



NO FEE

PLAT-SUB Cnt=1 Stn=18 05/16/2005 04:00:00 PM
RECORDINGDESK
This is a no fee document

SURVEYOR'S CERTIFICATE:

I, RONALD A. QUIMBY, OREGON PROFESSIONAL LAND SURVEYOR NO. 1654, 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 THAT LAND DESCRIBED AS PARCEL 1 OF LAND PARTITION 2003-0045 AS RECORDED IN THE DOUGLAS COUNTY PLAT RECORDS, AND ALL THAT LAND DESCRIBED IN INSTRUMENT NUMBER 2004-028094 OF THE DOUGLAS COUNTY DEED RECORDS BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7 AND THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ON THE SOUTHERLY BOUNDARY OF SAID SECTION 7 FROM WHICH A 5/8" IRON ROD AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID PARCEL 1 BEARS NORTH 89°35'04" WEST 194.97 FEET; THENCE ALONG SAID SOUTHERLY BOUNDARY OF SAID SECTION 7 SOUTH 89°35'04" EAST 312.73 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF SAID LAND DESCRIBED IN INSTRUMENT NUMBER 2004-028094; THENCE LEAVING SAID SOUTHERLY BOUNDARY AND RUNNING ALONG THE SOUTHWESTERLY BOUNDARY OF SAID LAND SOUTH 29°54'00" EAST 112.54 FEET TO A 5/8" IRON ROD; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LAND NORTH 88°55'49" EAST 268.23 FEET TO A 5/8" IRON ROD; THENCE ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LAND NORTH 37°04'55" EAST 112.44 FEET TO A 5/8" IRON ROD AT THE NORTHEAST CORNER OF SAID LAND ALSO BEING ON SAID SOUTHERLY BOUNDARY OF SAID SECTION 7; THENCE ALONG SAID SOUTHERLY BOUNDARY SOUTH 89°35'04" EAST 209.23 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF THAT LAND DESCRIBED IN INSTRUMENT 2004-028092 OF THE DOUGLAS COUNTY DEED RECORDS; THENCE LEAVING SAID SOUTHERLY BOUNDARY AND RUNNING ALONG THE WESTERLY BOUNDARY OF SAID LAND NORTH 22°13'54" EAST 319.94 FEET TO A 5/8" IRON ROD; THENCE CONTINUING ALONG SAID BOUNDARY NORTH 40°13'54" EAST 101.50 FEET TO A 5/8" IRON ROD; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LAND SOUTH 89°35'06" EAST 75.91 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID NORTHERLY BOUNDARY NORTH 47°20'18" EAST 253.78 FEET TO A 5/8" IRON ROD; THENCE NORTH 50°20'58" EAST 126.15 FEET TO A 5/8" IRON ROD; THENCE NORTH 50°20'58" EAST 30.00 FEET; THENCE ALONG THE ARC OF A 85.00 FOOT RADIUS CURVE THE RIGHT FOR 48.69 FEET TO A 5/8" IRON ROD (THE CHORD OF WHICH BEARS NORTH 24°24'25" WEST 48.03 FEET); THENCE NORTH 07°59'47" WEST 5.81 FEET TO A 5/8" IRON ROD; THENCE NORTH 68°23'58" EAST 109.70 FEET TO A 5/8" IRON ROD; THENCE NORTH 08°44'59" EAST 70.00 FEET TO A 5/8" IRON ROD; THENCE NORTH 81°15'01" WEST 20.00 FEET TO A 5/8" IRON ROD; THENCE NORTH 08°44'59" EAST 255.00 FEET TO A 5/8" IRON ROD; THENCE NORTH 81°15'01" WEST 100.00 FEET TO A 5/8" IRON ROD; THENCE SOUTH 80°42'33" WEST 21.03 FEET TO A 5/8" IRON ROD; THENCE NORTH 08°44'59" EAST 46.91 FEET TO A 5/8" IRON ROD; THENCE NORTH 81°15'01" WEST 140.00 FEET TO A 5/8" IRON ROD; THENCE SOUTH 08°44'59" WEST 150.00 FEET TO A 5/8" IRON ROD; THENCE SOUTH 11°39'28" WEST 40.89 FEET TO A 5/8" IRON ROD; THENCE SOUTH 41°14'10" WEST 59.67 FEET TO A 5/8" IRON ROD; THENCE SOUTH 80°37'51" WEST 80.00 FEET TO A 5/8" IRON ROD; THENCE NORTH 85°28'57" WEST 290.00 FEET TO A 5/8" IRON ROD; THENCE SOUTH 78°20'34" WEST 257.75 FEET TO A 5/8" IRON ROD; THENCE NORTH 62°58'55" WEST 50.00 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE TO THE LEFT FOR 27.13 FEET TO A 5/8" IRON ROD (THE CHORD OF WHICH BEARS SOUTH 24°11'30" WEST 27.12 FEET); THENCE NORTH 69°33'32" WEST 89.85 FEET TO A 5/8" IRON ROD; THENCE SOUTH 18°44'55" WEST 111.35 FEET TO A 5/8" IRON ROD; THENCE SOUTH 77°06'13" EAST 18.74 FEET TO A 5/8" IRON ROD; THENCE SOUTH 35°55'00" WEST 169.60 FEET TO A 5/8" IRON ROD; THENCE SOUTH 22°26'59" WEST 201.55 FEET TO A 5/8" IRON ROD; THENCE SOUTH 13°37'23" WEST 81.18 FEET TO A 5/8" IRON ROD; THENCE SOUTH 43°11'03" WEST 91.47 FEET TO A 5/8" IRON ROD; THENCE SOUTH 59°32'29" WEST 147.27 FEET TO A 5/8" IRON ROD; THENCE SOUTH 39°10'29" WEST 21.11 FEET TO A 5/8" IRON ROD; THENCE SOUTH 30°51'51" EAST 81.72 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 325.00 FOOT RADIUS CURVE THE LEFT FOR 176.95 FEET TO A POINT (THE CHORD OF WHICH BEARS SOUTH 45°41'54" WEST 174.77 FEET); THENCE SOUTH 30°06'02" WEST 27.42 FEET TO THE POINT OF BEGINNING.
SAID PORTION CONTAINING 21.60 ACRES MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE ABOVE DESCRIBED PORTION OF PARCEL 1 OF LAND PARTITION 2003-0045 OF THE DOUGLAS COUNTY PLAT RECORDS IN TO LOTS AS SHOWN.
THE PROCEDURE WAS AS FOLLOWS: WE TIED EXISTING MONUMENTS OF RECORD AS SHOWN. WE THEN SET MONUMENTS ACCORDINGLY.

