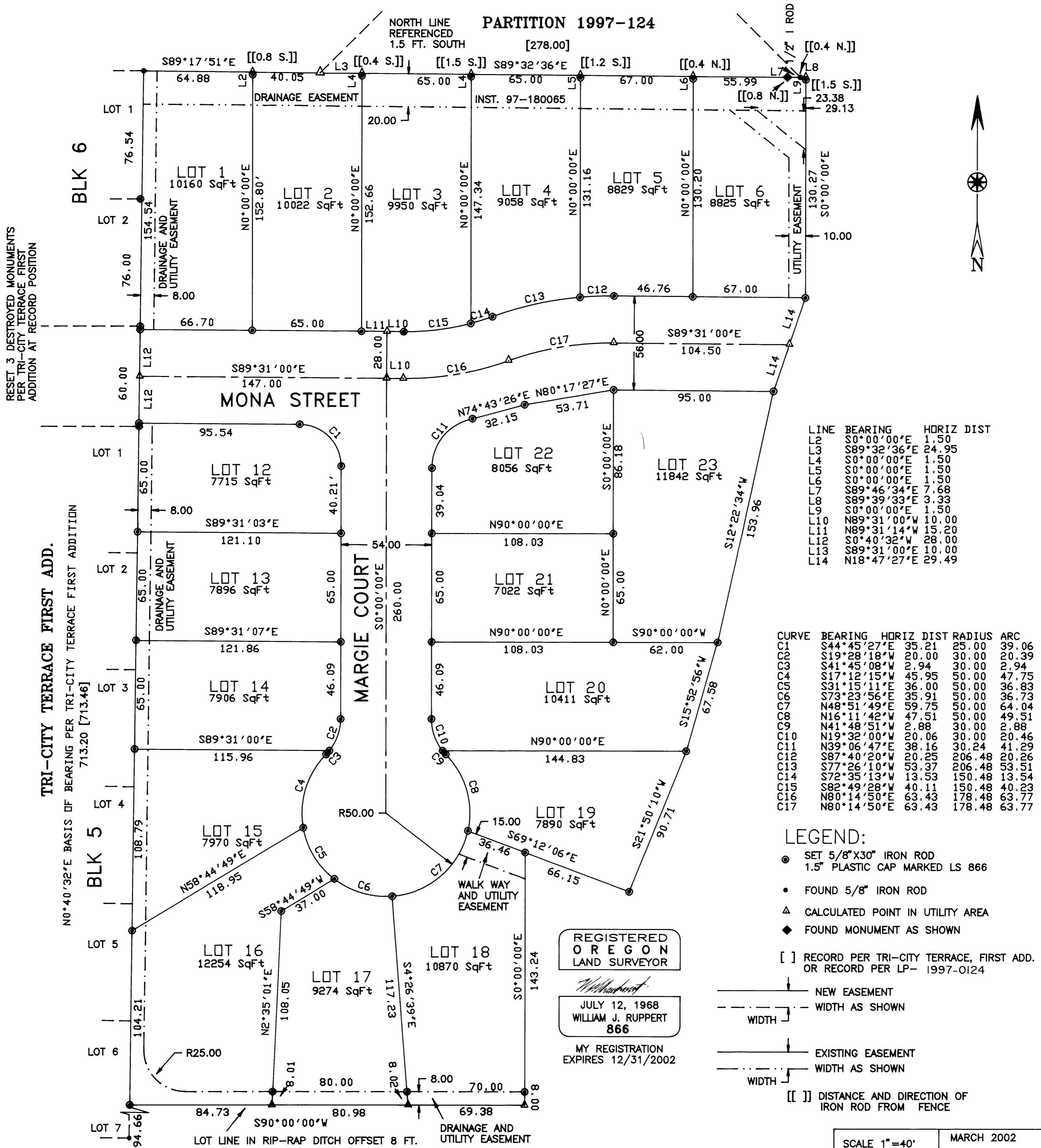


DOUGLAS COUNTY OFFICIAL RECORDS  
 DOYLE SHAWER JR., COUNTY CLERK  
 2002-030281  
 NO FEE  
 12/05/2002 09:53:47 AM  
 PLAT-SUB Cont-1 Str-1 RECEIPT/COUNTER  
 000059582020302810060063  
 This is a no fee document

# Village View Subdivision Phase One

Being a Portion of Parcels 2 and 3  
 of Partition Plat 1992-26 in the SW 1/4  
 of Section 33, T. 29 S., R. 5 W., W.M.  
 in Douglas County, Oregon

