

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENT 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 FIRST P.U.D., PHASE 1A" TOGETHER WITH EASEMENTS AS SHOWN AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER A 1 FOOT STREET PLUG AT THE NORTH END OF ROSE MOUNTAIN ROAD AND THOSE STREETS SHOWN HEREON UNLESS OTHERWISE DESIGNATED AS PRIVATE.

*Rod Johnson*  
 ROD JOHNSON, MANAGING MEMBER May 21, 2010 DATE

**ACKNOWLEDGMENT:**

STATE OF OREGON } ss.  
 COUNTY OF DOUGLAS }

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 21 DAY OF May, 2010, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ROD JOHNSON AS MANAGING MEMBER OF ROSE VILLAGE, LLC, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

*Carole A Bateson*  
 NOTARY:  
 NOTARY PUBLIC - OREGON  
 COMMISSION NO.: 432425  
 MY COMMISSION EXPIRES: 11/3/12



**APPROVALS:**

*Ronald Hughes* 5/21/10 DATE  
 PLANNING COMMISSION CHAIRMAN  
*Brian Bain* 5/21/2010 DATE  
 COMMUNITY DEVELOPMENT DIRECTOR  
*Neole Messer* 5-21-10 DATE  
 PUBLIC WORKS DIRECTOR  
*Rory Lent* 5-24-10 DATE  
 DOUGLAS COUNTY SURVEYOR DEPUTY  
*Ron Northcutt* 5-25-10 DATE  
 DOUGLAS COUNTY ASSESSOR  
*Joseph Robertson* 6-2-10 DATE  
 DOUGLAS COUNTY COMMISSIONER  
*Frank A. Luzzani* 6/1/10 DATE  
 DOUGLAS COUNTY COMMISSIONER

FILED THIS 2 DAY OF June, 2010, 8:53 O'CLOCK AM/PM  
*Barbara E. Nielsen, C.C.C.* 6/2/10 DATE  
 DOUGLAS COUNTY CLERK

**TAX COLLECTOR STATEMENT:**

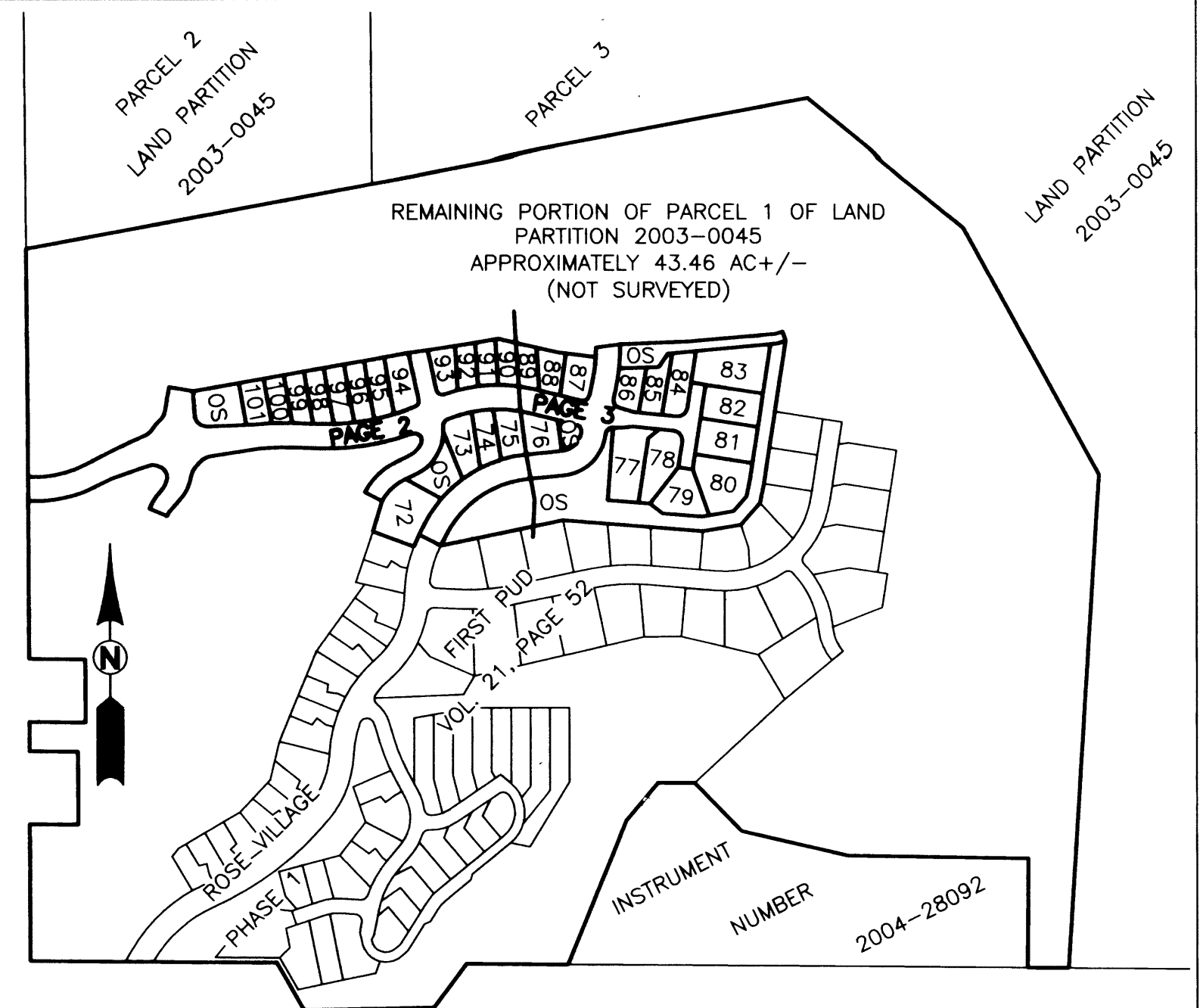
I HEREBY CERTIFY THAT TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.  
*Jessie Hankins, Chief Deputy* 5/27/10 DATE  
 DOUGLAS COUNTY TAX COLLECTOR