NOTE: SUBJECT TO COVENANTS AS RECORDED IN INSTRUMENT NO. 2005-012034 OF DEED RECORDS OF DOUGLAS COUNTY.

TAX COLLECTOR STATEMENT:

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

Sandra K. Conell 5/13/05
DOUGLAS COUNTY TAX COLLECTOR 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 BY THE NAME OF "ROSE VILLAGE P.U.D., PHASE 1" TOGETHER WITH EASEMENTS AS SHOWN AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER ROCKY RIDGE DRIVE AND A 1 FOOT STREET PLUG AT THE NORTH END OF ROCKY RIDGE DRIVE TO THE CITY OF ROSEBURG SHOWN HEREON.

Rod Johnson May 12th, 2005
ROD JOHNSON, L.L.C. MANAGER DATE

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 12th DAY OF May, 2005, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ROD JOHNSON, 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 BERG
NOTARY PUBLIC - OREGON
COMMISSION NO.: 358908
MY COMMISSION EXPIRES: JUNE 23, 2006

P.U.E. NOTE:

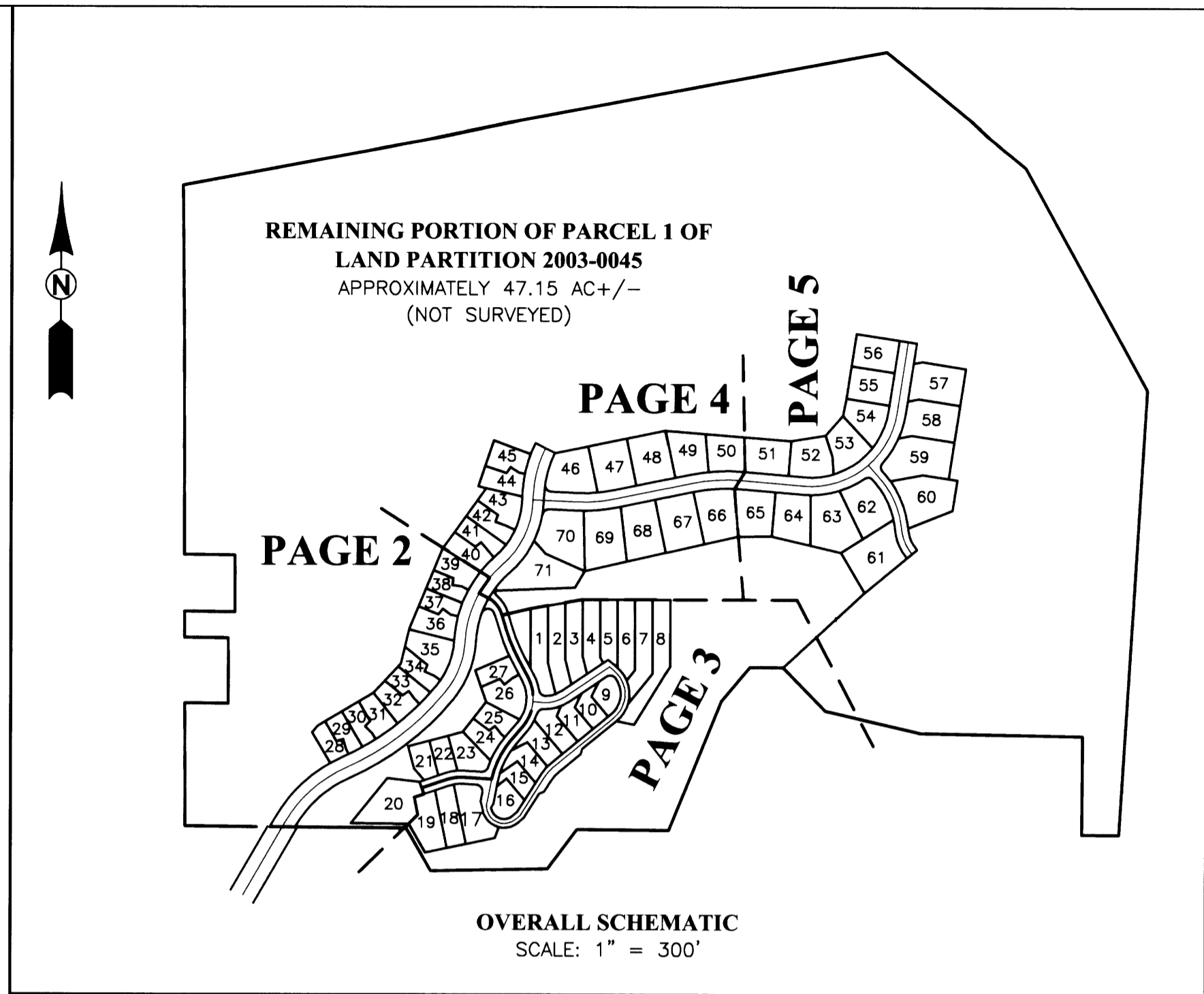
PUBLIC UTILITY EASEMENTS SHOWN ON THIS MAP ARE SUBJECT TO RESTRICTIONS RECORDED IN INSTRUMENT NUMBER 2005-012035 OF DEED RECORDS OF DOUGLAS COUNTY.

NOTE:

IF ALTERNATE DRAINAGE IS NOT PROVIDED, THEN FINISH FLOOR ELEVATION TO BE MINIMUM 2% GRADE ABOVE CURB TO PROVIDE FOR DRAINAGE

ZONE: R-1-10
COMP. PLAN: RESIDENTIAL LOW DENSITY
WATER: CITY OF ROSEBURG
SEWER: R.U.S.A.
FIELD CREW: RYAN PALMER AND KARL KROM
EQUIPMENT: TOPCON TOTAL STATION AND TDS RECON DATA COLLECTOR
OFFICE: MICHAEL JONES
DRAFTING: JOE COOK

SHEET INDEX:
SHEET 1 NOTES, SIGNATURES
SHEET 2 LOT DETAILS
SHEET 3 LOT DETAILS
SHEET 4 LOT DETAILS
SHEET 5 LOT DETAILS



APPROVALS:

Paul D. Allen 5/12/05
PLANNING COMMISSION CHAIRMAN DATE
D. Swanson 5/12/05
COMMUNITY DEVELOPMENT DIRECTOR DATE
[Signature] 5/12/05
PUBLIC WORKS DIRECTOR DATE
[Signature] 5-12-05
DOUGLAS COUNTY SURVEYOR DEPUTY DATE
Row Northcraft 5-13-05
DOUGLAS COUNTY TAX ASSESSOR DATE
[Signature] 5-13-05
DOUGLAS COUNTY COMMISSIONER DATE
[Signature] 5-16-05
DOUGLAS COUNTY COMMISSIONER DATE

