

APPROVALS

*[Signature]* 7-28-2025  
CITY OF ROSEBURG PLANNING COMMISSION CHAIR

*[Signature]* 7/31/2025  
CITY OF ROSEBURG PUBLIC WORKS DIRECTOR

*[Signature]* 7/25/2025  
CITY OF ROSEBURG COMMUNITY DEVELOPMENT DIRECTOR

*[Signature]* 8-6-25  
DOUGLAS COUNTY SURVEYOR

*[Signature]* 8/18/25  
DOUGLAS COUNTY ASSESSOR

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.  
*[Signature]* 8-18-25  
DOUGLAS COUNTY TAX COLLECTOR

FILED THIS 20 DAY OF August, 2025, 11:02 O'CLOCK AM/PM

*[Signature]* 8/20/2025  
DOUGLAS COUNTY CLERK

*[Signature]* 8/20/25  
DOUGLAS COUNTY COMMISSIONER

*[Signature]* 8/20/25  
DOUGLAS COUNTY COMMISSIONER

*[Signature]* 8-20-2025  
DOUGLAS COUNTY COMMISSIONER

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT ROBERT D. HASS AND DIANNE B. HASS ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED BY THE NAME OF "ALAMEDA BLUFF, PHASE 1", TOGETHER WITH THE 10.00-FOOT PUBLIC UTILITY EASEMENT (P.U.E.) AS SHOWN.

*[Signature]*  
BY: ROBERT D. HASS

*[Signature]*  
BY: DIANNE B. HASS

ACKNOWLEDGMENT

STATE OF OREGON }  
COUNTY OF Benton } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 23 DAY OF July, 2025, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ROBERT D. HASS AND DIANNE B. HASS, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

*[Signature]*  
NOTARY SIGNATURE

NOTARY: *[Signature]*  
NOTARY PUBLIC - OREGON

COMMISSION NO.: 1049652

MY COMMISSION EXPIRES: June 30, 2028

ZONE: R10  
COMP. PLAN: LOW DENSITY RESIDENTIAL

COMMUNITY DEVELOPMENT FILE NO. SUB-23-001 & AMD-23-002

ALAMEDA BLUFF, PHASE 1

LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 7,  
TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN,  
DOUGLAS COUNTY, OREGON  
JUNE 23, 2025