**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 PARCEL 1, PARTITION PLAT 2003-0045, RECORDED IN THE PLAT RECORDS OF DOUGLAS COUNTY, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD AT THE NORTHWEST CORNER OF LOT 45 OF THE PLAT OF ROSE VILLAGE FIRST PUD, PHASE 1, DOUGLAS COUNTY PLAT RECORDS; THENCE NORTH 16°43'48" EAST, 65.02 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 62°00'13" WEST, 40.00 FEET TO A 5/8-INCH IRON ROD; THENCE ALONG THE ARC OF A 144.00-FOOT RADIUS CURVE TO THE RIGHT, (THE CHORD OF WHICH BEARS NORTH 46°43'59" EAST, 92.50 FEET) 94.17 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 65°28'04" EAST, 24.65 FEET TO A 5/8-INCH IRON ROD; THENCE ALONG THE ARC OF A 55.00-FOOT RADIUS CURVE TO THE LEFT, (THE CHORD OF WHICH BEARS NORTH 45°51'12" EAST, 36.93 FEET) 37.66 FEET TO A 5/8-INCH IRON ROD; THENCE ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE LEFT, (THE CHORD OF WHICH BEARS NORTH 41°40'19" WEST, 27.80 FEET) 35.56 FEET TO A 5/8-INCH IRON ROD; THENCE ALONG THE ARC OF A 525.00-FOOT RADIUS CURVE TO THE RIGHT, (THE CHORD OF WHICH BEARS SOUTH 81°32'45" WEST, 202.67 FEET) 203.95 FEET TO A POINT; THENCE NORTH 87°19'30" WEST, 38.15 FEET TO A 5/8-INCH IRON ROD; THENCE ALONG THE ARC OF A 475.00-FOOT RADIUS CURVE TO THE LEFT, (THE CHORD OF WHICH BEARS SOUTH 88°58'09" WEST, 61.40 FEET) 61.44 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 85°15'48" WEST, 15.60 FEET TO A POINT; THENCE SOUTH 81°00'16" WEST, 102.70 FEET TO A 5/8-INCH IRON ROD; THENCE ALONG THE ARC OF A 35.00-FOOT RADIUS CURVE TO THE LEFT, (THE CHORD OF WHICH BEARS SOUTH 60°47'09" WEST, 24.19 FEET) 24.70 FEET TO A 5/8-INCH IRON ROD; THENCE ALONG THE ARC OF A 60.00-FOOT RADIUS CURVE TO THE LEFT, (THE CHORD OF WHICH BEARS SOUTH 44°35'38" WEST, 8.43 FEET) 8.43 FEET TO A 5/8-INCH IRON ROD; THENCE ALONG THE ARC OF A 37.00-FOOT RADIUS CURVE TO THE LEFT, (THE CHORD OF WHICH BEARS SOUTH 28°58'43" WEST, 24.87 FEET) 25.37 FEET TO A POINT; THENCE ALONG THE ARC OF A 100.00-FOOT RADIUS CURVE TO THE RIGHT, (THE CHORD OF WHICH BEARS SOUTH 25°32'02" WEST, 55.79 FEET) 56.54 FEET TO A POINT; THENCE SOUTH 41°31'31" WEST, 33.72 FEET TO A 5/8-INCH IRON ROD; THENCE ALONG THE ARC OF AN 80.00-FOOT RADIUS CURVE TO THE LEFT, (THE CHORD OF WHICH BEARS SOUTH 24°03'30" WEST, 8.21 FEET) 8.21 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 67°03'35" WEST, 40.00 FEET TO A 5/8-INCH IRON ROD; THENCE ALONG THE ARC OF A 120.00-FOOT RADIUS CURVE TO THE RIGHT, (THE CHORD OF WHICH BEARS NORTH 32°51'13" EAST, 41.98 FEET) 42.20 FEET TO A 5/8-INCH IRON ROD; THENCE ALONG THE ARC OF A 60.00-FOOT RADIUS CURVE TO THE LEFT, (THE CHORD OF WHICH BEARS NORTH 31°14'26" EAST, 24.31 FEET) 24.48 FEET TO A 5/8-INCH IRON ROD; THENCE ALONG THE ARC OF A 24.00-FOOT RADIUS CURVE TO THE LEFT, (THE CHORD OF WHICH BEARS NORTH 21°05'10" WEST, 31.26 FEET) 34.05 FEET TO A 5/8-INCH IRON ROD; THENCE ALONG THE ARC OF A 35.00-FOOT RADIUS CURVE TO THE LEFT, (THE CHORD OF WHICH BEARS NORTH 85°24'47" WEST, 28.12 FEET) 28.94 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 70°53'59" WEST, 77.93 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 63°15'59" WEST, 38.58 FEET TO A 5/8-INCH IRON ROD; THENCE ALONG