

2023-0001 A

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION A PORTION OF PARCEL 1 OF LAND PARTITION 2003-0045, PLAT RECORDS OF DOUGLAS COUNTY, BEING THAT TRACT OF LAND LABELED AS "REMAINING PORTION OF PARCEL 1 OF LAND PARTITION 2003-0045", AS DEPICTED ON AND INCLUDED AS PART OF THE PLAT OF ROSE VILLAGE FIRST P.U.D, PHASE 1A, VOLUME 23, PAGE 31, PLAT RECORDS OF DOUGLAS COUNTY, INTO 2 PARCELS. THE PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN.

THE WEST BOUNDARY OF PARCEL 2 OF SAID PARTITION PLAT 2003-0045 AND THE MOST WESTERLY PORTION OF THE BOUNDARY OF SAID ROSE VILLAGE FIRST P.U.D., PHASE 1A, LYING NORTHERLY OF NE ALAMEDA AVE. WAS ESTABLISHED BETWEEN A SET 5/8-INCH IRON ROD SET IN THE POST HOLE OF A 12-INCH OAK POST, BEING THE RECORD NORTHWEST CORNER OF SAID PARCEL 2, SAID POST WAS FOUND KNOCKED OVER, THE POSITION OF THE CENTER OF THE POST HOLE WAS TIED AND HELD FOR SAID ORIGINAL CORNER AS ITS POSITION COINCIDES WITH RECORD BEARINGS AND DISTANCES EXTENDING FROM THAT POSITION, AND THE FOUND 2-INCH IRON PIPE HELD AS THE NORTHEAST EXTERNAL "L" CORNER OF DLC NO. 37, BEING THE INITIAL POINT OF THE RESUBDIVISION OF THE "FIRST SUBDIVISION OF CLOVERDALE ADDITION TO ROSEBURG", VOLUME 11, PAGE 61, PLAT RECORDS OF DOUGLAS COUNTY.

THE NORTHWEST CORNER OF SAID ROSE VILLAGE FIRST P.U.D., PHASE 1A, WAS SET AT RECORD DISTANCE FROM THE AFOREMENTIONED NORTHWEST CORNER OF SAID PARCEL 2 OF SAID PARTITION PLAT 2003-0045 WAS ESTABLISHED AT RECORD DISTANCE FROM SAID NORTHWEST CORNER OF SAID PARCEL 2.

THE WEST BOUNDARY OF SAID ROSE VILLAGE FIRST P.U.D., PHASE 1A, LYING SOUTH OF SAID NE ALAMEDA AVE. WAS ESTABLISHED BETWEEN SAID NORTHEAST EXTERNAL "L" CORNER OF DLC NO. 37 AND THE FOUND 5/8-INCH IRON ROD AT THE NORTHEAST CORNER OF LOT 9, BLOCK 15, SAID RESUBDIVISION OF THE "FIRST SUBDIVISION OF CLOVERDALE ADDITION TO ROSEBURG".

THE SOUTH BOUNDARIES OF ROSE VILLAGE FIRST P.U.D., PHASE 1, VOLUME 21, PAGE 52, PLAT RECORDS OF DOUGLAS COUNTY, AND SAID ROSE VILLAGE FIRST P.U.D., PHASE 1A WAS ESTABLISHED BETWEEN THE SOUTHEAST SECTION CORNER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, AND THE FOUND 5/8-INCH IRON ROD AT THE THE SOUTHERLY TERMINUS OF THE EASTERLY RIGHT-OF-WAY BOUNDARY OF ROCKY RIDGE DRIVE.

THE SOUTHWEST CORNER OF SAID ROSE VILLAGE FIRST P.U.D., PHASE 1A WAS ESTABLISHED AT THE INTERSECTION OF THE AFOREMENTIONED WEST BOUNDARY OF SAID ROSE VILLAGE FIRST P.U.D., PHASE 1A LYING SOUTH OF SAID NE ALAMEDA AVE AND THE WESTERLY EXTENSION OF THE RE-ESTABLISHED SOUTH BOUNDARY OF SAID ROSE VILLAGE FIRST P.U.D., PHASE 1 AND 1A.

THE SOUTHEAST CORNER OF SAID ROSE VILLAGE FIRST P.U.D., PHASE 1A WAS RE-ESTABLISHED BY HOLDING THE RECORD DISTANCE OF DOUGLAS COUNTY SURVEY M127-63 FROM THE THE AFOREMENTIONED SOUTHEAST SECTION CORNER OF SAID SECTION 7 AND THE THE RECORD DISTANCE OF THE SOUTH BOUNDARY OF PARCEL 3 OF SAID PARTITION PLAT 2003-0045.

THE NORTH AND EAST BOUNDARIES OF SAID ROSE VILLAGE FIRST P.U.D., PHASE 1A AS FOLLOWS: THE NORTH BOUNDARY WAS HELD AT RECORD ANGLE AND DISTANCE PER PARCEL 2 OF SAID PARTITION PLAT 2003-0045. THE EASTERLY BOUNDARY'S REMAINING CORNERS WERE HELD AT RECORD ANGLE AND PROPORTIONED USING RECORD DISTANCES BASED ON SAID PARTITION PLAT 2003-0045.

THE MISSING INTERNAL MONUMENTS WERE RESET BASED ON THE RECORD ANGLES AND DISTANCES PER THE PLATS OF SAID ROSE VILLAGE P.U.D. PHASE 1 AND PHASE 1A. THOSE MONUMENTS THAT WERE FOUND MISSING AND NOT RESET, ARE DESCRIBED HEREON.

ALL RESET MONUMENTS ARE 5/8-INCH IRON RODS WITH A YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING" UNLESS OTHERWISE NOTED.

LEGEND

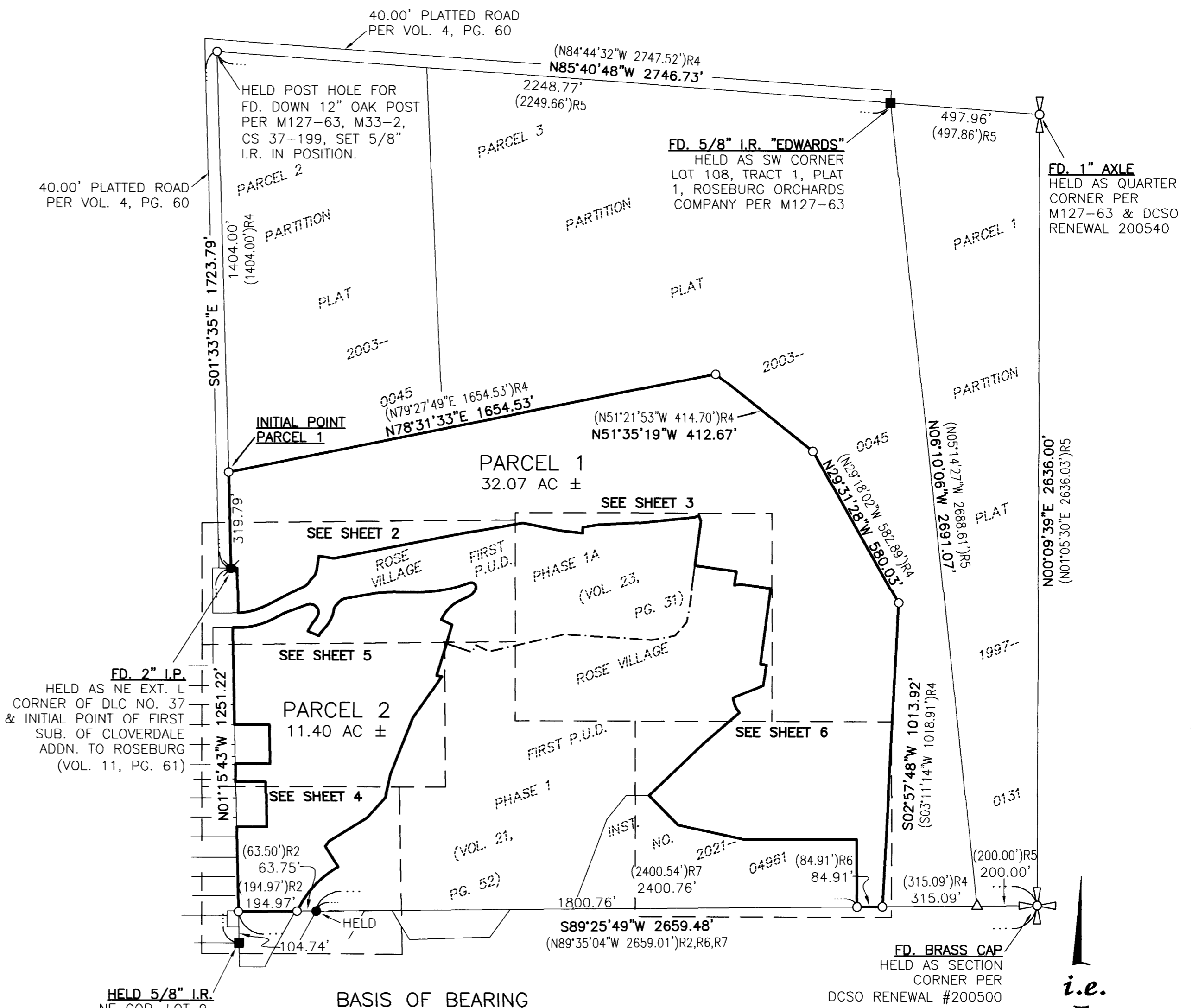
- - DENOTES FOUND AND HELD 5/8" IRON ROD PER ROSE VILLAGE FIRST P.U.D. PHASE 1A (VOLUME 23, PAGE 31)
- ⊗ - DENOTES FOUND IRON PIPE AS NOTED
- - DENOTES FOUND MONUMENT AS NOTED
- - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING"
- △ - DENOTES CALCULATED POSITION
- ⊕ - DENOTES FOUND AND HELD QUARTER CORNER AS NOTED
- ⊗ - DENOTES FOUND AND HELD SECTION CORNER AS NOTED