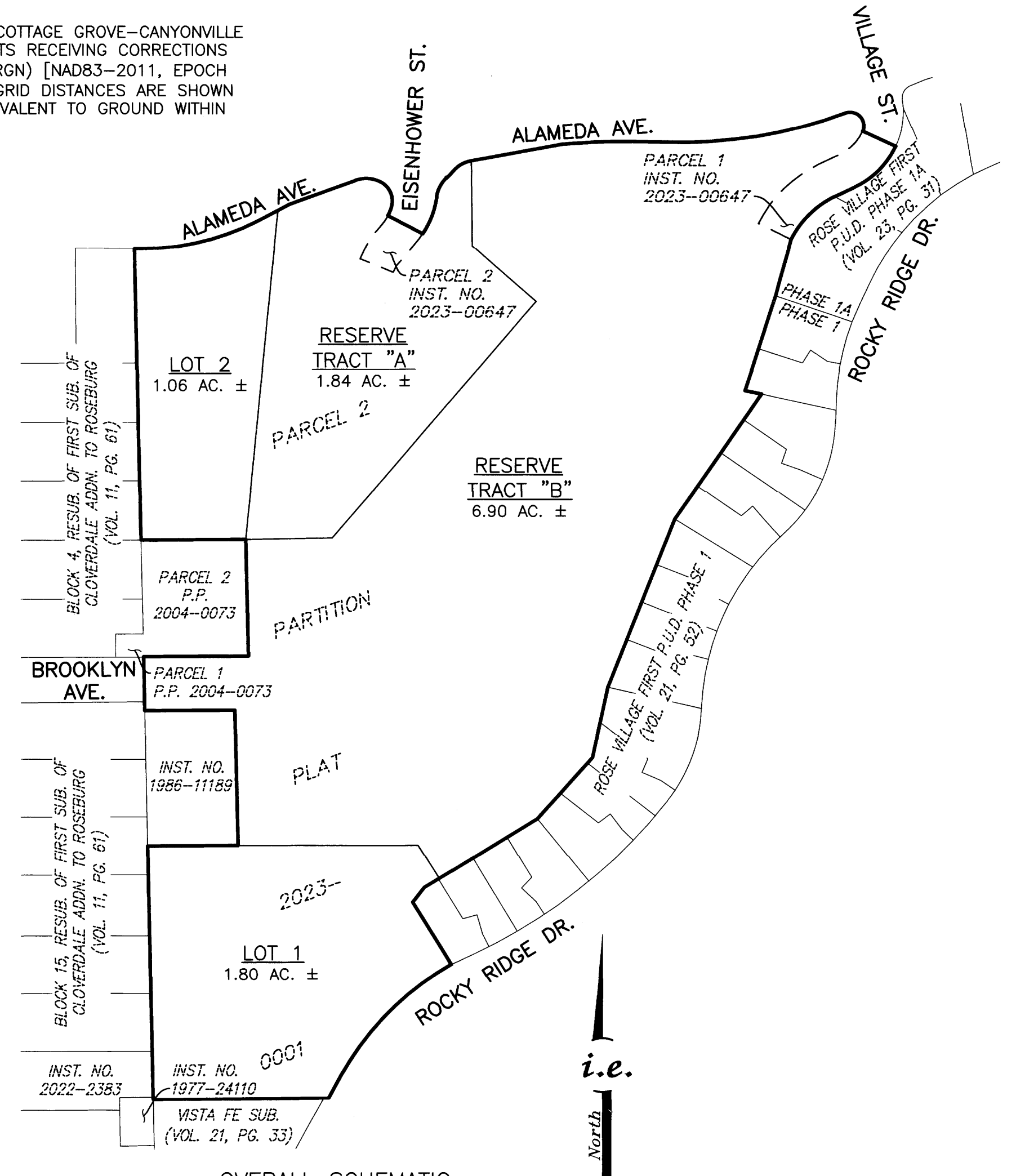
Douglas County Official Records  
Daniel J. Loomis, County Clerk 2025-009429



08/20/2025 11:07:57 AM  
PLAT-SUB Cnt=1 Str=41 DEBRA.KOEHLER  
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BASIS OF BEARING

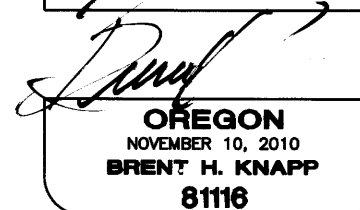
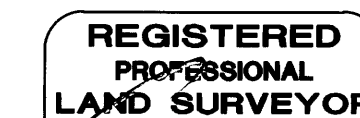
OREGON COORDINATE REFERENCE SYSTEM (OCRS) COTTAGE GROVE-CANYONVILLE ZONE, AS DETERMINED BY GNSS RTK MEASUREMENTS RECEIVING CORRECTIONS FROM THE OREGON REAL-TIME GNSS NETWORK (ORGN) [NAD83-2011, EPOCH 2010.00]. BEARINGS SHOWN ARE GRID BEARINGS; GRID DISTANCES ARE SHOWN IN INTERNATIONAL FEET AND ARE CONSIDERED EQUIVALENT TO GROUND WITHIN THIS LOW-DISTORTION PROJECTION.



OVERALL SCHEMATIC  
(NOT TO SCALE)

SHEET INDEX

- SHEET 1: APPROVALS, DECLARATION, ACKNOWLEDGEMENT, BASIS OF BEARING, AND OVERALL SCHEMATIC VIEW OF SUBDIVISION
- SHEET 2: NORTH PORTION OF SUBDIVISION
- SHEET 3: SOUTH PORTION OF SUBDIVISION, NARRATIVE
- SHEET 4: SURVEYOR'S CERTIFICATE AND EASEMENTS OF RECORD