THE ARC OF A 275.00-FOOT RADIUS CURVE TO THE RIGHT, (THE CHORD OF WHICH BEARS SOUTH 77°03'26" WEST, 131.11 FEET) 132.38 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 89°09'07" WEST, 10.50 FEET TO A POINT; THENCE NORTH 00°12'13" WEST, 50.00 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 89°09'07" EAST, 11.41 FEET TO A 5/8-INCH IRON ROD; THENCE ALONG THE ARC OF A 225.00-FOOT RADIUS CURVE TO THE LEFT, (THE CHORD OF WHICH BEARS NORTH 77°03'26" EAST, 107.27 FEET) 108.31 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 63°15'59" EAST, 80.66 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 65°16'18" EAST, 60.03 FEET TO A POINT; THENCE ALONG THE ARC OF A 35.00-FOOT RADIUS CURVE TO THE LEFT, (THE CHORD OF WHICH BEARS NORTH 47°23'31" EAST, 20.54 FEET) 20.85 FEET TO A 5/8-INCH IRON ROD; THENCE ALONG THE ARC OF A 60.00-FOOT RADIUS CURVE TO THE RIGHT, (THE CHORD OF WHICH BEARS NORTH 40°15'19" EAST, 20.68 FEET) 20.79 FEET TO A 5/8-INCH IRON ROD; THENCE ALONG THE ARC OF A 36.00-FOOT RADIUS CURVE TO THE LEFT, (THE CHORD OF WHICH BEARS NORTH 29°58'14" EAST, 24.87 FEET) 25.40 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 09°45'38" EAST, 46.85 FEET TO A 5/8-INCH IRON ROD; THENCE ALONG THE ARC OF A 28.00-FOOT RADIUS CURVE TO THE RIGHT, (THE CHORD OF WHICH BEARS NORTH 12°15'21" EAST, 2.44 FEET) 2.44 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 80°14'22" EAST, 50.78 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 80°00'00" EAST, 450.23 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 82°08'19" EAST, 40.14 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 80°52'35" EAST, 148.53 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 77°04'40" EAST, 124.50 FEET 5/8-INCH IRON ROD; THENCE SOUTH 82°54'31" EAST, 79.48 FEET TO A 5/8-INCH IRON ROD; THENCE ALONG THE ARC OF A 375.00-FOOT RADIUS CURVE TO THE LEFT, (THE CHORD OF WHICH BEARS NORTH 01°54'29" EAST, 19.70 FEET) 19.71 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 82°18'58" EAST, 50.44 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 87°56'20" EAST, 142.23 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 84°57'20" EAST, 180.45 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 70°47'12" EAST, 14.89 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 19°12'48" EAST, 20.04 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 08°44'59" WEST, 298.28 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 11°39'28" WEST, 40.69 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 41°14'10" WEST, 59.67 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 80°37'51" WEST, 80.00 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 85°28'57" WEST, 290.00 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 78°20'34" WEST, 257.75 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 62°58'55" WEST, 50.00 FEET TO A 5/8-INCH IRON ROD; THENCE ALONG THE ARC OF A 275.00-FOOT RADIUS CURVE TO THE LEFT, (THE CHORD OF WHICH BEARS SOUTH 24°11'30" WEST, 27.12 FEET), 27.13 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 69°33'32" WEST, 89.85 FEET TO THE POINT OF BEGINNING AND THERE TERMINATING. THE ABOVE DESCRIBED TRACT CONTAINS 9.10 ACRES, MORE OR LESS.



