

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
81116

EXPIRES: 6/30/2023

SHEET 7 OF 7
JOB NO. 0144-15

CLIENT:
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