- (R1) -DENOTES RECORD PER ROSE VILLAGE FIRST P.U.D. PHASE 1A (VOL. 23, PG. 31)
- (R2) -DENOTES RECORD PER ROSE VILLAGE FIRST P.U.D. PHASE 1, (VOL. 21, PG. 52)
- (R3) -DENOTES RECORD PER DOUGLAS COUNTY SURVEY M177-75
- (R4) -DENOTES RECORD PER PARTITION PLAT 2003-0045, DOUGLAS COUNTY PLAT RECORDS
- (R5) -DENOTES RECORD PER DOUGLAS COUNTY SURVEY M127-63
- (R6) -DENOTES RECORD PER DOUGLAS COUNTY SURVEY M147-39
- (R7) -DENOTES RECORD PER ROCKY RIDGE P.U.D. PHASE 1 (VOL. 20, PG. 36)
- (R8) -DENOTES RECORD PER PARTITION PLAT 2004-0073, DOUGLAS COUNTY PLAT RECORDS
- (R9) -DENOTES RECORD PER INSTRUMENT NO. 1986-11189, DEED RECORDS OF DOUGLAS COUNTY
- (R10) -DENOTES RECORD PER RESUBDIVISION OF FIRST SUBDIVISION OF CLOVERDALE ADDITION TO ROSEBURG (VOL. 11, PG. 61)

COMMUNITY DEVELOPMENT FILE NO. P-22-004

PARTITION PLAT
LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTERS
OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 5 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
JANUARY 5, 2023

Douglas County Official Records 2023-000329
Daniel J. Loomis, County Clerk
NO FEE
01/11/2023 09:56:05 AM
PLAT-PAR Cnt=1 Stn=33 HAJOHNST
This is a no fee document



HELD 5/8" I.R.
NE COR. LOT 9,
BLOCK 15, FIRST SUB.
OF CLOVERDALE ADDN.
TO ROSEBURG
(VOL. 11, PG. 61)
RESET IN M147-63

BASIS OF BEARING
BASIS: O.C.R.S. (OREGON COORDINATE REFERENCE SYSTEM)
METHOD: O.R.G.N. (OREGON REAL-TIME GNSS NETWORK)
ZONE: COTTAGE GROVE - CANYONVILLE
UNITS: INTERNATIONAL FEET
DATUM: NAD 83 (2011)
EPOCH: 2010

SHEET INDEX

- SHEET 1: EXTERIOR BOUNDARY & NARRATIVE
- SHEET 2: NORTHERLY BOUNDARY OF PARCEL 2, SOUTHWESTERLY BOUNDARY OF PARCEL 1
- SHEET 3: NORTHWESTERLY BOUNDARY OF PARCEL 1
- SHEET 4: SOUTHERLY BOUNDARY OF PARCEL 2
- SHEET 5: WESTERLY AND EASTERLY BOUNDARY OF PARCEL 2
- SHEET 6: SOUTHERLY BOUNDARY OF PARCEL 1 & SIGNATURE PAGE
- SHEET 7: SURVEYOR'S CERTIFICATE

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
NOVEMBER 10, 2010
BRENT H. KNAPP
8116

EXPIRES: 6/30/2023

i.e. ENGINEERING

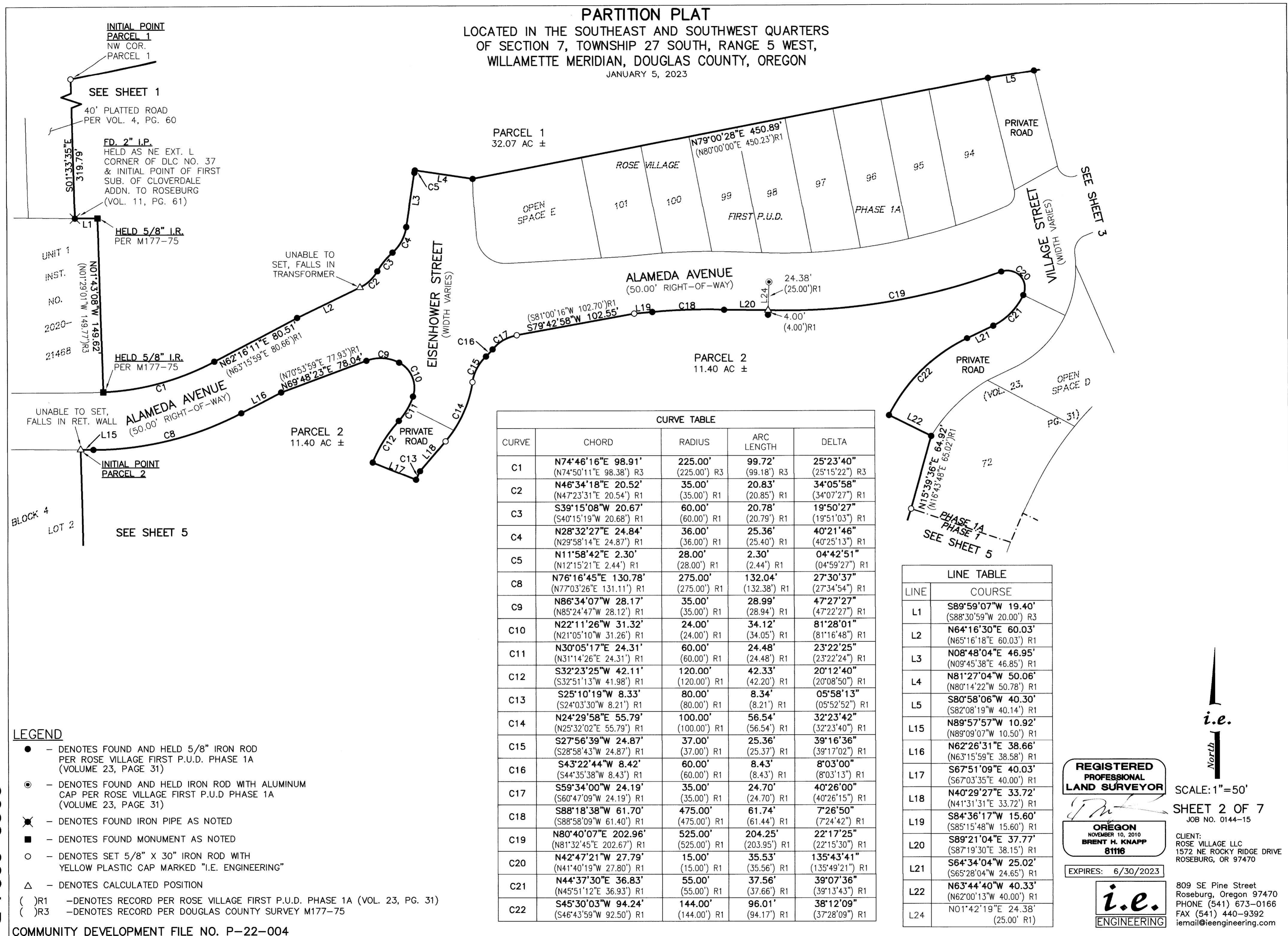
SCALE: 1"=300'
SHEET 1 OF 7
JOB NO. 0144-15

CLIENT:
ROSE VILLAGE LLC
1572 NE ROCKY RIDGE DRIVE
ROSEBURG, OR 97470
809 SE Pine Street
Roseburg, Oregon 97470
PHONE (541) 673-0166
FAX (541) 440-9392
iemail@ieengineering.com

2023-0001 A

PARTITION PLAT

LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTERS
OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 5 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
JANUARY 5, 2023