**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE A PORTION OF THE REMAINING PORTION OF PARCEL 1 OF PARTITION PLAT 2003-0045, DOUGLAS COUNTY PLAT RECORDS, INTO THE LOTS AS SHOWN HEREON. THE PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN. MONUMENTS WERE THEN SET IN ORDER TO DELINEATE THE LOT BOUNDARIES AS SHOWN.

**RIPARIAN SETBACK NOTES:**

1. THE RIPARIAN AREAS WHICH LIE NORTH OF THE "RIPARIAN SETBACK LINE" DEPICTED ON THIS PLAT ARE SUBJECT TO RESTRICTIONS ON BUILDING STRUCTURES AND CUTTING TREES AS SET FORTH IN THE CC&R'S AS AMENDED BY THE DECLARATION OF ANNEXATION TO ROSE VILLAGE. THE RECORDING NUMBER OF THIS DECLARATION OF ANNEXATION IS SHOWN AT RIGHT IN THE CC&R NOTE.
2. THE DIMENSIONS OF THE SOUTHERLY BOUNDARIES OF THE RIPARIAN AREAS ARE SHOWN IN THE RIPARIAN SETBACK LINE TABLE ON PAGE 3.

**CC&R NOTE:**

SUBJECT TO COVENANTS AS RECORDED IN INSTRUMENT NO. 2010-009038 OF DEED RECORDS OF DOUGLAS COUNTY.

**SIDEWALK NOTE:**

IF SIDEWALKS HAVE NOT BEEN CONSTRUCTED AFTER TWO YEARS FROM THE DATE THE FINAL SUBDIVISION PLAT WAS FILED, THE CITY OF ROSEBURG WILL REQUIRE ALL PARCELS TO DO SO AT THAT TIME.

**P.U.E. NOTE:**

PUBLIC UTILITY EASEMENTS SHOWN ON THIS MAP ARE SUBJECT TO RESTRICTIONS RECORDED IN INSTRUMENT NUMBER 2010-009039, DEED RECORDS OF DOUGLAS COUNTY.

FIELD CREW: DEREK FEIGEL AND JEREMY LEONARD

EQUIPMENT: TOPCON TOTAL STATION AND TDS RANGER DATA COLLECTOR

OFFICE: BRENT KNAPP

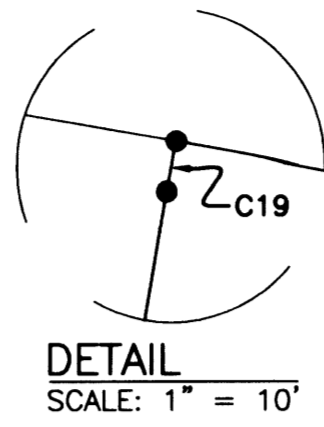
DRAFTING: BRENT KNAPP

	<b>ROSE VILLAGE FIRST P.U.D., PHASE 1A</b> LYING IN THE SE 1/4 OF SEC. 7, T. 27 S., R. 5 W., WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON	
	SURVEYED FOR: ROSE VILLAGE, LLC 200 LITTLEBROOK LN ROSEBURG, OR 97470	SURVEYED BY:  809 SE Pine Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com
JOB NO: 144-08 SCALE: NO SCALE	DATE: APRIL, 2010 PM: RQ	DWG. BY: BHK PAGE: 1 OF 3