FILED THIS 16 DAY OF May, 2005 4:10 O'CLOCK AM/PM
Barbara E. Nielsen
DOUGLAS COUNTY CLERK
By Carol Engels, Deputy

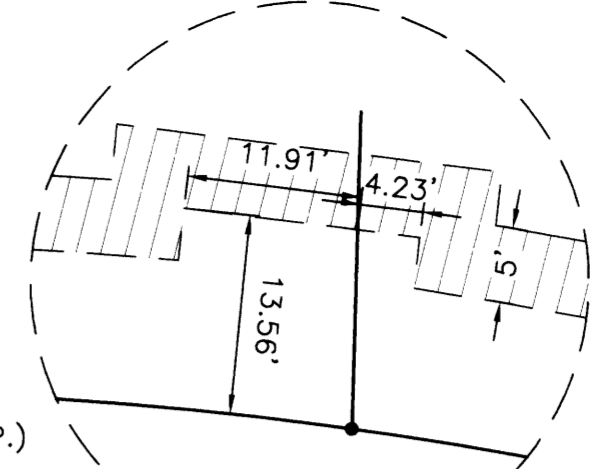
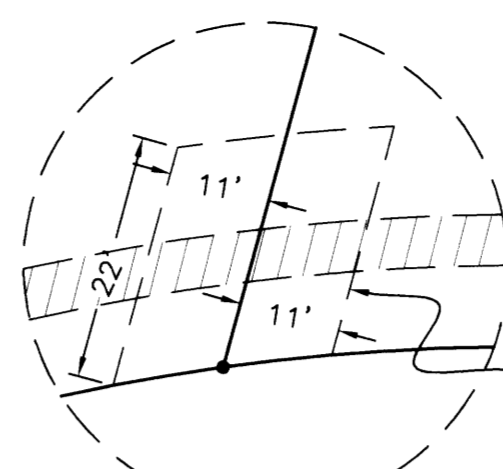
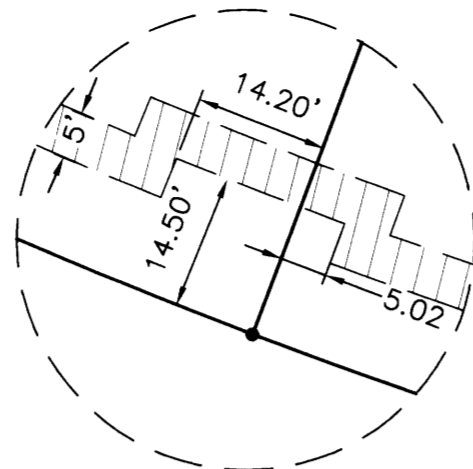
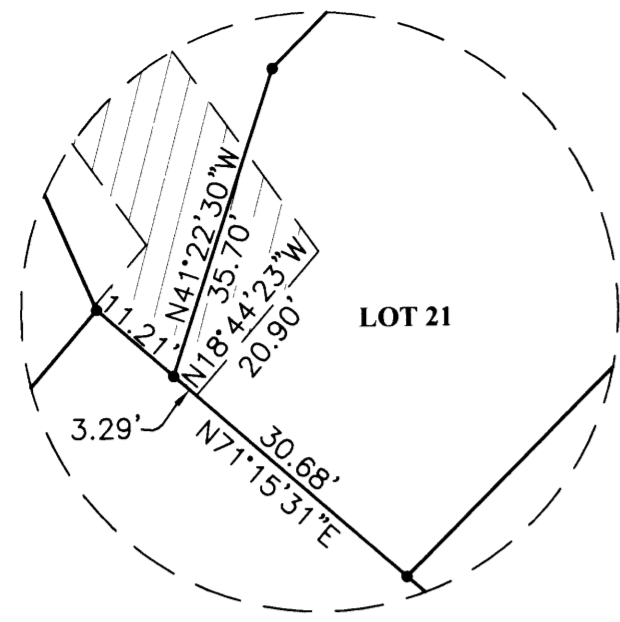


PLANNING DEPARTMENT FILE NO. PUD-04-1

	<p align="center">ROSE VILLAGE FIRST P.U.D., PHASE 1 LYING IN THE SE 1/4 OF SEC. 7 AND THE NE 1/4 OF SEC. 18, T 27 S, R 5 W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.</p>	
	<p>SURVEYED FOR: ROSE VILLAGE, LLC 200 LITTLEBROOK LN ROSEBURG, OR 97470</p>	<p>SURVEYED BY: <u>i.e.</u> 741 SE Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com</p>
<p>SCALE: AS SHOWN DATE: MARCH, 2005</p>		<p>DWG. BY: JAC JOB NO: 144-08 T7 PAGE: 1 OF 5</p>

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DETAIL D
SCALE: NTS

DETAIL A
SCALE: NTS

DETAIL E
SCALE: NTS

DETAIL B
SCALE: NTS

LEGEND

- SET 5/8" x 30" IR w/CAP MARKED "I.E. ENGINEERING" UNLESS OTHERWISE NOTED
 - FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
 - △ CALCULATED POSITION
 - INTERSECTION OF CENTER OF STUD WALL
 - ◆ FOUND BRASS CAP AS NOTED
 - SET 5/8" IRON ROD w/ALUMINUM CAP MARKED "IE ENGINEERING"
- ()R1 RECORD AS PER VOL. 21, PG. 8
()R2 RECORD AS PER M147-39