CURVE TABLE				
CURVE	CHORD	RADIUS	ARC LENGTH	DELTA
C1	N74°46'16"E 98.91' (N74°50'11"E 98.38') R3	225.00' (225.00') R3	99.72' (99.18') R3	25°23'40" (25°15'22") R3
C2	N46°34'18"E 20.52' (N47°23'31"E 20.54') R1	35.00' (35.00') R1	20.83' (20.85') R1	34°05'58" (34°07'27") R1
C3	S39°15'08"W 20.67' (S40°15'19"W 20.68') R1	60.00' (60.00') R1	20.78' (20.79') R1	19°50'27" (19°51'03") R1
C4	N28°32'27"E 24.84' (N29°58'14"E 24.87') R1	36.00' (36.00') R1	25.36' (25.40') R1	40°21'46" (40°25'13") R1
C5	N11°58'42"E 2.30' (N12°15'21"E 2.44') R1	28.00' (28.00') R1	2.30' (2.44') R1	04°42'51" (04°59'27") R1
C8	N76°16'45"E 130.78' (N77°03'26"E 131.11') R1	275.00' (275.00') R1	132.04' (132.38') R1	27°30'37" (27°34'54") R1
C9	N86°34'07"W 28.17' (N85°24'47"W 28.12') R1	35.00' (35.00') R1	28.99' (28.94') R1	47°27'27" (47°22'27") R1
C10	N22°11'26"W 31.32' (N21°05'10"W 31.26') R1	24.00' (24.00') R1	34.12' (34.05') R1	81°28'01" (81°16'48") R1
C11	N30°05'17"E 24.31' (N31°14'26"E 24.31') R1	60.00' (60.00') R1	24.48' (24.48') R1	23°22'25" (23°22'24") R1
C12	S32°23'25"W 42.11' (S32°51'13"W 41.98') R1	120.00' (120.00') R1	42.33' (42.20') R1	20°12'40" (20°08'50") R1
C13	S25°10'19"W 8.33' (S24°03'30"W 8.21') R1	80.00' (80.00') R1	8.34' (8.21') R1	05°58'13" (05°52'52") R1
C14	N24°29'58"E 55.79' (N25°32'02"E 55.79') R1	100.00' (100.00') R1	56.54' (56.54') R1	32°23'42" (32°23'40") R1
C15	S27°56'39"W 24.87' (S28°58'43"W 24.87') R1	37.00' (37.00') R1	25.36' (25.37') R1	39°16'36" (39°17'02") R1
C16	S43°22'44"W 8.42' (S44°35'38"W 8.43') R1	60.00' (60.00') R1	8.43' (8.43') R1	8°03'00" (8°03'13") R1
C17	S59°34'00"W 24.19' (S60°47'09"W 24.19') R1	35.00' (35.00') R1	24.70' (24.70') R1	40°26'00" (40°26'15") R1
C18	S88°18'38"W 61.70' (S88°58'09"W 61.40') R1	475.00' (475.00') R1	61.74' (61.44') R1	7°26'50" (7°24'42") R1
C19	N80°40'07"E 202.96' (N81°32'45"E 202.67') R1	525.00' (525.00') R1	204.25' (203.95') R1	22°17'25" (22°15'30") R1
C20	N42°47'21"W 27.79' (N41°40'19"W 27.80') R1	15.00' (15.00') R1	35.53' (35.56') R1	135°43'41" (135°49'21") R1
C21	N44°37'30"E 36.83' (N45°51'12"E 36.93') R1	55.00' (55.00') R1	37.56' (37.66') R1	39°07'36" (39°13'43") R1
C22	S45°30'03"W 94.24' (S46°43'59"W 92.50') R1	144.00' (144.00') R1	96.01' (94.17') R1	38°12'09" (37°28'09") R1

LINE TABLE	
LINE	COURSE
L1	S89°59'07"W 19.40' (S88°30'59"W 20.00') R3
L2	N64°16'30"E 60.03' (N65°16'18"E 60.03') R1
L3	N08°48'04"E 46.95' (N09°45'38"E 46.85') R1
L4	N81°27'04"W 50.06' (N80°14'22"W 50.78') R1
L5	S80°58'06"W 40.30' (S82°08'19"W 40.14') R1
L15	N89°57'57"W 10.92' (N89°09'07"W 10.50') R1
L16	N62°26'31"E 38.66' (N63°15'59"E 38.58') R1
L17	S67°51'09"E 40.03' (S67°03'35"E 40.00') R1
L18	N40°29'27"E 33.72' (N41°31'31"E 33.72') R1
L19	S84°36'17"W 15.60' (S85°15'48"W 15.60') R1
L20	S89°21'04"E 37.77' (S87°19'30"E 38.15') R1
L21	S64°34'04"W 25.02' (S65°28'04"W 24.65') R1
L22	N63°44'40"W 40.33' (N62°00'13"W 40.00') R1
L24	N01°42'19"E 24.38' (25.00') R1

- LEGEND**
- - DENOTES FOUND AND HELD 5/8" IRON ROD PER ROSE VILLAGE FIRST P.U.D. PHASE 1A (VOLUME 23, PAGE 31)
 - ⊙ - DENOTES FOUND AND HELD IRON ROD WITH ALUMINUM CAP PER ROSE VILLAGE FIRST P.U.D. PHASE 1A (VOLUME 23, PAGE 31)
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 - △ - DENOTES CALCULATED POSITION
 - ()R1 - DENOTES RECORD PER ROSE VILLAGE FIRST P.U.D. PHASE 1A (VOL. 23, PG. 31)
 - ()R3 - DENOTES RECORD PER DOUGLAS COUNTY SURVEY M177-75

REGISTERED PROFESSIONAL LAND SURVEYOR

Brent H. Knapp
OREGON
NOVEMBER 10, 2010
BRENT H. KNAPP
81116

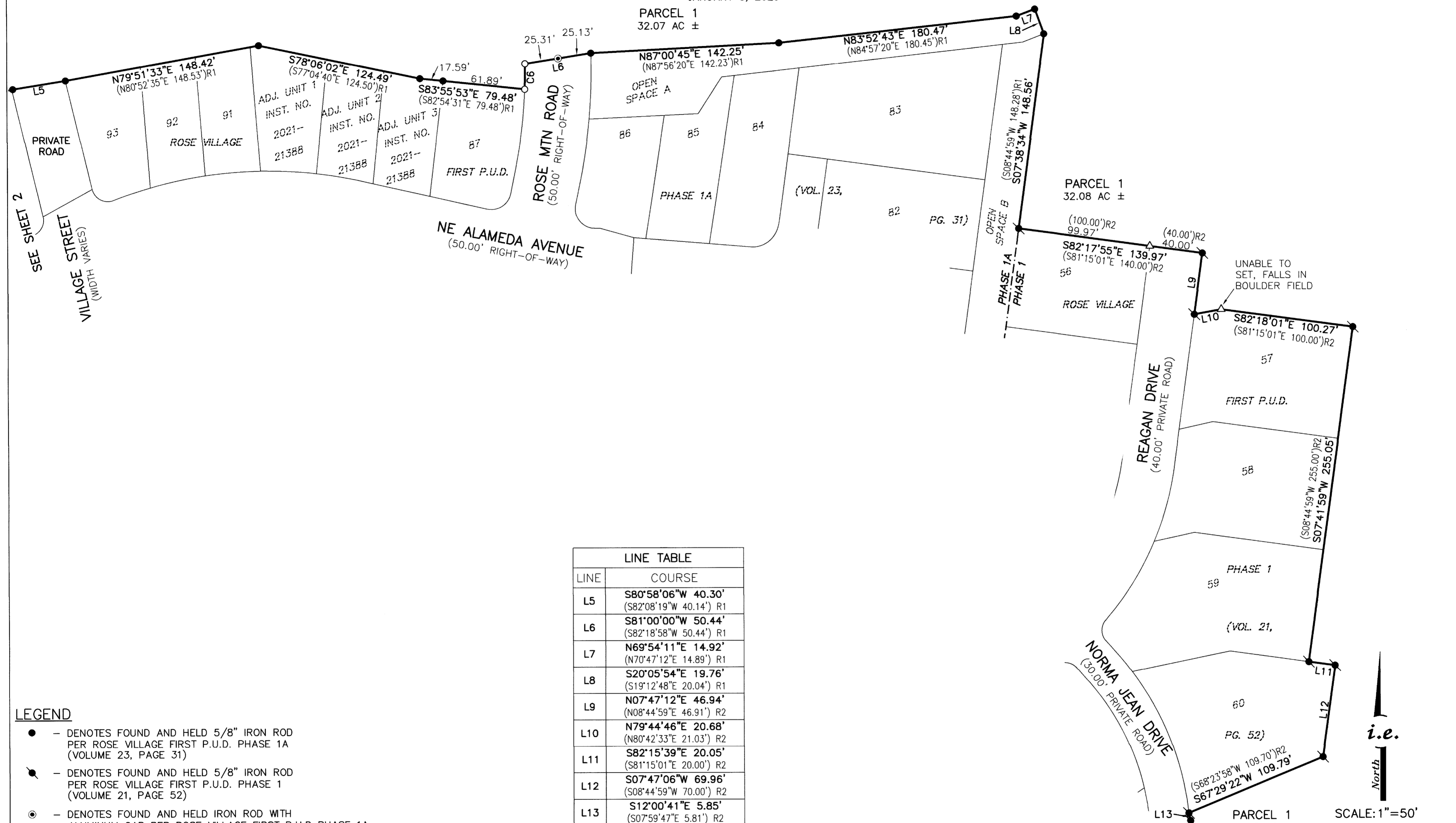
EXPIRES: 6/30/2023

i.e.
ENGINEERING

SCALE: 1"=50'
SHEET 2 OF 7
JOB NO. 0144-15

CLIENT:
ROSE VILLAGE LLC
1572 NE ROCKY RIDGE DRIVE
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PARTITION PLAT
 LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTERS
 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 5 WEST,
 WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
 JANUARY 5, 2023