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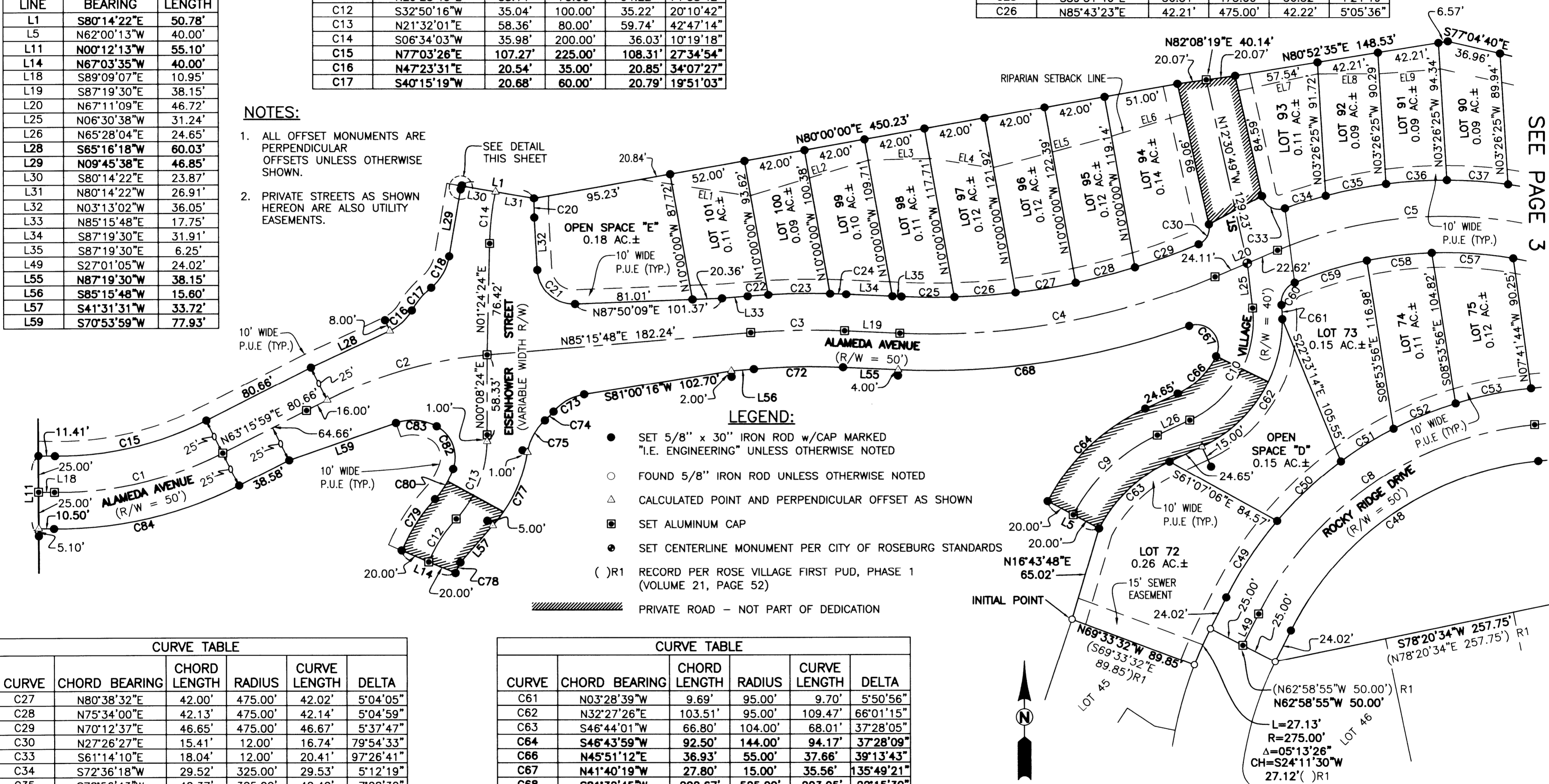
CURVE TABLE					
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH	DELTA
C1	N77°03'26"E	119.19'	250.00'	120.35'	27°34'55"
C2	S74°15'53"W	114.47'	300.00'	115.18'	21°59'50"
C3	S88°58'09"W	64.63'	500.00'	64.68'	7°24'42"
C4	N79°55'50"E	220.60'	500.00'	222.43'	25°29'21"
C5	S85°29'04"W	188.38'	300.00'	191.62'	36°35'50"
C8	S55°44'53"W	230.73'	240.00'	240.69'	57°27'35"
C9	S46°44'00"W	79.65'	124.00'	81.09'	37°28'07"
C10	N29°28'43"E	88.14'	75.00'	94.22'	71°58'42"
C12	S32°50'16"W	35.04'	100.00'	35.22'	20°10'42"
C13	N21°32'01"E	58.36'	80.00'	59.74'	42°47'14"
C14	S06°34'03"W	35.98'	200.00'	36.03'	10°19'18"
C15	N77°03'26"E	107.27'	225.00'	108.31'	27°34'54"
C16	N47°23'31"E	20.54'	35.00'	20.85'	34°07'27"
C17	S40°15'19"W	20.68'	60.00'	20.79'	19°51'03"



CURVE TABLE					
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH	DELTA
C18	N29°58'14"E	24.87'	36.00'	25.40'	40°25'13"
C19	N12°15'21"E	2.44'	28.00'	2.44'	4°59'27"
C20	S00°33'11"E	13.34'	256.16'	13.34'	2°59'00"
C21	S47°41'27"E	35.03'	25.00'	38.81'	88°56'49"
C22	S86°02'26"W	14.24'	525.00'	14.24'	1°33'16"
C23	S89°08'23"W	42.54'	525.00'	42.55'	4°38'38"
C24	N87°55'54"W	11.12'	525.00'	11.12'	1°12'48"
C25	S89°31'40"E	36.51'	475.00'	36.52'	4°24'19"
C26	N85°43'23"E	42.21'	475.00'	42.22'	5°05'36"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S80°14'22"E	50.78'
L5	N62°00'13"W	40.00'
L11	N00°12'13"W	55.10'
L14	N67°03'35"W	40.00'
L18	S89°09'07"E	10.95'
L19	S87°19'30"E	38.15'
L20	N67°11'09"E	46.72'
L25	N06°30'38"W	31.24'
L26	N65°28'04"E	24.65'
L28	S65°16'18"W	60.03'
L29	N09°45'38"E	46.85'
L30	S80°14'22"E	23.87'
L31	N80°14'22"W	26.91'
L32	N03°13'02"W	36.05'
L33	N85°15'48"E	17.75'
L34	S87°19'30"E	31.91'
L35	S87°19'30"E	6.25'
L49	S27°01'05"W	24.02'
L55	N87°19'30"W	38.15'
L56	S85°15'48"W	15.60'
L57	S41°31'31"W	33.72'
L59	S70°53'59"W	77.93'