CURVE TABLE				
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH
C15	N40°37'46"E	16.55'	593.42'	16.55'
C49	S33°25'47"W	49.30'	275.00'	49.37'
C50	S24°51'15"W	32.93'	275.00'	32.95'
C51	S16°05'03"W	114.41'	250.00'	115.43'
C52	S18°01'14"W	32.63'	275.00'	32.65'
C53	S85°43'55"W	27.33'	15.00'	34.38'
C56	N22°40'14"W	9.31'	45.00'	9.33'
C58	S21°06'59"E	63.46'	415.00'	63.52'
C61	S26°49'10"E	19.10'	415.00'	19.10'
C62	N03°26'25"E	89.02'	85.00'	93.69'
C85	N37°27'56"E	7.26'	85.00'	7.26'
C91	S31°22'47"W	63.80'	215.00'	64.04'
C92	S20°44'50"W	15.75'	215.00'	15.76'
C94	N56°00'21"E	18.20'	15.00'	19.56'
C96	S89°46'58"W	14.37'	115.00'	14.38'
C97	S78°43'49"W	29.91'	115.00'	29.99'
C98	S82°18'41"W	38.34'	100.00'	38.58'
C100	S75°15'48"W	11.87'	85.00'	11.88'
C101	S11°27'53"W	67.35'	225.00'	67.61'
C102	S08°44'17"W	56.36'	275.00'	56.46'
C103	N18°54'01"E	95.98'	173.65'	97.25'
C104	N21°20'37"E	141.84'	223.65'	144.33'
C105	N21°20'37"E	125.98'	198.65'	128.19'
C107	N37°23'13"E	14.81'	173.65'	14.81'
C108	N52°58'54"E	292.78'	643.42'	295.36'
C109	N43°11'44"E	36.60'	593.42'	36.60'
C110	N48°11'52"E	66.98'	593.42'	67.02'
C111	N54°25'27"E	61.93'	593.42'	61.96'
C112	N52°58'54"E	281.40'	618.42'	283.89'
C114	N59°07'25"E	35.38'	593.42'	35.38'
C115	N62°34'10"E	35.99'	593.42'	35.99'
C116	N65°13'11"E	18.91'	593.42'	18.91'
C117	S63°42'51"W	27.43'	325.00'	27.43'
C118	S48°13'46"W	169.07'	275.00'	171.86'
C119	S48°07'00"W	185.57'	300.00'	188.66'
C120	S45°41'54"W	174.77'	325.00'	176.95'
C124	S24°27'11"W	37.09'	261.66'	37.12'
C125	S33°27'50"W	30.91'	225.00'	30.93'

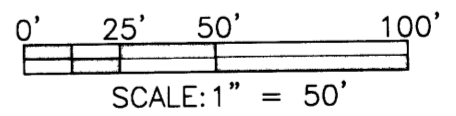
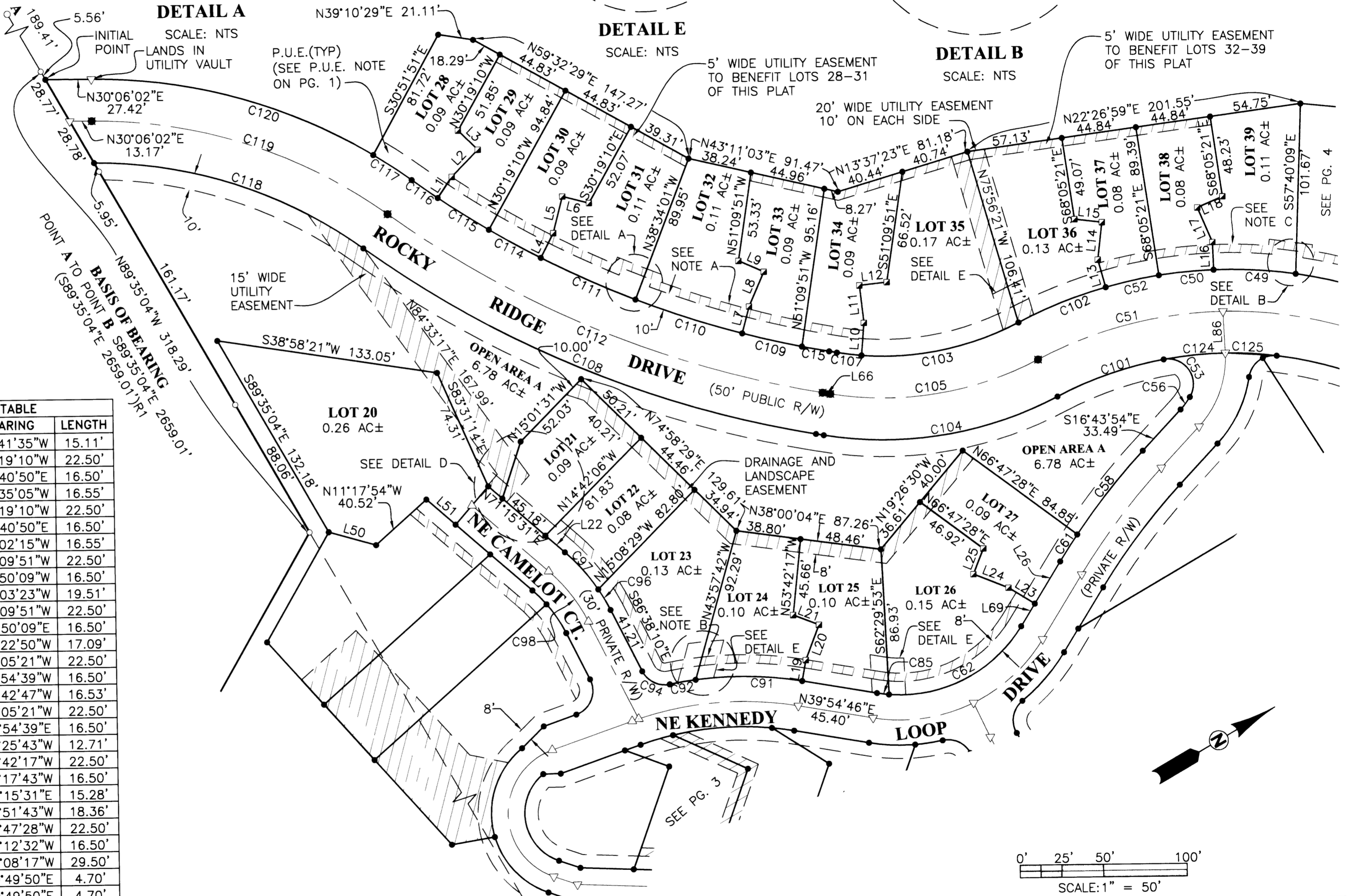
LINE TABLE		
LINE	BEARING	LENGTH
L1	N25°41'35"W	15.11'
L2	N15°19'10"W	22.50'
L3	N74°40'50"E	16.50'
L4	N32°35'05"W	16.55'
L5	N45°19'10"W	22.50'
L6	N44°40'50"E	16.50'
L7	N45°02'15"W	16.55'
L8	N36°09'51"W	22.50'
L9	S53°50'09"W	16.50'
L10	N55°03'23"W	19.51'
L11	N66°09'51"W	22.50'
L12	N23°50'09"E	16.50'
L13	N75°22'50"W	17.09'
L14	N53°05'21"W	22.50'
L15	S36°54'39"W	16.50'
L16	N61°42'47"W	16.53'
L17	N83°05'21"W	22.50'
L18	N06°54'39"E	16.50'
L19	N49°25'43"W	12.71'
L20	N38°42'17"W	22.50'
L21	S51°17'43"W	16.50'
L22	N71°15'31"E	15.28'
L23	S61°51'43"W	18.36'
L24	S51°47'28"W	22.50'
L25	N38°12'32"W	16.50'
L26	N28°08'17"W	29.50'
L66	N39°49'50"E	4.70'
L67	N39°49'50"E	4.70'
L68	S28°08'17"E	16.47'
L69	S28°08'17"E	15.77'
L86	S62°36'43"E	24.79'

