

2021-0008 D

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT ROSE VILLAGE LLC IS THE OWNER OF A PORTION OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THIS PARTITION PLAT TO BE PREPARED AND THE PROPERTY PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES. DECLARANT ALSO HEREBY DEDICATES TO THE PUBLIC USE FOREVER RIGHT-OF-WAY AS SHOWN HEREON.

[Signature] 1/5/2021  
ROD JOHNSON, MANAGER DATE  
ROSE VILLAGE LLC

ACKNOWLEDGMENT:

STATE OF OREGON }  
COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 6 DAY OF January, 2021, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ROD JOHNSON, AS MANAGER OF ROSE VILLAGE LLC, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

[Signature]  
ELAINE ESTHER BERG  
NOTARY PUBLIC - OREGON  
COMMISSION NO.: 972256  
MY COMMISSION EXPIRES: MARCH 12, 2022

APPROVALS:

[Signature] 2/16/21  
COMMUNITY DEVELOPMENT DIRECTOR DATE

[Signature] 2/13/21  
PUBLIC WORKS DIRECTOR DATE

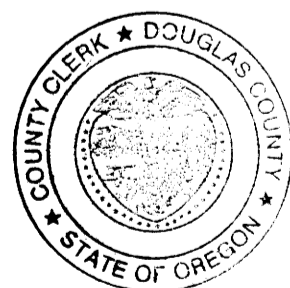
[Signature] 2/17/2021  
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 2/17/21  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 17<sup>th</sup> DAY OF Feb, 2021, 9:52 O'CLOCK (AM/PM)

[Signature] 2/17/21  
DOUGLAS COUNTY CLERK DATE



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT PETE SERAFIN REALTY INC. & THE PETER B. SERAFIN GENERATION SKIPPING TRUST ARE THE OWNERS OF A PORTION OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THE PROPERTY PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES. DECLARANT ALSO HEREBY DEDICATES TO THE PUBLIC USE FOREVER RIGHT-OF-WAY AS SHOWN HEREON.

[Signature] 12-28-2020  
BARRY D. SERAFIN, PRESIDENT DATE  
PETE SERAFIN REALTY INC.

[Signature] 12-28-2020  
BARRY D. SERAFIN, TRUSTEE DATE  
PETER B. SERAFIN GENERATION SKIPPING TRUST

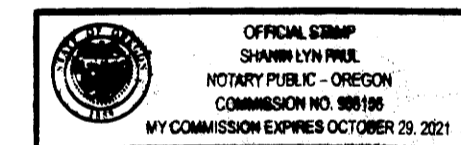
ACKNOWLEDGMENT:

STATE OF OREGON }  
COUNTY OF Deschutes } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 28<sup>th</sup> DAY OF December, 2020, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BARRY D. SERAFIN, AS PRESIDENT OF PETE SERAFIN REALTY INC., AND BARRY D. SERAFIN, AS TRUSTEE OF THE PETER B. SERAFIN GENERATION SKIPPING TRUST WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

[Signature]

NOTARY PUBLIC - OREGON



COMMISSION NO.: 968156

MY COMMISSION EXPIRES: October 29, 2021

PARCEL 1:

ZONE: R7.5/R10  
COMP. PLAN: LDR

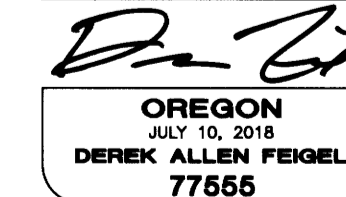
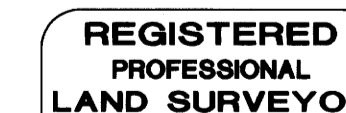
PARCEL 2:

ZONE: R7.5  
COMP. PLAN: LDR

PARCEL 3:

ZONE: R10  
COMP. PLAN: LDR

WATER: CITY OF ROSEBURG  
SEWER: ROSEBURG SANITARY AUTHORITY



EXPIRES: 12/31/21

2021-0008 D



809 SE Pine Street  
Roseburg, Oregon 97470  
PHONE (541) 673-0166  
FAX (541) 440-9392  
ieemail@ieengineering.com

SURVEYED FOR:  
SERAFIN REALTY  
ROSE VILLAGE LLC

PAGE: 4 OF 4  
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