- NOTES:
- ALL OFFSET MONUMENTS ARE PERPENDICULAR OFFSETS UNLESS OTHERWISE SHOWN.
  - PRIVATE STREETS AS SHOWN HEREON ARE ALSO UTILITY EASEMENTS.



CURVE TABLE					
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH	DELTA
C27	N80°38'32"E	42.00'	475.00'	42.02'	5°04'05"
C28	N75°34'00"E	42.13'	475.00'	42.14'	5°04'59"
C29	N70°12'37"E	46.65'	475.00'	46.67'	5°37'47"
C30	N27°26'27"E	15.41'	12.00'	16.74'	79°54'33"
C33	S61°14'10"E	18.04'	12.00'	20.41'	97°26'41"
C34	S72°36'18"W	29.52'	325.00'	29.53'	5°12'19"
C35	S78°56'43"W	42.37'	325.00'	42.40'	7°28'32"
C36	S86°23'16"W	42.00'	325.00'	42.03'	7°24'34"
C37	N86°10'21"W	42.34'	325.00'	42.37'	7°28'11"
C48	S55°44'53"W	206.69'	215.00'	215.62'	57°27'35"
C49	S33°51'46"W	63.16'	265.00'	63.31'	13°41'21"
C50	S47°13'11"W	60.11'	265.00'	60.24'	13°01'30"
C51	S58°20'52"W	42.65'	265.00'	42.69'	9°13'51"
C52	S67°57'54"W	46.21'	265.00'	46.27'	10°00'13"
C53	S78°43'20"W	53.15'	265.00'	53.24'	11°30'40"
C57	N86°12'20"W	56.38'	275.00'	56.48'	11°46'01"
C58	S83°12'53"W	45.03'	275.00'	45.08'	9°23'33"
C59	S73°05'20"W	52.04'	275.00'	52.12'	10°51'32"
C60	S30°37'43"W	18.07'	15.00'	19.39'	74°03'41"

CURVE TABLE					
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH	DELTA
C61	N03°28'39"W	9.69'	95.00'	9.70'	5°50'56"
C62	N32°27'26"E	103.51'	95.00'	109.47'	66°01'15"
C63	S46°44'01"W	66.80'	104.00'	68.01'	37°28'05"
C64	S46°43'59"W	92.50'	144.00'	94.17'	37°28'09"
C66	N45°51'12"E	36.93'	55.00'	37.66'	39°13'43"
C67	N41°40'19"W	27.80'	15.00'	35.56'	135°49'21"
C68	S81°32'45"W	202.67'	525.00'	203.95'	22°15'30"
C72	S88°58'09"W	61.40'	475.00'	61.44'	7°24'42"
C73	S60°47'09"W	24.19'	35.00'	24.70'	40°26'15"
C74	S44°35'38"W	8.43'	60.00'	8.43'	8°03'13"
C75	S28°58'43"W	24.87'	37.00'	25.37'	39°17'02"
C77	N25°32'02"E	55.79'	100.00'	56.54'	32°23'40"
C78	S24°03'30"W	8.21'	80.00'	8.21'	5°52'52"
C79	N32°51'13"E	41.98'	120.00'	42.20'	20°08'50"
C80	N31°14'26"E	24.31'	60.00'	24.48'	23°22'24"
C82	N21°05'10"W	31.26'	24.00'	34.05'	81°16'48"
C83	N85°24'47"W	28.12'	35.00'	28.94'	47°22'27"
C84	S77°03'26"W	131.11'	275.00'	132.38'	27°34'54"

**REGISTERED PROFESSIONAL LAND SURVEYOR**

*Ronald A. Gumbly*

OREGON  
JULY 14, 1978  
RONALD A. GUMBLY  
1984

EXPIRES: 12/31/2010

**ROSE VILLAGE FIRST P.U.D., PHASE 1A**

LYING IN THE SE 1/4 OF SEC. 7, T. 27 S., R. 5 W., WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

