

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
Erin Bain 5/21/2010 DATE
 COMMUNITY DEVELOPMENT DIRECTOR
Neole Messer 5-21-10 DATE
 PUBLIC WORKS DIRECTOR
Roy 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:

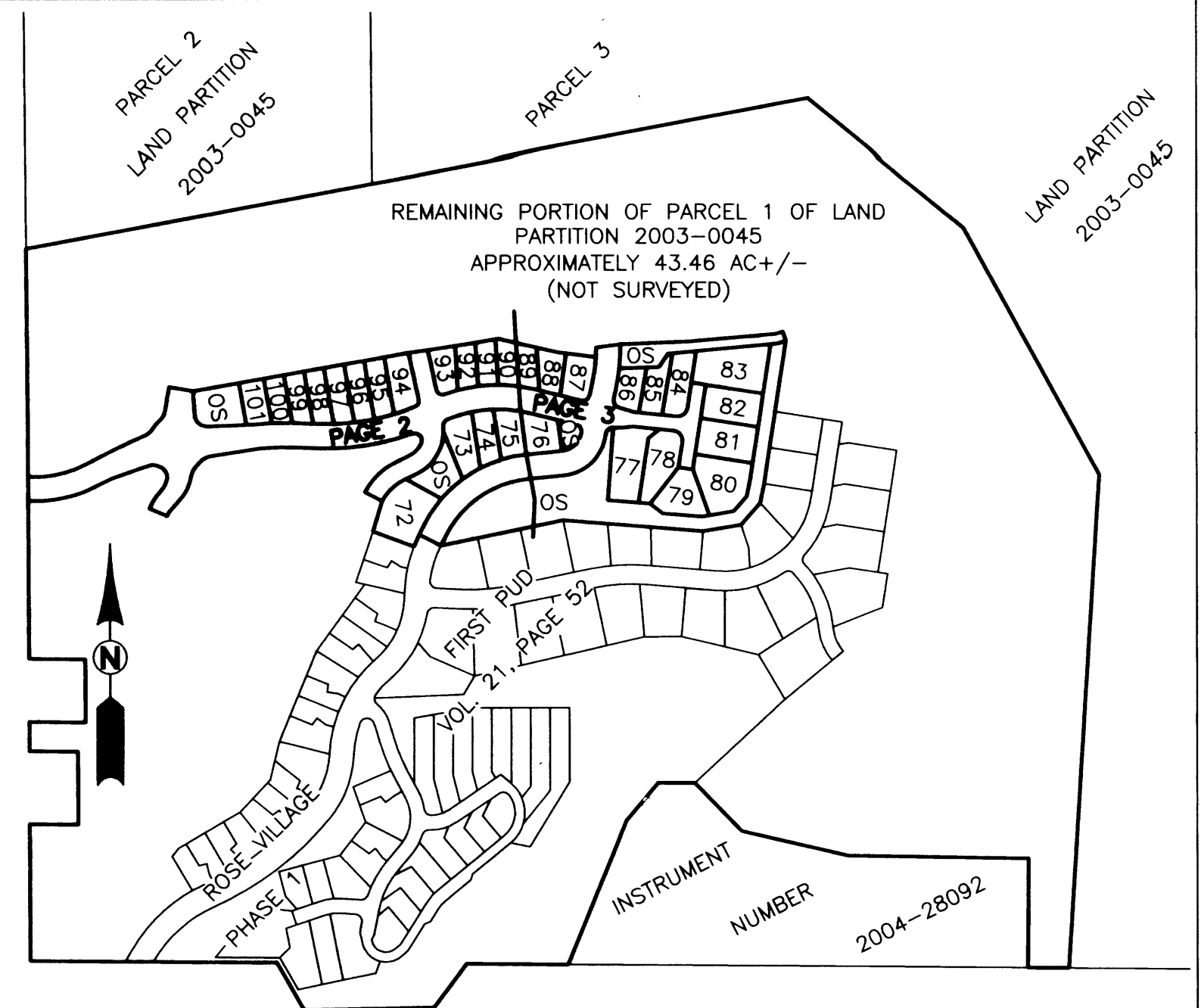
I HEREBY CERTIFY THAT TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.
Jessie Hankins, Chief Deputy 5/27/10 DATE
 DOUGLAS COUNTY TAX COLLECTOR

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

	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: 809 SE Pine Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com
EXPIRES: 12/31/2010	JOB NO: 144-08 DATE: APRIL, 2010	DWG. BY: BHK PM: RQ PAGE: 1 OF 3

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