LINE TABLE	
LINE	COURSE
L5	S80°58'06\"W 40.30' (S82°08'19\"W 40.14') R1
L6	S81°00'00\"W 50.44' (S82°18'58\"W 50.44') R1
L7	N69°54'11\"E 14.92' (N70°47'12\"E 14.89') R1
L8	S20°05'54\"E 19.76' (S19°12'48\"E 20.04') R1
L9	N07°47'12\"E 46.94' (N08°44'59\"E 46.91') R2
L10	N79°44'46\"E 20.68' (N80°42'33\"E 21.03') R2
L11	S82°15'39\"E 20.05' (S81°15'01\"E 20.00') R2
L12	S07°47'06\"W 69.96' (S08°44'59\"W 70.00') R2
L13	S12°00'41\"E 5.85' (S07°59'47\"E 5.81') R2

CURVE TABLE				
CURVE	CHORD	RADIUS	ARC LENGTH	DELTA
C6	N00°47'31\"E 19.49' (N01°54'29\"E 19.70') R1	375.00' (375.00') R1	19.49' (19.71') R1	02°58'42\" (03°00'39\") R1
C7	S25°14'39\"E 47.97' (S24°24'25\"E 48.03') R2	85.00' (85.00') R2	48.63' (48.69') R2	32°46'55\"

- LEGEND**
- - DENOTES FOUND AND HELD 5/8\" IRON ROD PER ROSE VILLAGE FIRST P.U.D. PHASE 1A (VOLUME 23, PAGE 31)
 - ⦿ - DENOTES FOUND AND HELD 5/8\" IRON ROD PER ROSE VILLAGE FIRST P.U.D. PHASE 1 (VOLUME 21, PAGE 52)
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 - - DENOTES SET 5/8\" X 30\" IRON ROD WITH YELLOW PLASTIC CAP MARKED \"I.E. ENGINEERING\"
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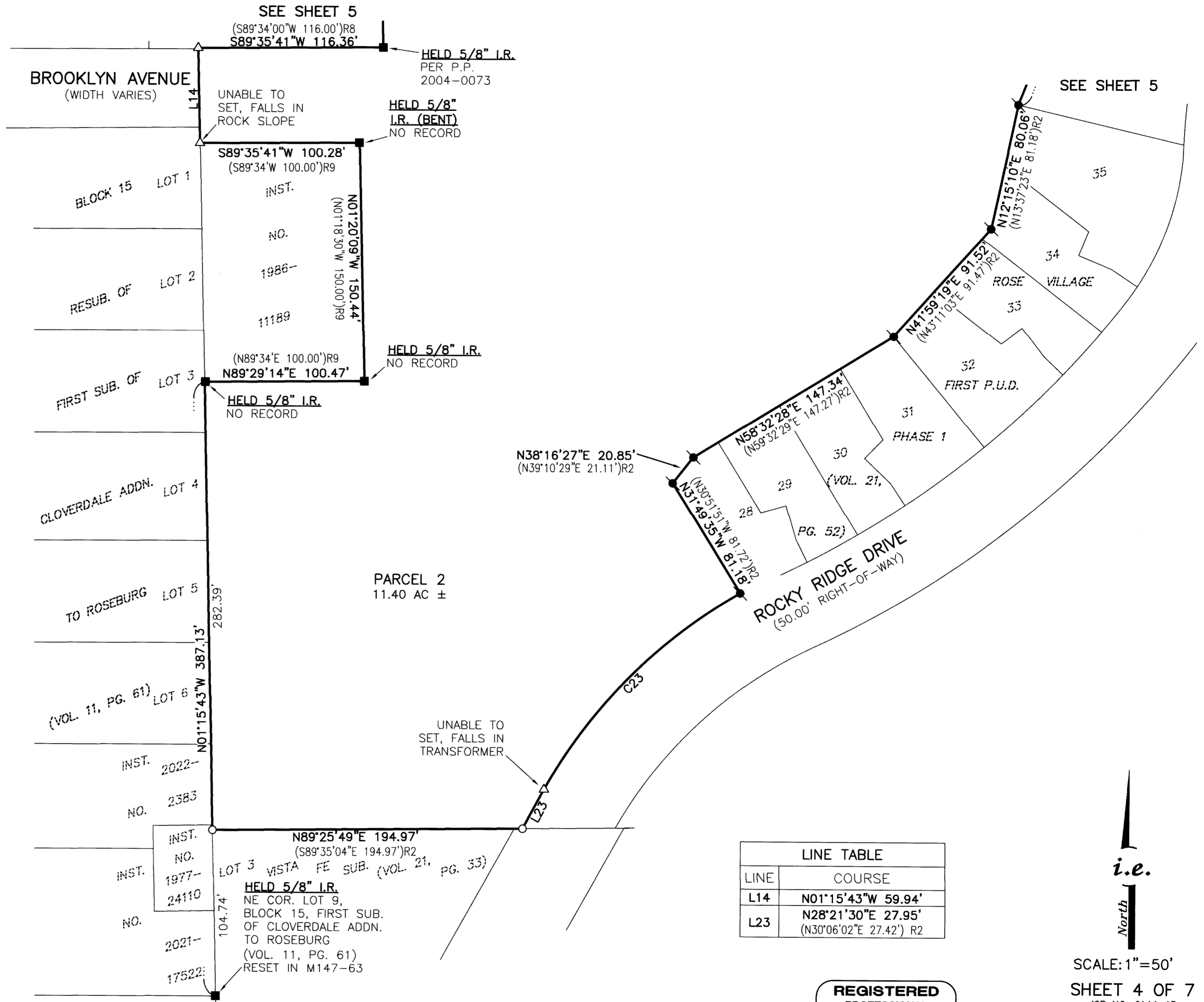
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 PROFESSIONAL
 LAND SURVEYOR**

OREGON
 NOVEMBER 10, 2010
BRENT H. KNAPP
 81116
 EXPIRES: 6/30/2023

i.e.
 ENGINEERING

SCALE: 1\"=50'
 SHEET 3 OF 7
 JOB NO. 0144-15
 CLIENT:
 ROSE VILLAGE LLC
 1572 NE ROCKY RIDGE DRIVE
 ROSEBURG, OR 97470
 809 SE Pine Street
 Roseburg, Oregon 97470
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PARTITION PLAT
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OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 5 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
JANUARY 5, 2023



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 - ()R8 - DENOTES RECORD PER PARTITION PLAT 2004-0073, DOUGLAS COUNTY PLAT RECORDS
 - ()R9 - DENOTES RECORD PER INSTRUMENT NO. 1986-11189, DEED RECORDS OF DOUGLAS COUNTY

LINE	COURSE
L14	N01°15'43"W 59.94'
L23	N28°21'30"E 27.95' (N30°06'02"E 27.42') R2

CURVE TABLE				
CURVE	CHORD	RADIUS	ARC LENGTH	DELTA
C23	S44°43'34"W 174.77' (S45°41'54"W 174.77') R2	325.00' (325.00') R2	176.95' (176.95') R2	31°11'42"

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OREGON
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ENGINEERING