SURVEYED FOR:  
ROSE VILLAGE, LLC  
200 LITTLEBROOK LN  
ROSEBURG, OR 97470

SURVEYED BY:  
**i.e.**  
ENGINEERING  
809 SE Pine Street  
Roseburg, Oregon 97470  
PHONE (541) 673-0166  
FAX (541) 440-9392  
email@ieengineering.com

SCALE: 1" = 50'

JOB NO: 144-08

DWG. BY: BHK

DATE: APRIL, 2010

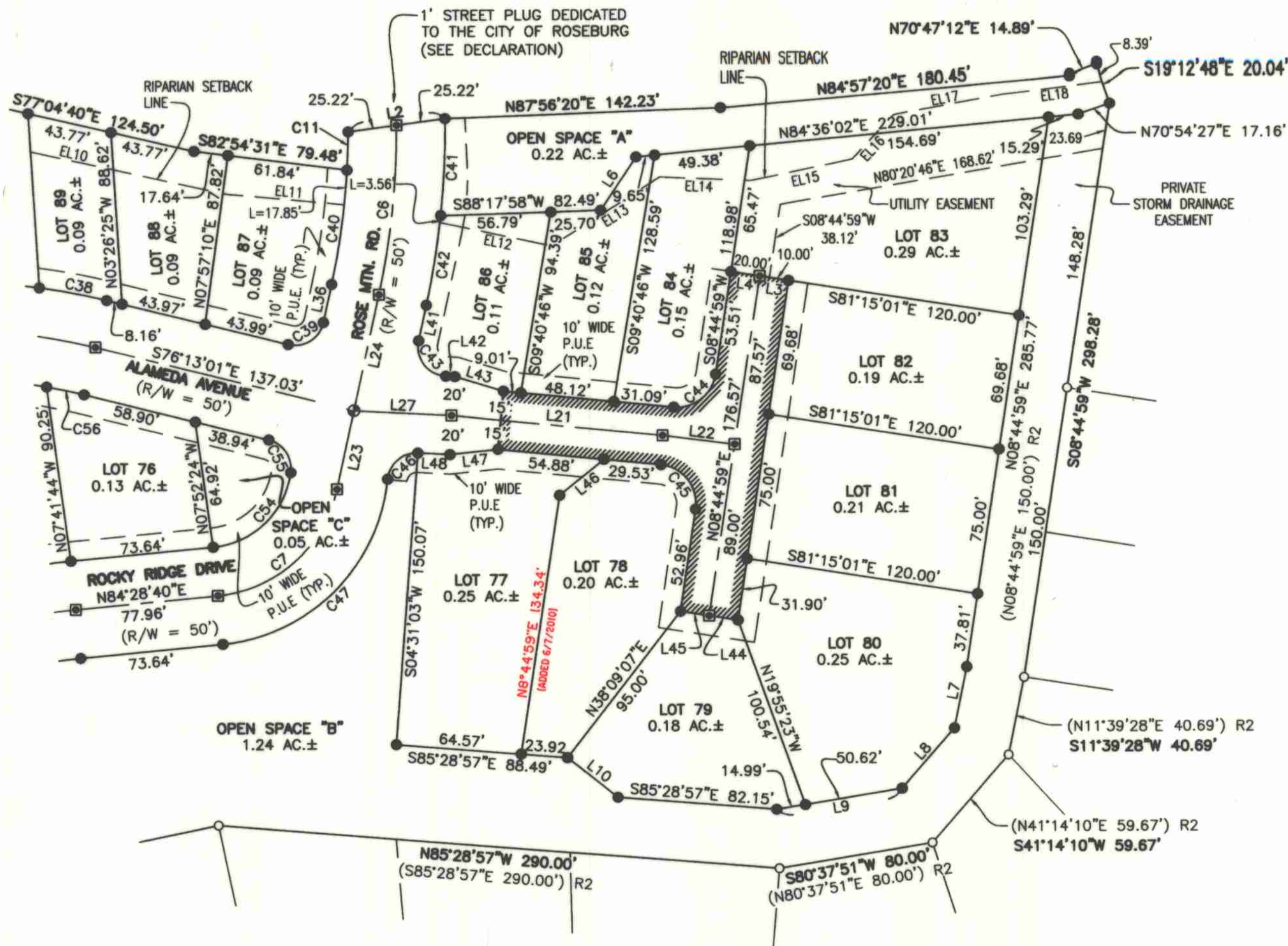
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PAGE: 2 OF 3

