

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.

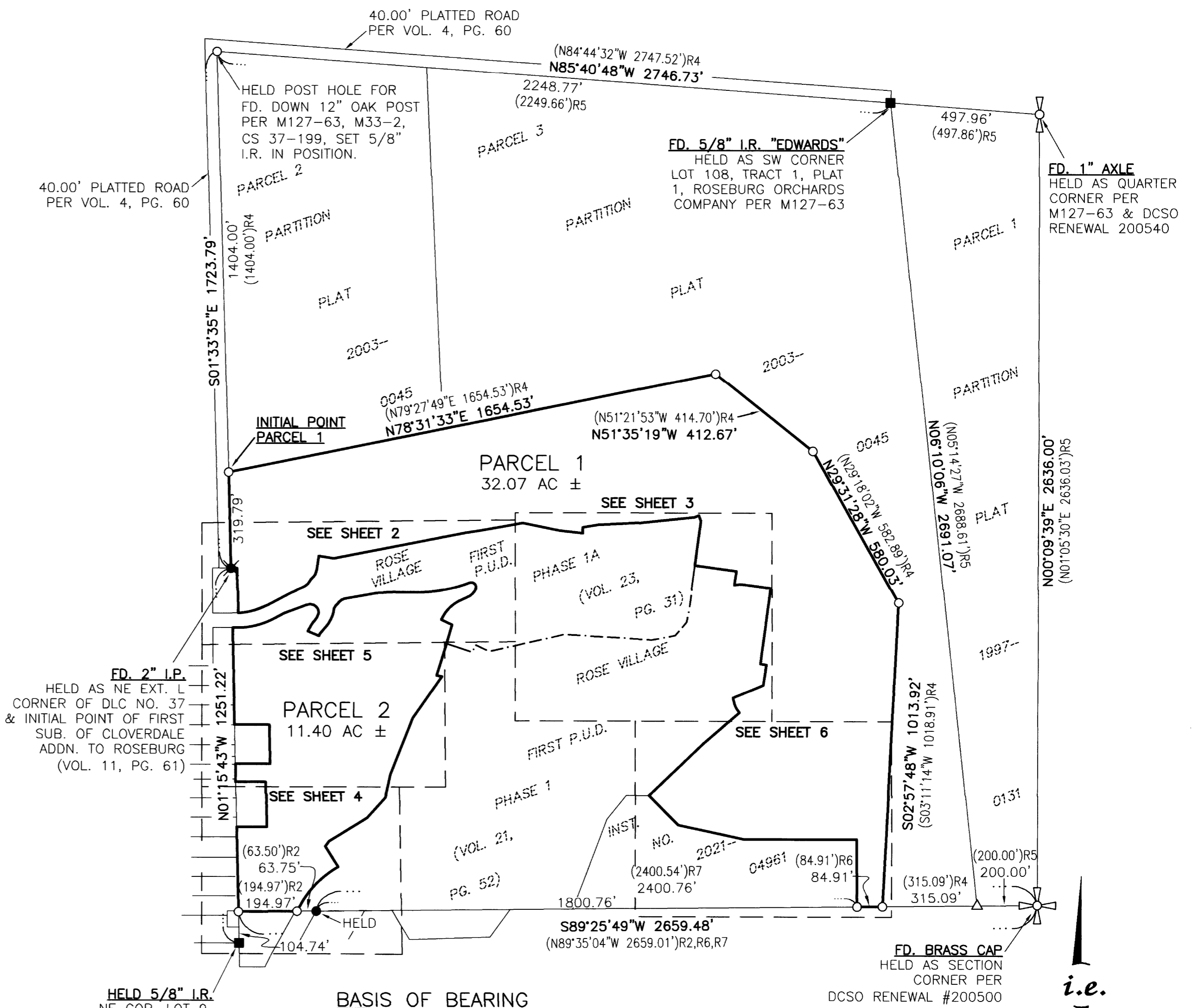
**LEGEND**

- - 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:  
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