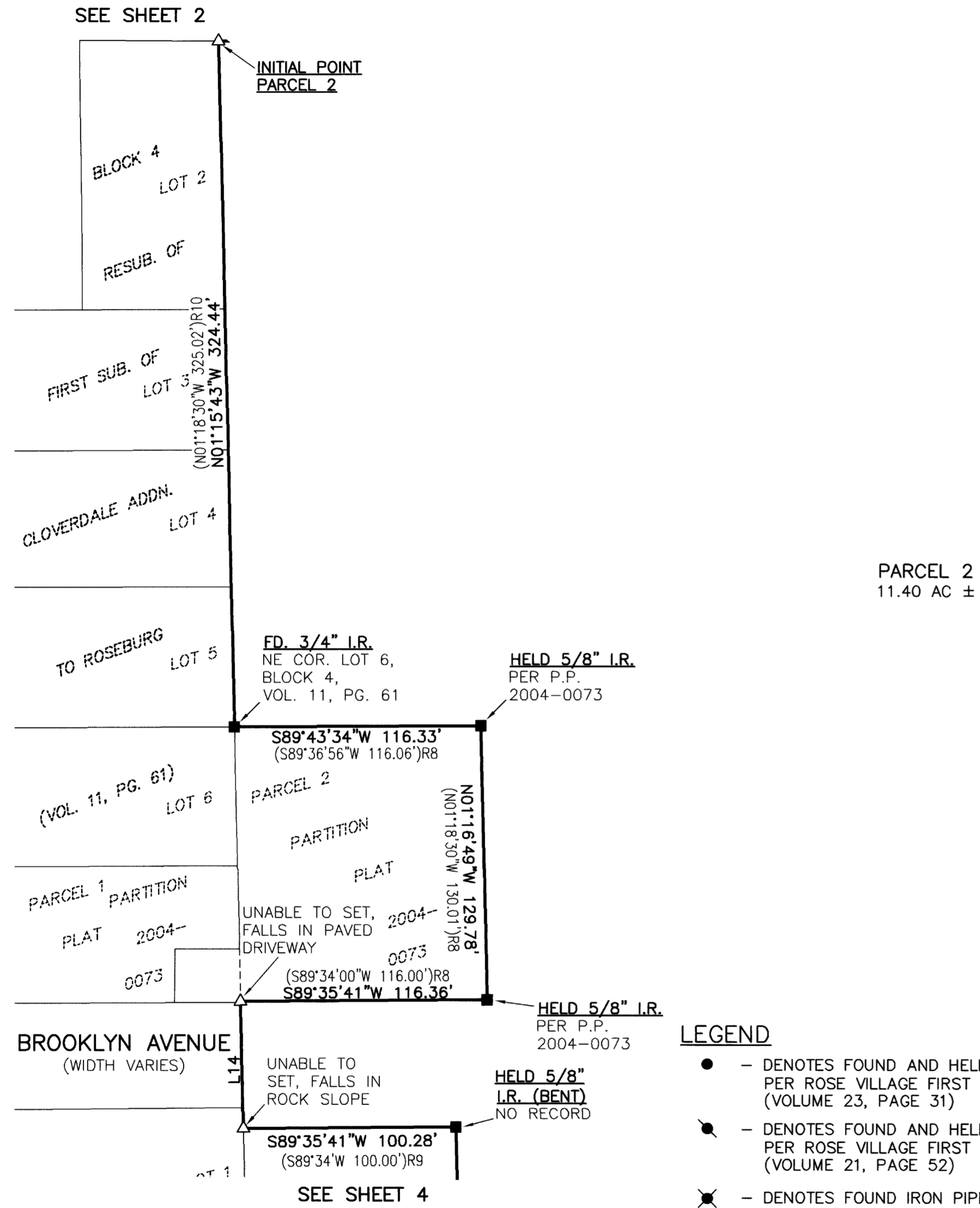


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SHEET 4 OF 7
JOB NO. 0144-15

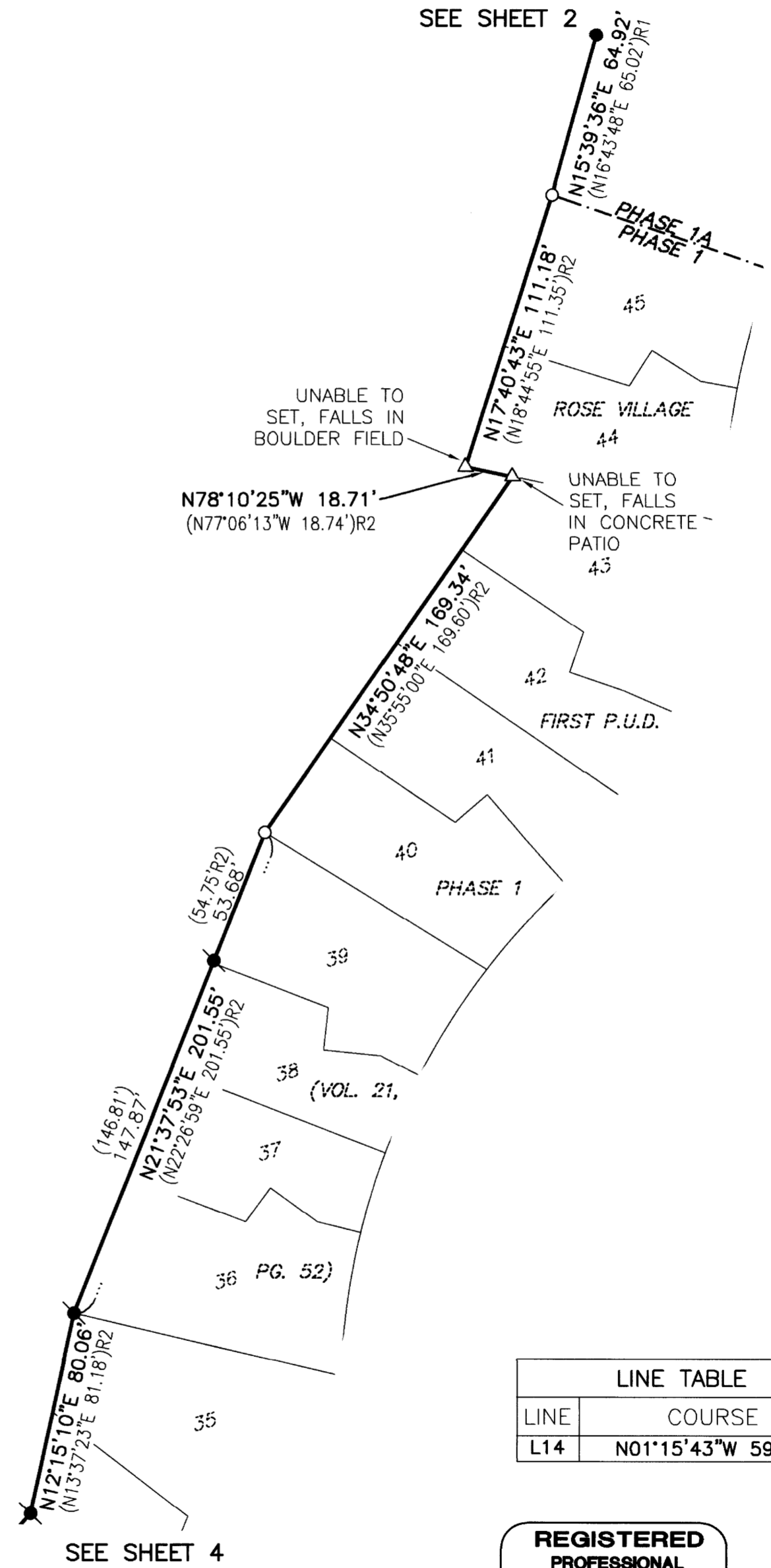
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OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 5 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
JANUARY 5, 2023



PARCEL 2
11.40 AC ±



LEGEND

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 - ⦿ - DENOTES FOUND AND HELD 5/8" IRON ROD PER ROSE VILLAGE FIRST P.U.D. PHASE 1 (VOLUME 21, PAGE 52)
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LINE TABLE	
LINE	COURSE
L14	N01°15'43"W 59.94'

