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05/16/2005 04:00:00 PM  
PLAT-SUB Cnt=1 Stn=18 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 12<sup>th</sup>, 2005  
ROD JOHNSON, L.L.C. MANAGER DATE

**ACKNOWLEDGMENT:**

STATE OF OREGON }  
COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 12<sup>th</sup> 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:**

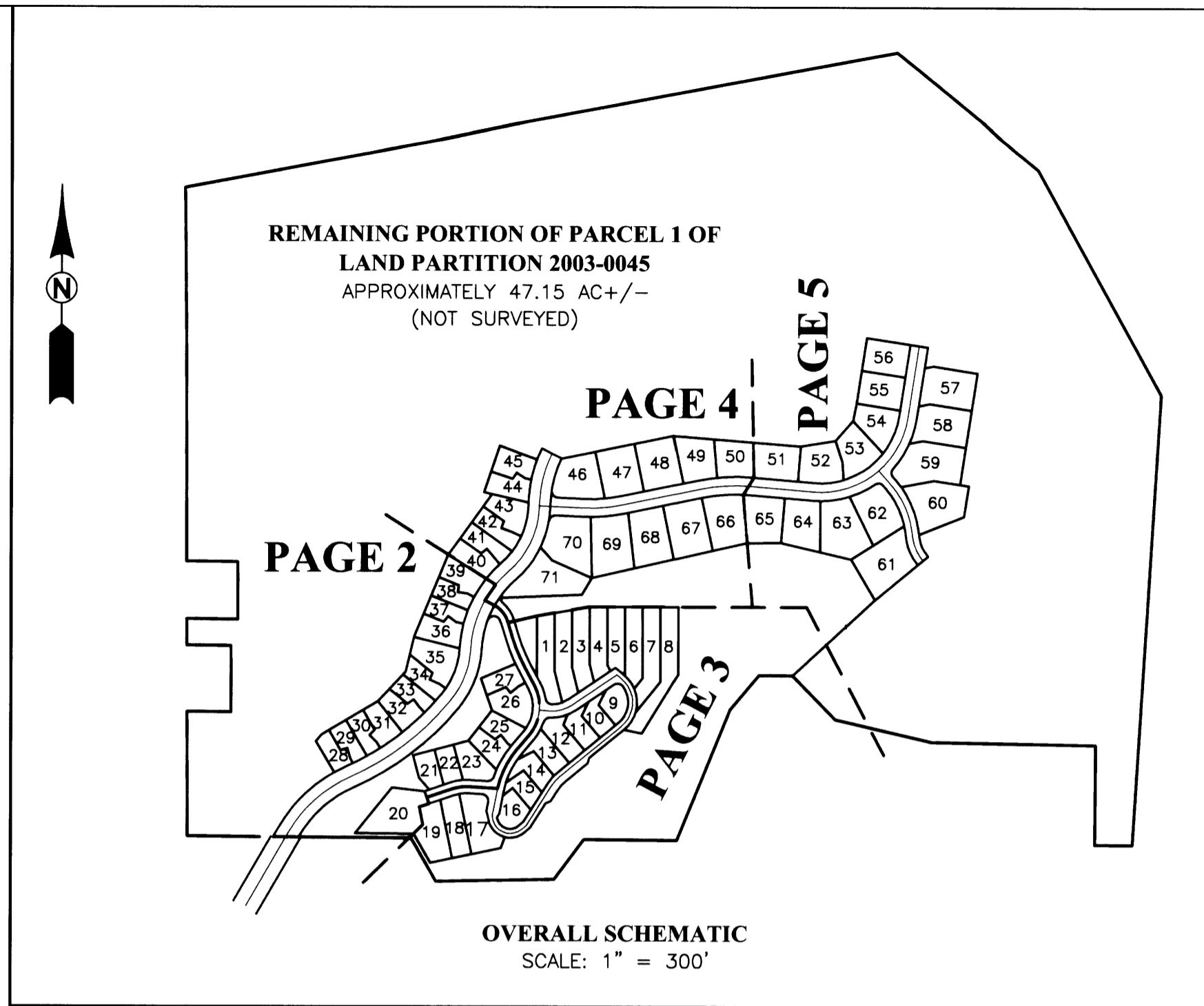
PUBLIC UTILITY EASEMENTS SHOWN ON THIS MAP ARE SUBJECT TO RESTRICTIONS RECORDED IN INSTRUMENT NUMBER 2005-012035 OF DEED RECORDS OF DOUGLAS COUNTY.

**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

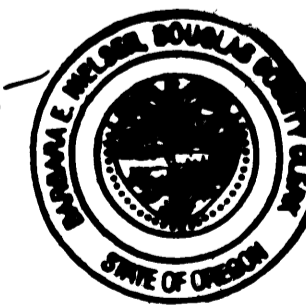


**APPROVALS:**

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"><b>ROSE VILLAGE FIRST P.U.D., PHASE 1</b> 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><b>SURVEYED FOR:</b> ROSE VILLAGE, LLC 200 LITTLEBROOK LN ROSEBURG, OR 97470</p>	<p><b>SURVEYED BY:</b> <u>i.e.</u> 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: 1 OF 5</p>