NOTE A:
5' WIDE UTILITY EASEMENT TO BENEFIT LOTS 28 THRU 35 OF THIS PLAT

NOTE B:
5' WIDE UTILITY EASEMENT TO BENEFIT LOTS 21 THRU 27 OF THIS PLAT

NOTE:
NE KENNEDY LOOP DRIVE, NE CAMELOT COURT, NE REAGAN ROAD AND NORMA JEAN DRIVE (PRIVATE RIGHT OF WAYS) ARE ALSO UTILITY EASEMENTS

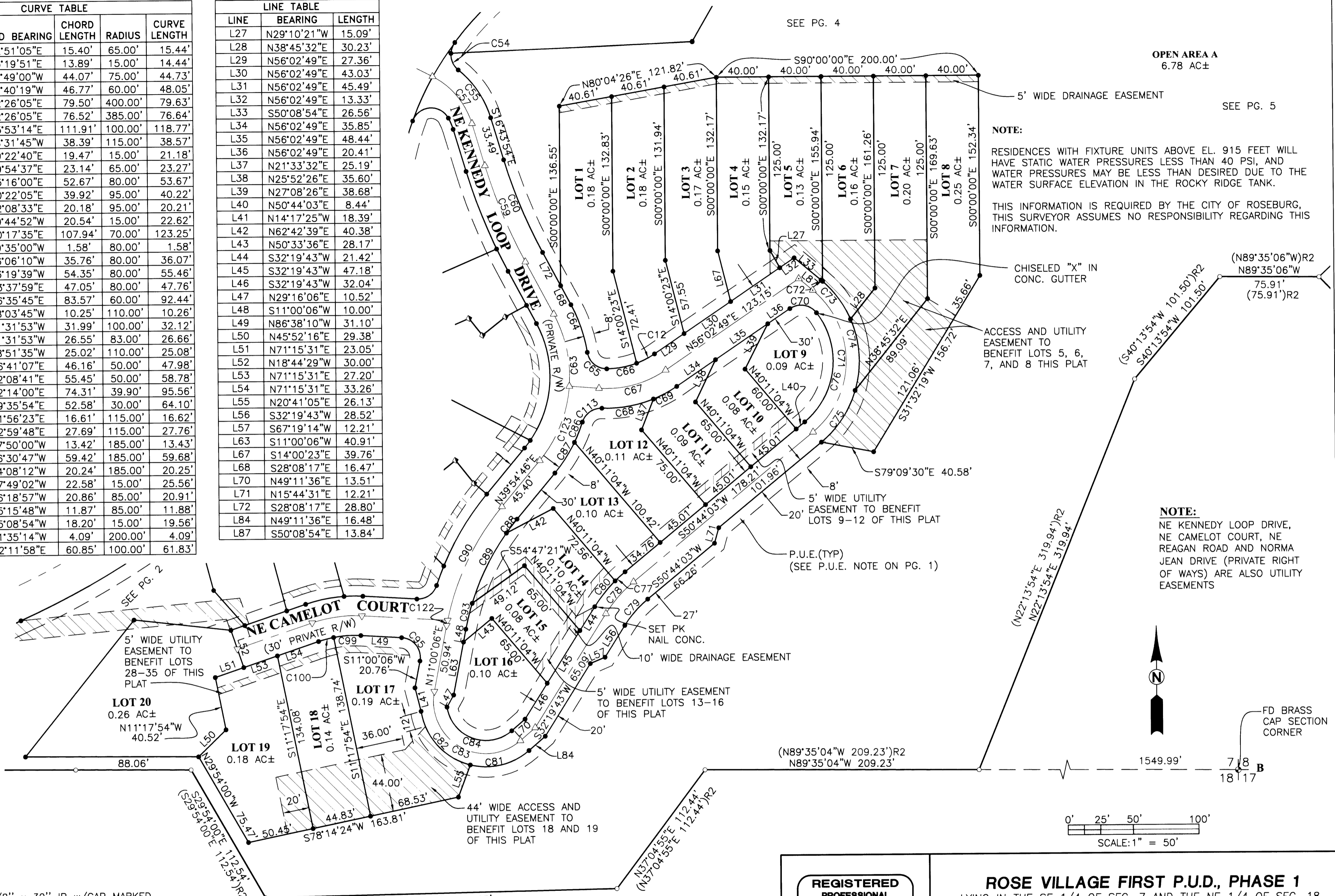
NOTE C:
5' WIDE UTILITY EASEMENT TO BENEFIT LOTS 36 THRU 45 OF THIS PLAT



<p>REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p>OREGON JULY 14, 1978 RONALD A. GUMMY 1654</p> <p>EXPIRES: 12/31/2006</p>	<p>ROSE VILLAGE FIRST P.U.D., PHASE 1 LYING IN THE SE 1/4 OF SEC. 7 AND THE NE 1/4 OF SEC. 18, T 27 S, R 5 W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.</p>	
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<p>SCALE: AS SHOWN</p>	<p>DATE: MARCH, 2005</p>	<p>JOB NO: 144-08 T7</p>
<p>DWG. BY: JAC</p>		<p>PAGE: 2 OF 5</p>