COUNTY SURVEYORS FILE DATA  
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LINE	BEARING	LENGTH
EL1	S81°31'27"E	23.39'
EL2	N73°33'33"E	85.78'
EL3	N88°38'26"E	43.62'
EL4	S81°15'44"E	42.27'
EL5	N75°20'21"E	85.65'
EL6	N72°55'36"E	51.70'
EL7	N78°06'36"E	55.49'
EL8	N89°50'20"E	43.40'
EL9	N85°31'31"E	42.19'
EL10	S77°44'05"E	145.72'
EL11	S84°49'53"E	61.19'
EL12	S78°01'29"E	58.85'
EL13	N57°48'39"E	65.91'
EL14	S87°39'57"E	47.20'
EL15	N78°11'06"E	53.30'
EL16	N43°08'25"E	31.59'
EL17	N79°34'35"E	57.92'
EL18	N83°09'12"E	50.68'



NOTES:

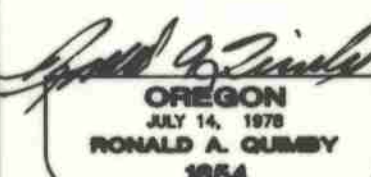
1. ALL OFFSET MONUMENTS ARE PERPENDICULAR OFFSETS UNLESS OTHERWISE SHOWN.
2. PRIVATE STREETS AS SHOWN HEREON ARE ALSO UTILITY EASEMENTS.

LINE	BEARING	LENGTH
L2	N82°18'58"E	50.44'
L3	S81°15'01"E	15.00'
L4	S81°15'01"E	15.00'
L5	N62°42'36"W	40.00'
L6	S33°53'45"W	32.90'
L7	N11°39'28"E	32.01'
L8	S41°14'10"W	41.01'
L9	N80°37'51"E	65.61'
L10	N51°50'53"W	32.95'
L21	S84°21'13"E	109.34'
L22	S82°58'40"E	37.49'
L23	N12°29'31"E	41.30'
L24	N12°29'31"E	61.10'
L27	S87°04'54"E	50.36'
L36	N12°29'31"E	20.18'
L37	N02°35'58"W	19.98'
L40	N02°35'58"W	24.57'
L41	N12°29'31"E	18.86'
L42	S87°09'38"E	4.70'
L43	N73°16'13"W	26.10'
L44	S81°15'01"E	15.00'
L45	S81°15'01"E	15.00'
L46	N51°33'16"E	29.33'
L47	N84°07'55"E	24.89'
L48	S87°09'38"E	16.60'

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH	DELTA
C6	N06°11'35"E	87.77'	400.00'	87.95'	12°35'53"
C7	N48°29'06"E	82.28'	70.00'	87.95'	51°39'14"
C11	N01°54'29"E	19.70'	375.00'	19.71'	03°00'39"
C38	N79°19'38"W	35.27'	325.00'	35.29'	6°13'15"
C39	N58°08'15"E	21.45'	15.00'	23.90'	91°17'28"
C40	N07°57'10"E	59.36'	375.00'	59.42'	09°04'43"
C41	N02°49'09"E	50.01'	425.00'	50.04'	06°44'47"
C42	S09°20'32"W	46.71'	425.00'	46.73'	06°17'59"
C43	S37°20'03"E	22.92'	15.00'	26.09'	99°39'09"
C44	N52°11'53"E	27.51'	20.00'	30.33'	86°53'48"
C45	N37°48'07"W	29.04'	20.00'	32.50'	93°06'12"
C46	S49°25'33"W	20.62'	15.00'	22.73'	86°49'37"
C47	N45°14'42"E	120.17'	95.00'	130.10'	78°27'55"
C54	N46°23'10"E	55.52'	45.00'	59.83'	76°11'00"
C55	N33°57'40"W	20.17'	15.00'	22.13'	84°30'41"
C56	N78°16'10"W	19.70'	275.00'	19.70'	4°06'19"

LEGEND:

- SET 5/8" x 30" IRON ROD w/CAP MARKED "I.E. ENGINEERING" UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- △ CALCULATED POINT AND PERPENDICULAR OFFSET AS SHOWN
- SET ALUMINUM CAP
- ⊙ SET CENTERLINE MONUMENT PER CITY OF ROSEBURG STANDARDS
- ( ) R1 RECORD PER ROSE VILLAGE FIRST PUD, PHASE 1 (VOLUME 21, PAGE 52)
- ▨ PRIVATE ROAD - NOT PART OF DEDICATION

<p><b>REGISTERED PROFESSIONAL LAND SURVEYOR</b></p>  <p>OREGON JULY 14, 1978 RONALD A. GUMBLY 1954</p> <p>EXPIRES: 12/31/2010</p>	<p><b>ROSE VILLAGE FIRST P.U.D., PHASE 1A</b> LYING IN THE SE 1/4 OF SEC. 7, 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: <b>i.e.</b> ENGINEERING 809 SE Pine Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iermail@ieengineering.com</p>
<p>SCALE: 1" = 50'</p>	<p>JOB NO: 144-08 DATE: APRIL, 2010</p>	<p>DWG. BY: BHK PM: RQ PAGE: 3 OF 3</p>

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