OF ROSEBURG AS PUBLIC RIGHT-OF-WAY PER THIS PLAT.
- 20. ACCESS AND UTILITY EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF.
RECORDED: FEBRUARY 26, 2007 AS RECORDER'S NO. 2007-4902

SURVEYOR'S NOTE: A PORTION OF THIS EASEMENT AREA IS TO BE DEDICATED RIGHT-OF-WAY PER THIS PLAT. THE REMAINING PORTION THAT IS NOT DEDICATED WILL BE DEDICATED PER THE CITY OF ROSEBURG PLANNING DEPARTMENT AT A FUTURE DATE. AT SUCH TIME THAT ALL OF TODD STREET IS DEDICATED TO THE PUBLIC, THERE WILL BE NO NEED FOR THE EASEMENT.

COMMUNITY DEVELOPMENT DEPARTMENT FILE NO. P-20-001

2021-0008 C



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SURVEYED FOR:
SERAFIN REALTY
ROSE VILLAGE LLC

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JOB NO: 2801-01_T5
DATE: 9/14/2020

LAND PARTITION
LYING IN SECTION 7, TOWNSHIP 27 SOUTH, RANGE 5 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR



OREGON
JULY 10, 2018
DEREK ALLEN FEIGEL
77555

EXPIRES: 12/31/21