REGISTERED PROFESSIONAL LAND SURVEYOR

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BRENT H. KNAPP
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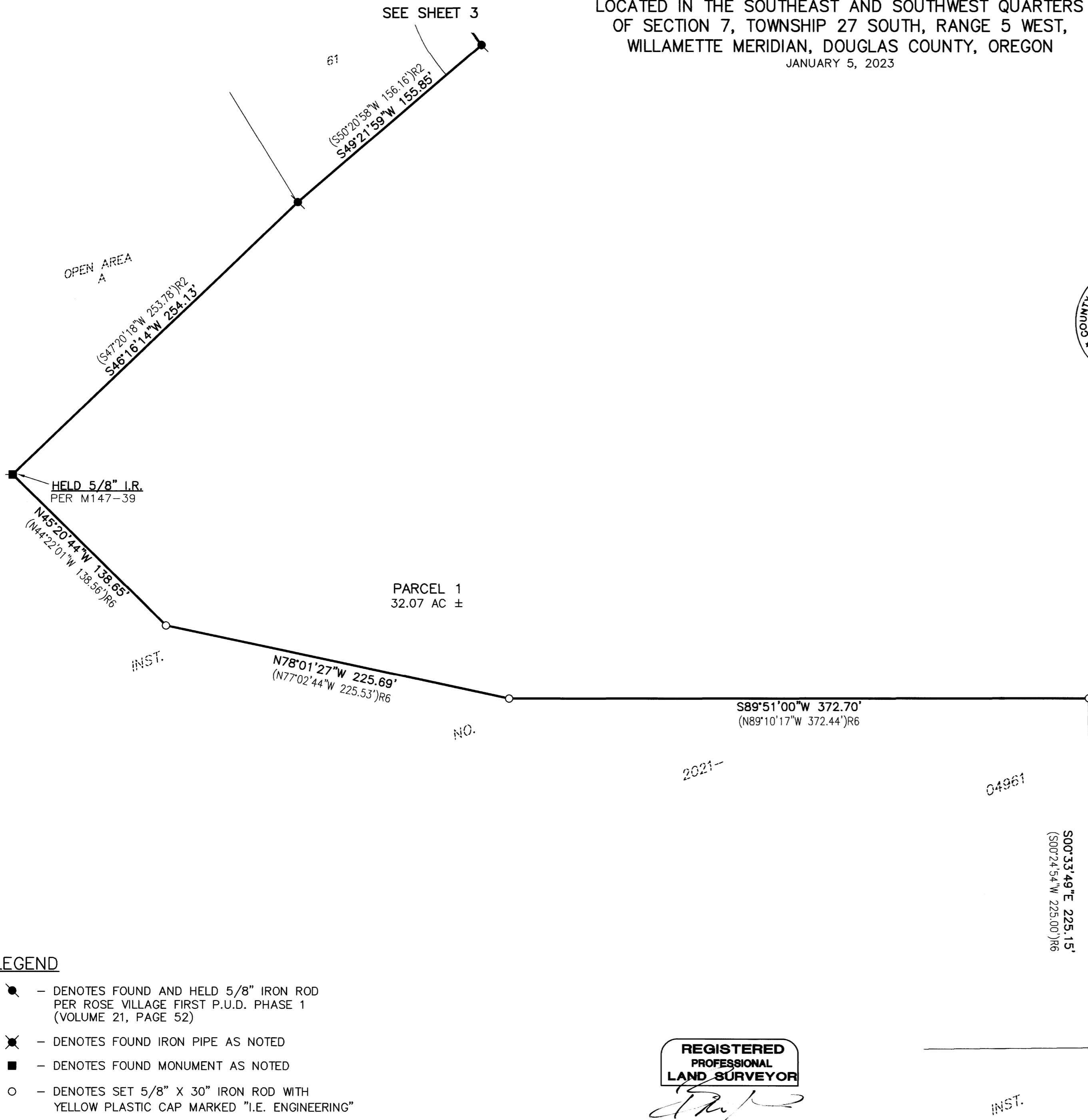
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SHEET 5 OF 7
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2023-0001 F

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LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTERS
OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 5 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
JANUARY 5, 2023



APPROVALS

Stuart Anne 01/10/2023
CITY OF ROSEBURG COMMUNITY DEVELOPMENT DIRECTOR DATE

Ronald A. Zink 1-11-23
DOUGLAS COUNTY SURVEYOR DATE

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

D. P. Wil 1-11-23
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 11th DAY OF January, 2023, 9:56 O'CLOCK (AM) PM

Hedi Johnson, Deputy 1-11-2023
DOUGLAS COUNTY CLERK DATE



DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT ROSE VILLAGE, LLC., IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED INTO PARCELS AS SHOWN.

BY: *Rod Johnson*
ROD JOHNSON, MANAGER
ROSE VILLAGE, LLC.

ACKNOWLEDGMENT

STATE OF OREGON } ss.
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 5th DAY OF January, 2023, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ROD JOHNSON, 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.

Elaine Berg
NOTARY: ELAINE ESTHER BERG
NOTARY PUBLIC - OREGON
COMMISSION NO.: 1022478
MY COMMISSION EXPIRES: MARCH 06, 2026

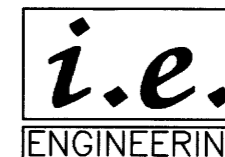


SCALE: 1"=50'

SHEET 6 OF 7
JOB NO. 0144-15

CLIENT:
ROSE VILLAGE LLC
1572 NE ROCKY RIDGE DRIVE
ROSEBURG, OR 97470

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



LEGEND

- - DENOTES FOUND AND HELD 5/8" IRON ROD PER ROSE VILLAGE FIRST P.U.D. PHASE 1 (VOLUME 21, PAGE 52)
- ✕ - DENOTES FOUND IRON PIPE AS NOTED
- - DENOTES FOUND MONUMENT AS NOTED
- - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING"
- △ - DENOTES CALCULATED POSITION
- () R2 - DENOTES RECORD PER ROSE VILLAGE FIRST P.U.D. PHASE 1, (VOL. 21, PG. 52)
- () R6 - DENOTES RECORD PER DOUGLAS COUNTY SURVEY M147-39

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
NOVEMBER 10, 2010
BRENT H. KNAPP
8116

EXPIRES: 6/30/2023

2023-0001 F

COMMUNITY DEVELOPMENT FILE NO. P-22-004

PARTITION PLAT
LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTERS
OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 5 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
JANUARY 5, 2023

SURVEYOR'S CERTIFICATE

I, BRENT H. KNAPP, OREGON PROFESSIONAL LAND SURVEYOR NO. 81116, 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:

A PORTION OF PARCEL 1 OF LAND PARTITION 2003-0045, PLAT RECORDS OF DOUGLAS COUNTY, BEING THAT TRACT OF LAND LABELED AS "REMAINING PORTION OF PARCEL 1 OF LAND PARTITION 2003-0045", AS DEPICTED ON AND INCLUDED AS PART OF THE PLAT OF ROSE VILLAGE FIRST P.U.D., PHASE 1A, VOLUME 23, PAGE 31, PLAT RECORDS OF DOUGLAS COUNTY, LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 (NORTH AND EAST PORTION OF "REMAINING PORTION OF PARCEL 1 OF LAND PARTITION 2003-0045")

BEGINNING AT THE INITIAL POINT, A 5/8-INCH IRON ROD BEING THE NORTHWEST CORNER OF PARCEL 1, PARTITION PLAT 2003-0045, PLAT RECORDS OF DOUGLAS COUNTY, THENCE ALONG THE NORTHERLY AND EASTERLY BOUNDARY OF SAID PARCEL 1 THE FOLLOWING COURSES:

NORTH 78°31'33" EAST, 1654.53 FEET, TO A 5/8-INCH IRON ROD; THENCE SOUTH 51°35'19" EAST, 412.67 FEET, TO A 5/8-INCH IRON ROD; THENCE SOUTH 29°31'28" EAST, 580.03 FEET, TO A 5/8-INCH IRON ROD; THENCE SOUTH 02°57'48" WEST, 1013.92 FEET, TO A 5/8-INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID PARCEL 1, PARTITION PLAT 2003-0045; THENCE WESTERLY ALONG THE SOUTH BOUNDARY OF SAID PARCEL 1, SOUTH 89°25'49" WEST, 84.91 FEET, TO A 5/8-INCH IRON ROD AT THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED AS "5.50 ACRES OF NE BARAGER AVE" IN INSTRUMENT NO. 2021-4961, DEED RECORDS OF DOUGLAS COUNTY; THENCE CONTINUING ALONG THE EASTERLY AND NORTHERLY BOUNDARY OF SAID INSTRUMENT THE FOLLOWING COURSES:

NORTH 00°33'49" WEST, 225.15 FEET, TO A 5/8-INCH IRON ROD; THENCE SOUTH 89°51'00" WEST, 372.70 FEET, TO A 5/8-INCH IRON ROD; THENCE NORTH 78°01'27" WEST, 225.69 FEET, TO A 5/8-INCH IRON ROD; THENCE NORTH 45°20'44" WEST, 138.65 FEET, TO A 5/8-INCH IRON ROD; THENCE LEAVING THE NORTHERLY AND EASTERLY BOUNDARY OF SAID INSTRUMENT NORTHERLY ALONG THE EASTERLY AND NORTHERLY BOUNDARY OF ROSE VILLAGE FIRST P.U.D., PHASE 1, VOLUME 21, PAGE 52, PLAT RECORDS OF DOUGLAS COUNTY, THE FOLLOWING COURSES:

NORTH 46°16'14" EAST, 254.13 FEET, TO A 5/8-INCH IRON ROD; THENCE NORTH 49°21'59" EAST, 155.85 FEET, TO A 5/8-INCH IRON ROD AT THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 85.00 FEET; THENCE NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 48.63 FEET, THROUGH A CENTRAL ANGLE OF 32°46'55" (THE CHORD OF WHICH BEARS NORTH 25°14'39" WEST, 47.97 FEET) TO A 5/8-INCH IRON ROD; THENCE NORTH 12°00'41" WEST, 5.85 FEET, TO A 5/8-INCH IRON ROD; THENCE NORTH 67°29'22" EAST, 109.79 FEET, TO A 5/8-INCH IRON ROD; THENCE NORTH 07°47'06" EAST, 69.96 FEET, TO A 5/8-INCH IRON ROD; THENCE NORTH 82°15'39" WEST, 20.05 FEET, TO A 5/8-INCH IRON ROD; THENCE NORTH 07°41'59" EAST, 255.05 FEET, TO A 5/8-INCH IRON ROD; THENCE NORTH 82°18'01" WEST, 100.27 FEET, TO A POINT; THENCE SOUTH 79°44'46" WEST, 20.68 FEET, TO A 5/8-INCH IRON ROD; THENCE NORTH 07°47'12" EAST, 46.94 FEET, TO A 5/8-INCH IRON ROD; THENCE NORTH 82°17'55" WEST, 139.97 FEET, TO A 5/8-INCH IRON ROD; THENCE LEAVING SAID NORTHERLY AND EASTERLY BOUNDARY OF ROSE VILLAGE FIRST P.U.D. PHASE 1 NORTHERLY ALONG THE NORTHERLY AND EASTERLY BOUNDARY OF ROSE VILLAGE FIRST P.U.D., PHASE 1A, VOLUME 23, PAGE 31, PLAT RECORDS OF DOUGLAS COUNTY, THE FOLLOWING COURSES:

NORTH 07°38'34" EAST, 148.56 FEET, TO A 5/8-INCH IRON ROD; THENCE NORTH 20°05'54" WEST, 19.76 FEET, TO A 5/8-INCH IRON ROD; THENCE SOUTH 69°54'11" WEST, 14.92 FEET, TO A 5/8-INCH IRON ROD; THENCE SOUTH 83°52'43" WEST, 180.47 FEET, TO A 5/8-INCH IRON ROD; THENCE SOUTH 87°00'45" WEST, 142.25 FEET, TO A 5/8-INCH IRON ROD; THENCE SOUTH 81°00'00" WEST, 50.44 FEET, TO A 5/8-INCH IRON ROD AT THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 375.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 19.49 FEET, THROUGH A CENTRAL ANGLE OF 02°58'42" (THE CHORD OF WHICH BEARS SOUTH 00°47'31" WEST, 19.49 FEET), TO A 5/8-INCH IRON ROD; THENCE NORTH 83°55'53" WEST, 79.48 FEET, TO A 5/8-INCH IRON ROD; THENCE NORTH 78°06'02" WEST, 124.49 FEET, TO A 5/8-INCH IRON ROD; THENCE SOUTH 79°51'33" WEST, 148.42 FEET, TO A 5/8-INCH IRON ROD; THENCE SOUTH 80°58'06" WEST, 40.30 FEET, TO A 5/8-INCH IRON ROD; THENCE SOUTH 79°00'28" WEST, 450.89 FEET, TO A 5/8-INCH IRON ROD; THENCE NORTH 81°27'04" WEST, 50.06 FEET, TO A 5/8-INCH IRON ROD AT THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 28.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 2.30 FEET, THROUGH A CENTRAL ANGLE OF 04°42'51" (THE CHORD OF WHICH BEARS SOUTH 11°58'42" WEST, 2.30 FEET), TO A 5/8-INCH IRON ROD; THENCE SOUTH 08°48'04" WEST, 46.95 FEET, TO A 5/8-INCH IRON ROD AT THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 36.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 25.36 FEET, THROUGH A CENTRAL ANGLE OF 40°21'46" (THE CHORD OF WHICH BEARS SOUTH 28°32'27" WEST, 24.84 FEET), TO A 5/8-INCH IRON ROD AT THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 20.78 FEET, THROUGH A CENTRAL ANGLE OF 19°50'27" (THE CHORD OF WHICH BEARS SOUTH 39°15'08" WEST, 20.67 FEET), TO A 5/8-INCH IRON ROD AT THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 35.00 FEET;

THENCE WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 20.83 FEET, THROUGH A CENTRAL ANGLE OF 34°05'58" (THE CHORD OF WHICH BEARS SOUTH 46°34'18" WEST, 20.52 FEET), TO A POINT; THENCE SOUTH 64°16'30" WEST, 60.03 FEET, TO A 5/8-INCH IRON ROD; THENCE SOUTH 62°16'11" WEST, 80.51 FEET, TO A 5/8-INCH IRON ROD AT THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 225.00 FEET; THENCE WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 99.72 FEET, THROUGH A CENTRAL ANGLE OF 25°23'40" (THE CHORD OF WHICH BEARS SOUTH 74°46'16" WEST, 98.91 FEET, TO A 5/8-INCH IRON ROD AT THE SOUTHWEST CORNER OF UNIT 1, INSTRUMENT NO. 2020-21468, DEED RECORDS OF DOUGLAS COUNTY; THENCE LEAVING SAID NORTHERLY AND EASTERLY BOUNDARY OF ROSE VILLAGE FIRST P.U.D., PHASE 1A, NORTHERLY ALONG THE EAST BOUNDARY OF SAID UNIT 1, INSTRUMENT NO. 2020-21468, NORTH 01°43'08" WEST, 149.62 FEET, TO A 5/8-INCH IRON ROD; THENCE LEAVING SAID EAST BOUNDARY WESTERLY ALONG THE NORTH BOUNDARY OF SAID UNIT 1, SOUTH 89°59'07" WEST, 19.40 FEET, TO A 2-INCH IRON PIPE BEING THE NORTHEAST EXTERIOR "L" CORNER OF DONATION LAND CLAIM NO. 37, SAID POINT ALSO BEING THE INITIAL POINT OF THE RESUBDIVISION OF THE FIRST SUBDIVISION OF CLOVERDALE ADDITION TO ROSEBURG, VOLUME 11, PAGE 61, PLAT RECORDS OF DOUGLAS COUNTY; THENCE LEAVING SAID NORTH BOUNDARY NORTHERLY ALONG THE WEST BOUNDARY OF SAID PARCEL 1, PARTITION PLAT 2003-0045, NORTH 01°33'35" WEST, 319.79 FEET, TO THE INITIAL POINT, A 5/8-INCH IRON ROD, AND THERE TERMINATING.

THE ABOVE-DESCRIBED PROPERTY CONTAINS 32.07 ACRES (1,369,968.48 SQUARE FEET), MORE OR LESS.

PARCEL 2 (SOUTH AND WEST PORTION OF "REMAINING PORTION OF PARCEL 1 OF LAND PARTITION 2003-0045")

BEGINNING AT THE INITIAL POINT, THE NORTHEAST CORNER OF LOT 2, BLOCK 4, FIRST SUBDIVISION OF CLOVERDALE ADDITION TO ROSEBURG, VOLUME 11, PAGE 61, PLAT RECORDS OF DOUGLAS COUNTY; THENCE LEAVING THE EAST BOUNDARY OF SAID RESUBDIVISION OF THE FIRST SUBDIVISION OF CLOVERDALE ADDITION EASTERLY ALONG THE SOUTHERLY AND WESTERLY BOUNDARY OF ROSE VILLAGE FIRST P.U.D., PHASE 1A, VOLUME 23, PAGE 31, PLAT RECORDS OF DOUGLAS COUNTY, THE FOLLOWING COURSES:

SOUTH 89°57'57" EAST, 10.92 FEET, TO A 5/8-INCH IRON ROD AT THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 275.00 FEET; THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 132.04 FEET, THROUGH A CENTRAL ANGLE OF 27°30'37" (THE CHORD OF WHICH BEARS NORTH 76°16'45" EAST, 130.78 FEET), TO A 5/8-INCH IRON ROD; THENCE NORTH 62°26'31" EAST, 38.66 FEET, TO A 5/8-INCH IRON ROD; THENCE NORTH 69°48'23" EAST, 78.04 FEET, TO A 5/8-INCH IRON ROD AT THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 35.00 FEET; THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 28.99 FEET, THROUGH A CENTRAL ANGLE OF 47°27'27" (THE CHORD OF WHICH BEARS SOUTH 86°34'07" EAST, 28.17 FEET, TO A 5/8-INCH IRON ROD AT THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 24.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 34.12 FEET, THROUGH A CENTRAL ANGLE OF 81°28'01" (THE CHORD OF WHICH BEARS SOUTH 22°11'26" EAST, 31.32 FEET, TO A 5/8-INCH IRON ROD AT THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 24.48 FEET, THROUGH A CENTRAL ANGLE OF 23°22'25" (THE CHORD OF WHICH BEARS SOUTH 30°05'17" WEST, 24.31 FEET), TO A 5/8-INCH IRON ROD AT THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 120.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 42.33 FEET, THROUGH A CENTRAL ANGLE OF 20°12'40" (THE CHORD OF WHICH BEARS SOUTH 32°23'25" WEST, 42.11 FEET), TO A 5/8-INCH IRON ROD; THENCE SOUTH 67°51'09" EAST, 40.03 FEET, TO A 5/8-INCH IRON ROD AT THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 80.00 FEET; THENCE NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 8.34 FEET, THROUGH A CENTRAL ANGLE OF 05°58'13" (THE CHORD OF WHICH BEARS NORTH 25°10'19" EAST, 8.33 FEET), TO A 5/8-INCH IRON ROD; THENCE NORTH 40°29'27" EAST, 33.72 FEET, TO A 5/8-INCH IRON ROD AT THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 100.00 FEET; THENCE NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 56.54 FEET, THROUGH A CENTRAL ANGLE OF 32°23'42" (THE CHORD OF WHICH BEARS NORTH 24°29'58" EAST, 55.79 FEET), TO A 5/8-INCH IRON ROD AT THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 37.00 FEET; THENCE NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 25.36 FEET, THROUGH A CENTRAL ANGLE OF 39°16'36" (THE CHORD OF WHICH BEARS NORTH 27°56'39" EAST, 24.87), TO A 5/8-INCH IRON ROD AT THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 60.00 FEET; THENCE NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 8.43 FEET, THROUGH A CENTRAL ANGLE OF 08°03'00" (THE CHORD OF WHICH BEARS NORTH 43°22'44" EAST, 8.42 FEET), TO A 5/8-INCH IRON ROD AT THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 35.00 FEET; THENCE NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 24.70 FEET, THROUGH A CENTRAL ANGLE OF 40°26'00" (THE CHORD OF WHICH BEARS NORTH 59°34'00" EAST, 24.19 FEET), TO A 5/8-INCH IRON ROD; THENCE NORTH 79°42'58" EAST, 102.55 FEET, TO A 5/8-INCH IRON ROD; THENCE NORTH 84°36'17" EAST, 15.60 FEET, TO A 5/8-INCH IRON ROD AT THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 475.00 FEET;

THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 61.74 FEET, THROUGH A CENTRAL ANGLE OF 07°26'50" (THE CHORD OF WHICH BEARS NORTH 88°18'38" EAST, 61.70 FEET), TO A 5/8-INCH IRON ROD; THENCE SOUTH 89°21'04" EAST, 37.77 FEET, TO A POINT AT THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 525.00 FEET; THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 204.25 FEET, THROUGH A CENTRAL ANGLE OF 22°17'25" (THE CHORD OF WHICH BEARS NORTH 80°40'07" EAST, 202.96 FEET), TO A 5/8-INCH IRON ROD AT THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 35.53 FEET, THROUGH A CENTRAL ANGLE OF 135°43'41" (THE CHORD OF WHICH BEARS SOUTH 42°47'21" EAST, 27.79 FEET, TO A 5/8-INCH IRON ROD AT THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 55.00 FEET; THENCE WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 37.56 FEET, THROUGH A CENTRAL ANGLE OF 39°07'36" (THE CHORD OF WHICH BEARS SOUTH 44°37'30" WEST, 36.83 FEET), TO A 5/8-INCH IRON ROD; THENCE SOUTH 64°34'04" WEST, 25.02 FEET, TO A 5/8-INCH IRON ROD AT THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 144.00 FEET; THENCE WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 96.01 FEET, THROUGH A CENTRAL ANGLE OF 38°12'09" (THE CHORD OF WHICH BEARS SOUTH 45°30'03" WEST, 94.24 FEET), TO A 5/8-INCH IRON ROD; THENCE SOUTH 63°44'40" EAST, 40.33 FEET, TO A 5/8-INCH IRON ROD; THENCE SOUTH 15°39'36" WEST, 64.92 FEET, TO A 5/8-INCH IRON ROD THENCE LEAVING SAID SOUTHERLY AND WESTERLY BOUNDARY OF ROSE VILLAGE FIRST P.U.D., PHASE 1A ALONG THE WESTERLY BOUNDARY OF ROSE VILLAGE FIRST P.U.D., PHASE 1, VOLUME 21, PAGE 52, PLAT RECORDS OF DOUGLAS COUNTY, THE FOLLOWING COURSES:

SOUTH 17°40'43" WEST, 111.18 FEET, TO A POINT; THENCE SOUTH 78°10'25" EAST, 18.71 FEET, TO A POINT; THENCE SOUTH 34°50'48" WEST, 169.34 FEET, TO A 5/8-INCH IRON ROD; THENCE SOUTH 21°37'53" WEST, 201.55 FEET, TO A 5/8-INCH IRON ROD; THENCE SOUTH 12°15'10" WEST, 80.06 FEET, TO A 5/8-INCH IRON ROD; THENCE SOUTH 41°59'19" WEST, 91.52 FEET, TO A 5/8-INCH IRON ROD; THENCE SOUTH 58°32'28" WEST, 147.34, TO A 5/8-INCH IRON ROD; THENCE SOUTH 38°16'27" WEST, 20.85 FEET, TO A 5/8-INCH IRON ROD; THENCE SOUTH 31°49'35" EAST, 81.18 FEET, TO A 5/8-INCH IRON ROD AT THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 325.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 176.95 FEET, THROUGH A CENTRAL ANGLE OF 31°11'42" (THE CHORD OF WHICH BEARS SOUTH 44°43'34" WEST, 174.77 FEET), TO A POINT; THENCE SOUTH 28°21'30" WEST, 27.95 FEET, TO A 5/8-INCH IRON ROD; THENCE LEAVING SAID WESTERLY BOUNDARY OF ROSE VILLAGE FIRST P.U.D., PHASE 1, WESTERLY ALONG THE SOUTH BOUNDARY OF PARCEL 1, PARTITION PLAT 2003-0045, PLAT RECORDS OF DOUGLAS COUNTY, SOUTH 89°25'49" WEST, 194.97 FEET, TO A 5/8-INCH IRON ROD AT THE MOST-SOUTHERLY SOUTHWEST CORNER OF SAID PARCEL 1; THENCE NORTHERLY ALONG SAID WEST BOUNDARY OF SAID PARCEL 1, NORTH 01°15'43" WEST, 282.39 FEET, TO A 5/8-INCH IRON ROD AT THE SOUTHWEST CORNER OF INSTRUMENT NO. 1986-11189, DEED RECORDS OF DOUGLAS COUNTY; THENCE LEAVING SAID WEST BOUNDARY OF PARCEL 1 EASTERLY ALONG THE SOUTH BOUNDARY OF SAID INSTRUMENT NO. 1986-11189, NORTH 89°29'14" EAST, 100.47 FEET, TO A 5/8-INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID INSTRUMENT; THENCE LEAVING SAID SOUTH BOUNDARY NORTHERLY ALONG THE EAST BOUNDARY OF SAID INSTRUMENT, NORTH 01°20'09" WEST, 150.44 FEET, TO A 5/8-INCH IRON ROD AT THE NORTHEAST CORNER OF SAID INSTRUMENT; THENCE LEAVING SAID EAST BOUNDARY WESTERLY ALONG THE NORTH BOUNDARY OF SAID INSTRUMENT, SOUTH 89°35'41" WEST, 100.28 FEET, TO THE NORTHWEST CORNER OF SAID INSTRUMENT; THENCE LEAVING SAID NORTH BOUNDARY NORTHERLY ALONG THE EAST BOUNDARY OF SAID RESUBDIVISION OF THE FIRST SUBDIVISION OF CLOVERDALE ADDITION TO ROSEBURG, NORTH 01°15'43" WEST, 59.94 FEET, TO A POINT ON THE SOUTH BOUNDARY OF PARCEL 2, PARTITION PLAT 2004-0073, PLAT RECORDS OF DOUGLAS COUNTY; THENCE LEAVING SAID NORTH BOUNDARY EASTERLY ALONG THE SOUTH BOUNDARY OF SAID PARCEL 2, PARTITION PLAT 2004-0073, NORTH 89°35'41" EAST, 116.36 FEET, TO A 5/8-INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID PARCEL 2; THENCE LEAVING SAID SOUTH BOUNDARY ALONG THE EAST BOUNDARY OF SAID PARCEL 2, NORTH 01°16'49" WEST, 129.78 FEET, TO A 5/8-INCH IRON ROD AT THE NORTHEAST CORNER OF SAID PARCEL 2; THENCE LEAVING SAID EAST BOUNDARY ALONG THE NORTH BOUNDARY OF SAID PARCEL 2, SOUTH 89°43'34" WEST, 116.33 FEET, TO A 5/8-INCH IRON ROD AT THE NORTHWEST CORNER OF SAID PARCEL 2, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 6, BLOCK 4, SAID RESUBDIVISION OF THE FIRST SUBDIVISION OF CLOVERDALE ADDITION TO ROSEBURG; THENCE LEAVING SAID NORTH BOUNDARY OF PARCEL 2 NORTHERLY ALONG THE EAST BOUNDARY OF SAID BLOCK 4, NORTH 01°15'43" WEST, 324.44 FEET, TO THE INITIAL POINT AND THERE TERMINATING.

THE ABOVE-DESCRIBED PROPERTY CONTAINS 11.40 ACRES (496,761.20 SQUARE FEET), MORE OR LESS.

ZONE: LOW DENSITY RESIDENTIAL (R10)
COMP. PLAN: LOW DENSITY RESIDENTIAL

COMMUNITY DEVELOPMENT FILE NO. P-22-004

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Brent H. Knapp
OREGON
NOVEMBER 10, 2010
BRENT H. KNAPP
81116

EXPIRES: 6/30/2023

SHEET 7 OF 7
JOB NO. 0144-15

CLIENT:
ROSE VILLAGE LLC
1572 NE ROCKY RIDGE DRIVE
ROSEBURG, OR 97470

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iemail@engineering.com

i.e.
ENGINEERING