CURVE TABLE				
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH
C12	N62°51'05"E	15.40'	65.00'	15.44'
C54	S23°19'51"E	13.89'	15.00'	14.44'
C55	N33°49'00"W	44.07'	75.00'	44.73'
C57	N39°40'19"W	46.77'	60.00'	48.05'
C59	S22°26'05"E	79.50'	400.00'	79.63'
C60	S22°26'05"E	76.52'	385.00'	76.64'
C63	N05°53'14"E	111.91'	100.00'	118.77'
C64	N18°31'45"W	38.39'	115.00'	38.57'
C65	S49°22'40"E	19.47'	15.00'	21.18'
C66	N79°54'37"E	23.14'	65.00'	23.27'
C67	N75°16'00"E	52.67'	80.00'	53.67'
C68	N80°22'05"E	39.92'	95.00'	40.22'
C69	N62°08'33"E	20.18'	95.00'	20.21'
C70	N80°44'52"W	20.54'	15.00'	22.62'
C71	N00°17'35"E	107.94'	70.00'	123.25'
C72	N49°35'00"W	1.58'	80.00'	1.58'
C73	N36°06'10"W	35.76'	80.00'	36.07'
C74	N03°19'39"W	54.35'	80.00'	55.46'
C75	N33°37'59"E	47.05'	80.00'	47.76'
C76	N06°35'45"E	83.57'	60.00'	92.44'
C77	S48°03'45"W	10.25'	110.00'	10.26'
C78	S41°31'53"W	31.99'	100.00'	32.12'
C79	S41°31'53"W	26.55'	83.00'	26.66'
C80	S38°51'35"W	25.02'	110.00'	25.08'
C81	N76°41'07"E	46.16'	50.00'	47.98'
C82	S42°08'41"E	55.45'	50.00'	58.78'
C83	S62°14'00"E	74.31'	39.90'	95.56'
C84	S69°35'54"E	52.58'	30.00'	64.10'
C86	N21°56'23"E	16.61'	115.00'	16.62'
C87	N32°59'48"E	27.69'	115.00'	27.76'
C88	S37°50'00"W	13.42'	185.00'	13.43'
C89	S26°30'47"W	59.42'	185.00'	59.68'
C93	S14°08'12"W	20.24'	185.00'	20.25'
C95	N37°49'02"W	22.58'	15.00'	25.56'
C99	S86°18'57"W	20.86'	85.00'	20.91'
C100	S75°15'48"W	11.87'	85.00'	11.88'
C113	S55°08'54"W	18.20'	15.00'	19.56'
C122	S11°35'14"W	4.09'	200.00'	4.09'
C123	N22°11'58"E	60.85'	100.00'	61.83'

LINE TABLE		
LINE	BEARING	LENGTH
L27	N29°10'21"W	15.09'
L28	N38°45'32"E	30.23'
L29	N56°02'49"E	27.36'
L30	N56°02'49"E	43.03'
L31	N56°02'49"E	45.49'
L32	N56°02'49"E	13.33'
L33	S50°08'54"E	26.56'
L34	N56°02'49"E	35.85'
L35	N56°02'49"E	48.44'
L36	N56°02'49"E	20.41'
L37	N21°33'32"E	25.19'
L38	N25°52'29"E	35.60'
L39	N27°08'26"E	38.68'
L40	N50°44'03"E	8.44'
L41	N14°17'25"W	18.39'
L42	N62°42'39"E	40.38'
L43	N50°33'36"E	28.17'
L44	S32°19'43"W	21.42'
L45	S32°19'43"W	47.18'
L46	S32°19'43"W	32.04'
L47	N29°16'06"E	10.52'
L48	S11°00'06"W	10.00'
L49	N86°38'10"W	31.10'
L50	N45°52'16"E	29.38'
L51	N71°15'31"E	23.05'
L52	N18°44'29"W	30.00'
L53	N71°15'31"E	27.20'
L54	N71°15'31"E	33.26'
L55	N20°41'05"E	26.13'
L56	S32°19'43"W	28.52'
L57	S67°19'14"W	12.21'
L63	S11°00'06"W	40.91'
L67	S14°00'23"E	39.76'
L68	S28°08'17"E	16.47'
L70	N49°11'36"E	13.51'
L71	N15°44'31"E	12.21'
L72	S28°08'17"E	28.80'
L84	N49°11'36"E	16.48'
L87	S50°08'54"E	13.84'

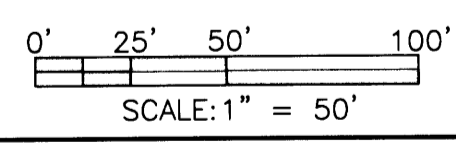


OPEN AREA A
6.78 AC±
SEE PG. 5

NOTE:
RESIDENCES WITH FIXTURE UNITS ABOVE EL. 915 FEET WILL HAVE STATIC WATER PRESSURES LESS THAN 40 PSI, AND WATER PRESSURES MAY BE LESS THAN DESIRED DUE TO THE WATER SURFACE ELEVATION IN THE ROCKY RIDGE TANK.
THIS INFORMATION IS REQUIRED BY THE CITY OF ROSEBURG, THIS SURVEYOR ASSUMES NO RESPONSIBILITY REGARDING THIS INFORMATION.

5' WIDE DRAINAGE EASEMENT
CHISELED "X" IN CONC. GUTTER
ACCESS AND UTILITY EASEMENT TO BENEFIT LOTS 5, 6, 7, AND 8 THIS PLAT

NOTE:
NE KENNEDY LOOP DRIVE, NE CAMELOT COURT, NE REAGAN ROAD AND NORMA JEAN DRIVE (PRIVATE RIGHT OF WAYS) ARE ALSO UTILITY EASEMENTS



- LEGEND**
- SET 5/8" x 30" IR w/CAP MARKED "I.E. ENGINEERING" UNLESS OTHERWISE NOTED
 - FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
 - △ CALCULATED POSITION
 - INTERSECTION OF CENTER OF STUD WALL
 - ◆ FOUND BRASS CAP AS NOTED
 - SET 5/8" IRON ROD W/ALUMINUM CAP MARKED "I.E. ENGINEERING"
- ()R1 RECORD AS PER VOL. 21, PG. 8
()R2 RECORD AS PER M147-39