OWNERS:  
 ROLAND AND MARGARET THEISS



LINE	BEARING	HORIZ DIST
L2	S0°00'00"E	1.50
L3	S89°32'36"E	24.95
L4	S0°00'00"E	1.50
L5	S0°00'00"E	1.50
L6	S0°00'00"E	1.50
L7	S89°46'34"E	7.68
L8	S89°39'33"E	3.33
L9	S0°00'00"E	1.50
L10	N89°31'00"W	10.00
L11	N89°31'14"W	15.20
L12	S0°40'32"W	28.00
L13	S89°31'00"E	10.00
L14	N18°47'27"E	29.49

CURVE	BEARING	HORIZ DIST	RADIUS	ARC
C1	S44°45'27"E	35.21	25.00	39.06
C2	S19°28'18"W	20.00	30.00	20.39
C3	S41°45'08"W	2.94	30.00	2.94
C4	S17°12'15"W	45.95	50.00	47.75
C5	S31°15'11"E	36.00	50.00	36.83
C6	S73°23'56"E	35.91	50.00	36.73
C7	N48°51'49"E	59.75	50.00	64.04
C8	N16°11'42"W	47.51	50.00	49.51
C9	N41°48'51"W	2.88	30.00	2.88
C10	N19°32'00"W	20.06	30.00	20.46
C11	N39°06'47"E	38.16	30.24	41.29
C12	S87°40'20"W	20.25	206.48	20.26
C13	S77°26'10"W	53.37	206.48	53.51
C14	S72°35'13"W	13.53	150.48	13.54
C15	S82°49'28"W	40.11	150.48	40.23
C16	N80°14'50"E	63.43	178.48	63.77
C17	N80°14'50"E	63.43	178.48	63.77

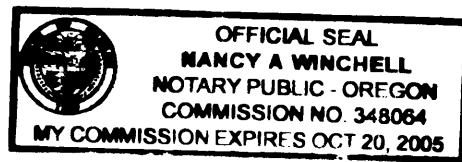
SCALE 1"=40'  
 MARCH 2002  
 SHEET 1 OF 2

# Village View Subdivision Phase One

**ACKNOWLEDGMENT:**

STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS

KNOWN ALL PEOPLE BY THESE PRESENTS:  
PERSONALLY APPEARED BEFORE ME ON THIS 7 DAY OF June, 2002, IN SAID STATE AND COUNTY, ROLAND THEISS AND MARGARET THEISS, WHO ACKNOWLEDGE THIS INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.



Nancy A. Winchell NOTARY PUBLIC

**DECLARATION AND DEDICATION:**

KNOWN ALL MEN BY THESE PRESENTS ROLAND THEISS AND MARGARET THEISS, ARE THE OWNERS OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED ON THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AS SHOWN HEREIN BY THE NAME OF "VILLAGE VIEW SUBDIVISION", AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER THE STREETS, AND EASEMENTS AS SHOWN ON THE ANNEXED PLAT.

Roland Theiss 6-7-2002  
ROLAND THEISS DATE

Margaret Theiss 6-7-02  
MARGARET THEISS DATE

**SURVEYOR'S CERTIFICATE:**

I, WILLIAM J. RUPPERT, SAY THAT THE LAND DEPICTED ON THE ACCOMPANYING SUBDIVISION MAP HAS BEEN SURVEYED AND MARKED WITH THE PROPER MONUMENTS, AND THAT THE DESCRIPTION OF THE LAND DEPICTED ON THE ACCOMPANYING VILLAGE VIEW SUBDIVISION IS AS FOLLOWS:

A PORTION OF PARCELS 2 AND 3 OF PARTITION 1992-26 IN SECTION 33, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRI-CITY TERRACE, FIRST ADDITION, THENCE S 89° 17' 51" E FOR 104.93 FEET TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN PARCEL 2 OF LAND PARTITION 1997-124; THENCE ALONG THE SOUTH BOUNDARY OF SAID PARCEL 2 OF PARTITION 1997-124, S 89° 32' 36" E FOR 277.94 FEET TO A 1/2" IRON ROD, S 89° 46' 34" E FOR 7.68 FEET TO A 5/8" IRON ROD AND S 89° 39' 33" E FOR 3.33 FEET TO A 5/8" IRON ROD; THENCE SOUTH FOR 131.77 FEET TO A 5/8" IRON ROD; THENCE S 18° 47' 27" W FOR 58.98 FEET TO A 5/8" IRON ROD; THENCE S 12° 22' 34" W FOR 153.95 FEET TO A 5/8" IRON ROD THENCE S 15° 52' 56" W FOR 67.58 FEET TO A 5/8" IRON ROD; THENCE S 21° 50' 10" W FOR 90.71 FEET TO A 5/8" IRON ROD; THENCE N 69° 12' 6" W FOR 66.15 FEET TO A 5/8" IRON ROD; THENCE SOUTH FOR 143.24 FEET TO A 5/8" IRON ROD; THENCE WEST FOR 235.00 FEET TO A 5/8" IRON ROD ON THE EASTERLY BOUNDARY OF TRI-CITY TERRACE, FIRST ADDITION; THENCE N 0° 40' 32" E ALONG THE EASTERLY BOUNDARY OF TRI-CITY TERRACE, FIRST ADDITION, FOR 610.54 FEET TO A TO A 5/8" IRON ROD AT THE TRUE POINT OF BEGINNING AND CONTAINING 4.72 ACRES MORE OR LESS.

William J. Ruppert  
WILLIAM J. RUPPERT

**SURVEY NARRATIVE:**

BOUNDARY CONTROL: THE WEST BOUNDARY IS TRI-CITY TERRACE, FIRST ADDITION. THE NORTH BOUNDARY IS BASED ON THE SURVEY PER LP 1997-124. THE MOST WESTERLY CORNER OF PARCEL 2 OF LP 1997-124 IS BASED ON THE OBSERVED POSITION OF A 5/8" IRON ROD BEFORE IT WAS REPLACED WITH A FENCE POST. LOT CORNERS OF THE NORTH LINE OF THE SUBDIVISION ARE REFERENCED 1.50 FEET SOUTH BECAUSE THE ADJOINING FENCE ENCROACHES TO A MAXIMUM OF 1.2 FEET.

ALL OTHER BOUNDARIES ARE NEW.

SURVEY, CALCULATIONS AND DRAFTING: WILLIAM J. RUPPERT.

INSTRUMENT: PENTAX PTS III.

**APPROVALS:**

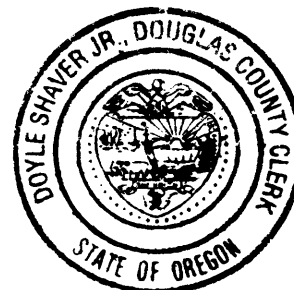
Keith L. Cubic 10/11/02  
PLANNING DIRECTOR DATE

Romy W... 10-11-02  
COUNTY SURVEYOR DATE

Roy Northrup 12-4-02  
COUNTY ASSESSOR DATE

Michael J. Winter 12-4-02  
DOUGLAS COUNTY COMMISSIONER DATE

Joyce Morgan 12/4/02  
DOUGLAS COUNTY COMMISSIONER DATE



FILED THIS DAY 5<sup>th</sup> OF DEC. 2002, AT 9:53 A.M.  
DOYLE SHAVER JR. 12-5-02  
DOUGLAS COUNTY CLERK B4: DEPUTY DATE

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

Sandra K. Covee 12/4/02  
DOUGLAS COUNTY TAX COLLECTOR DATE

<b>SUBDIVISION</b>	
OF PARCELS 2 AND 3 OF LAND PARTITION 1992-26	
SW 1/4 SECTION 33, TOWNSHIP 29 SOUTH, RANGE 5 WEST, W.M.	
OWNERS: <b>ROLAND AND MARGARET THEISS</b> PO BOX 824 MYRTLE CREEK, OR 97457	
ZONE: R-1 COMP. PLAN DESIG.: MEDIUM DENSITY RESIDENTIAL LAND WATER SUPPLY: TRI-CITY WATER DISTRICT SEWAGE DISPOSAL: TRI-CITY SANITARY DISTRICT	
PLANNING DEPARTMENT FILE 99-088	
REGISTERED OREGON LAND SURVEYOR	<i>Surveyed by:</i>
<u>William J. Ruppert</u> JULY 12, 1968 WILLIAM J. RUPPERT 866	<b>WILLIAM J. RUPPERT</b> P.O. BOX 1564 MYRTLE CREEK, OR 97457
MY REGISTRATION EXPIRES 12/31/2002	SCALE NA MARCH 2002 SHEET 2 OF 2