N88°55'49"E 268.23'
(N88°55'49"E 268.23')R2
ROCKY RIDGE P.U.D. PHASE 1
VOL. 20 PG. 36E

REGISTERED PROFESSIONAL LAND SURVEYOR

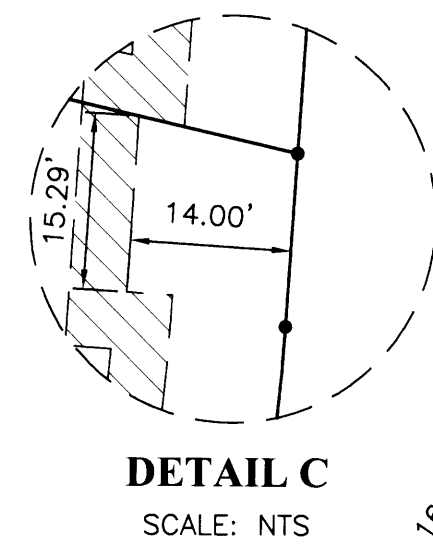
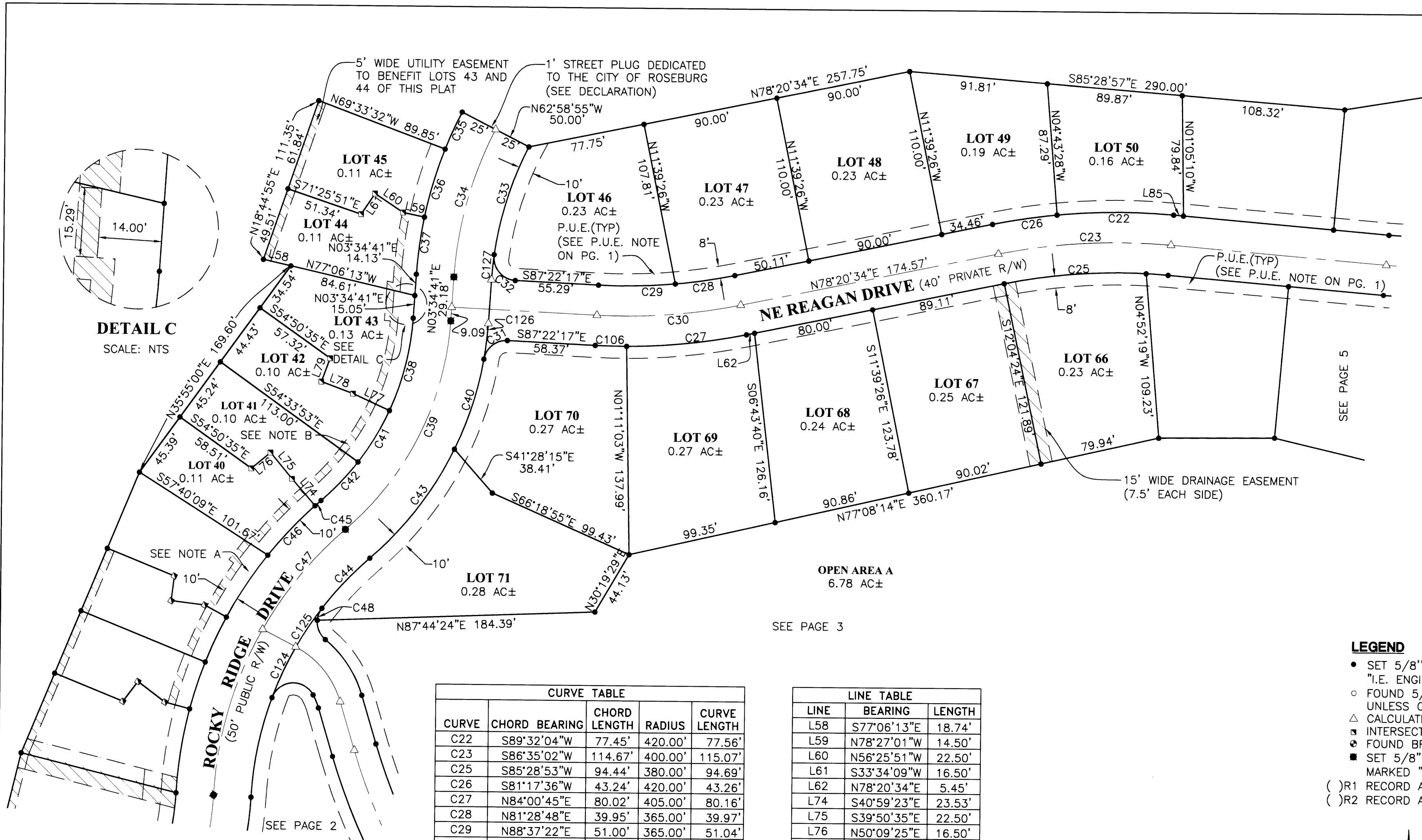
Ronald A. Gumbly

OREGON
JULY 14, 1978
RONALD A. GUMBLY
1654

EXPIRES: 12/31/2006

ROSE VILLAGE FIRST P.U.D., PHASE 1
LYING IN THE SE 1/4 OF SEC. 7 AND THE NE 1/4 OF SEC. 18, T 27 S, R 5 W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

SURVEYED FOR: ROSE VILLAGE, LLC 200 LITTLEBROOK LN ROSEBURG, OR 97470	SURVEYED BY: 741 SE Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemall@ieengineering.com
DWG. BY: JAC	JOB NO: 144-08 T7
SCALE: AS SHOWN	DATE: MARCH, 2005
PAGE: 3 OF 5	



CURVE TABLE				
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH
C22	S89°32'04"W	77.45'	420.00'	77.56'
C23	S86°35'02"W	114.67'	400.00'	115.07'
C25	S85°28'53"W	94.44'	380.00'	94.69'
C26	S81°17'36"W	43.24'	420.00'	43.26'
C27	N84°00'45"E	80.02'	405.00'	80.16'
C28	N81°28'48"E	39.95'	365.00'	39.97'
C29	N88°37'22"E	51.00'	365.00'	51.04'
C30	N85°29'08"E	95.75'	385.00'	95.99'
C31	S51°07'34"W	19.88'	15.00'	21.73'
C32	S39°46'06"E	22.15'	15.00'	24.92'
C33	S17°25'35"W	74.98'	225.00'	75.33'
C34	S15°17'53"W	101.57'	250.00'	102.28'
C35	S24°11'30"W	27.12'	275.00'	27.13'
C36	S16°27'27"W	47.05'	275.00'	47.11'
C37	S07°33'50"W	38.23'	275.00'	38.26'
C38	N13°58'35"E	63.17'	175.00'	63.52'
C39	N26°20'49"E	154.81'	200.00'	158.96'
C40	N17°38'48"E	62.81'	225.00'	63.01'
C41	N30°55'47"E	39.95'	175.00'	40.04'
C42	N43°18'01"E	35.47'	175.00'	35.53'
C43	N37°23'35"E	91.43'	225.00'	92.07'
C44	S43°15'33"W	45.92'	225.00'	46.00'
C45	S48°34'09"W	5.25'	275.00'	5.25'
C46	S43°17'51"W	45.30'	275.00'	45.35'
C47	S39°12'50"W	85.98'	250.00'	86.41'
C48	S20°49'16"W	8.56'	15.00'	8.68'
C106	S88°50'40"E	20.82'	405.00'	20.83'
C124	S24°47'57"W	37.08'	225.00'	37.12'
C125	S33°27'50"W	30.91'	225.00'	30.93'
C126	N06°36'03"E	23.73'	225.00'	23.74'
C127	S05°42'23"W	16.71'	225.00'	16.72'

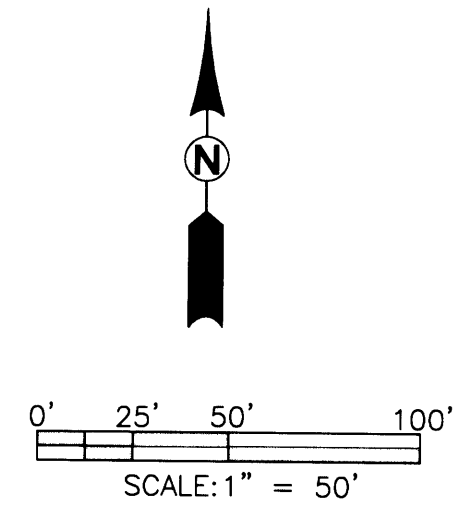
LINE TABLE		
LINE	BEARING	LENGTH
L58	S77°06'13"E	18.74'
L59	N78°27'01"W	14.50'
L60	N56°25'51"W	22.50'
L61	S33°34'09"W	16.50'
L62	N78°20'34"E	5.45'
L74	S40°59'23"E	23.53'
L75	S39°50'35"E	22.50'
L76	N50°09'25"E	16.50'
L77	S65°37'30"E	26.61'
L78	S69°50'35"E	22.50'
L79	S20°09'25"W	16.50'
L85	N85°10'30"W	6.49'

NOTE A:
P.U.E. (TYP.)
SEE P.U.E. NOTE ON PG. 1

NOTE B:
5' WIDE UTILITY EASEMENT TO BENEFIT LOTS 36-45 OF THIS PLAT

NOTE:
NE KENNEDY LOOP DRIVE, NE CAMELOT COURT, NE REAGAN ROAD AND NORMA JEAN DRIVE (PRIVATE RIGHT OF WAYS) ARE ALSO UTILITY EASEMENTS

- LEGEND**
- SET 5/8" x 30" IR w/CAP MARKED "I.E. ENGINEERING" UNLESS OTHERWISE NOTED
 - FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
 - △ CALCULATED POSITION
 - ⊠ INTERSECTION OF CENTER OF STUD WALL
 - ⊙ FOUND BRASS CAP AS NOTED
 - SET 5/8" IRON ROD W/ALUMINUM CAP MARKED "I.E. ENGINEERING"
- () R1 RECORD AS PER VOL. 21, PG. 8
() R2 RECORD AS PER M147-39



<p>REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p><i>Ronald A. Quimby</i></p> <p>OREGON JULY 14, 1978 RONALD A. QUIMBY 1654</p> <p>EXPIRES: 12/31/2006</p>	<p>ROSE VILLAGE FIRST P.U.D., PHASE 1 LYING IN THE SE 1/4 OF SEC. 7 AND THE NE 1/4 OF SEC. 18, T 27 S, R 5 W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.</p>	
	<p>SURVEYED FOR: ROSE VILLAGE, LLC 200 LITTLEBROOK LN ROSEBURG, OR 97470</p>	<p>SURVEYED BY: i.e. ENGINEERING 741 SE Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com</p>
<p>SCALE: AS SHOWN DATE: MARCH, 2005</p>		<p>DWG. BY: JAC JOB NO: 144-08 T7 PAGE: 4 OF 5</p>

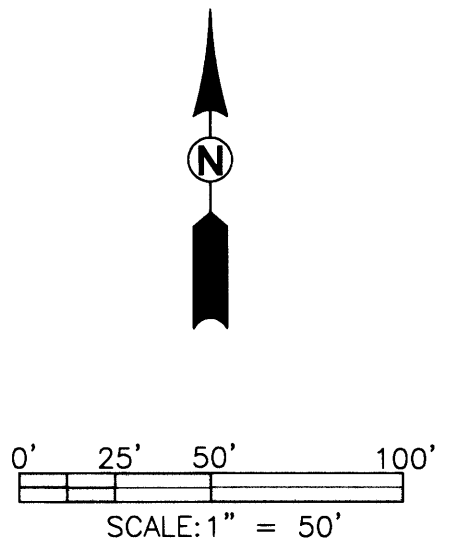


CURVE TABLE				
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH
C1	N23°34'24"E	92.10'	180.00'	93.14'
C2	N16°20'17"E	58.10'	220.00'	58.27'
C3	N71°49'16"E	156.32'	200.00'	160.60'
C4	S00°28'32"W	15.95'	12.00'	17.45'
C5	N55°52'24"E	108.11'	180.00'	109.81'
C6	N82°50'29"W	15.95'	12.00'	17.45'
C7	N33°01'48"E	69.62'	220.00'	69.91'
C8	N38°37'40"W	19.17'	215.00'	19.18'
C9	N22°02'04"W	104.30'	215.00'	105.36'
C10	N10°00'30"W	12.99'	185.00'	12.99'
C11	N24°35'23"W	114.23'	200.00'	115.84'
C13	S24°19'10"E	56.21'	100.00'	56.98'
C14	N26°36'05"W	93.15'	185.00'	94.16'
C16	S24°15'17"E	64.39'	115.00'	65.26'
C17	S24°24'25"E	48.03'	85.00'	48.69'
C18	N64°04'42"E	65.63'	220.00'	65.87'
C19	N84°05'14"E	67.07'	180.00'	67.47'
C20	N81°22'08"E	66.65'	220.00'	66.91'
C21	S87°32'48"E	18.21'	220.00'	18.21'
C24	N86°16'39"W	14.62'	380.00'	14.62'
C121	N28°47'01"E	137.03'	200.00'	139.86'

LINE TABLE		
LINE	BEARING	LENGTH
L64	N41°10'58"W	11.34'
L65	S41°10'58"E	11.34'
L80	S07°59'47"E	11.01'
L81	N07°59'47"W	5.81'
L82	N07°59'47"W	16.82'
L83	N07°59'47"W	16.82'

- LEGEND**
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 - △ CALCULATED POSITION
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NOTE:
 NE KENNEDY LOOP DRIVE,
 NE CAMELOT COURT, NE
 REAGAN ROAD AND NORMA
 JEAN DRIVE (PRIVATE RIGHT
 OF WAYS) ARE ALSO UTILITY
 EASEMENTS



SIDEWALK NOTE:
 IF SIDEWALKS (ALONG ROCKY RIDGE DRIVE ONLY)
 HAVE NOT BEEN CONSTRUCTED AFTER TWO YEARS
 FROM THE DATE THE FINAL SUBDIVISION PLAN WAS
 FILED, THE CITY OF ROSEBURG WILL REQUIRE ALL
 PARCELS TO DO SO AT THAT TIME.

SEE PG. 3

<p>REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p><i>Ronald A. Qumby</i></p> <p>OREGON JULY 14, 1978 RONALD A. QUMBY 1654</p> <p>EXPIRES: 12/31/2006</p>	<p>ROSE VILLAGE FIRST P.U.D., PHASE 1 LYING IN THE SE 1/4 OF SEC. 7 AND THE NE 1/4 OF SEC. 18, T 27 S, R 5 W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.</p>	
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