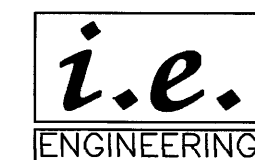


EXPIRES: 6/30/2027

SHEET 1 OF 4  
JOB NO. 3173-01

CLIENT:  
ROBERT & DIANNE HASS  
6000 NW PONDEROSA AVE  
CORVALLIS, OR 97330

809 SE Pine Street  
Roseburg, Oregon 97470  
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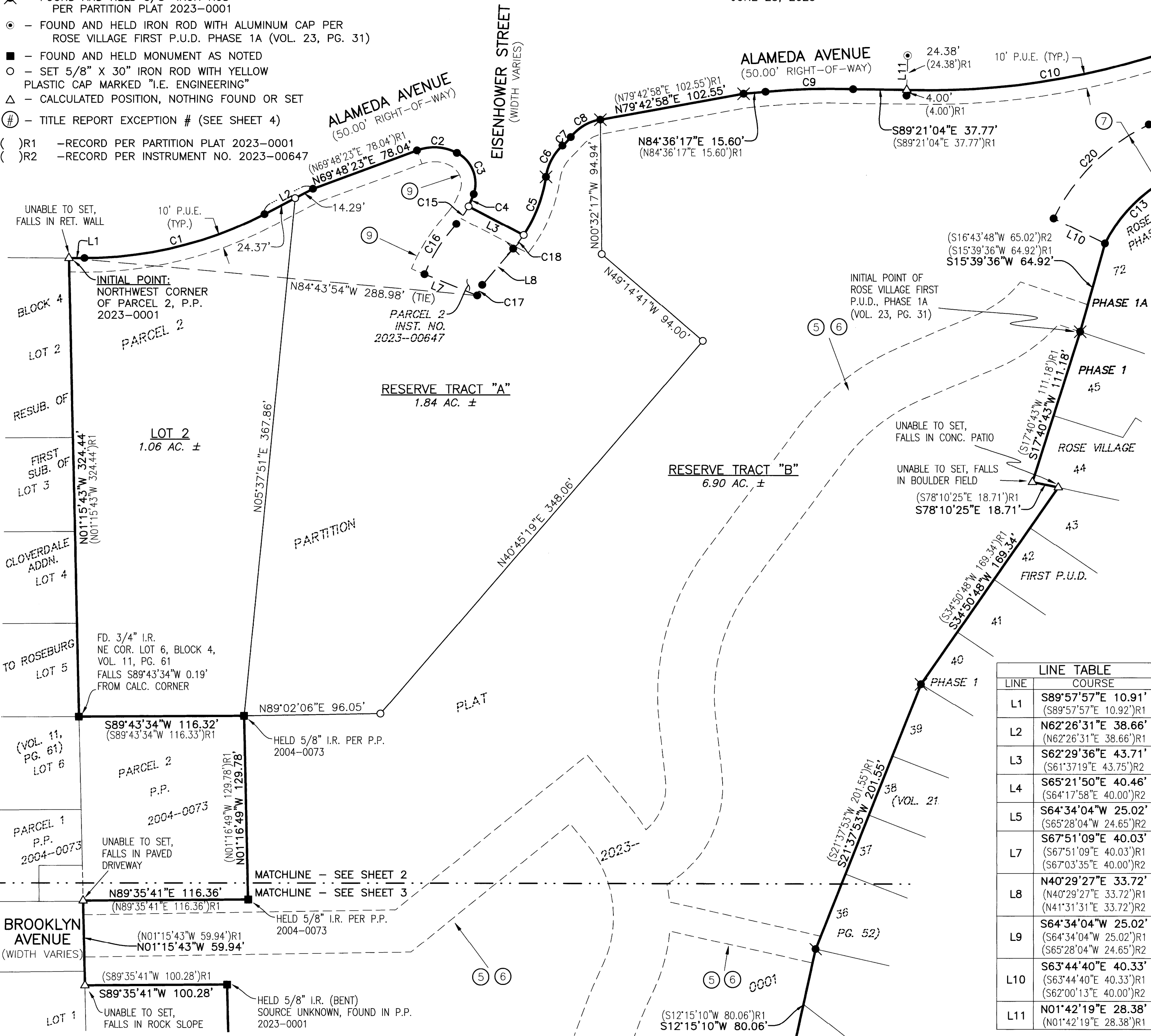


### ALAMEDA BLUFF, PHASE 1

LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 7,  
TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN,  
DOUGLAS COUNTY, OREGON

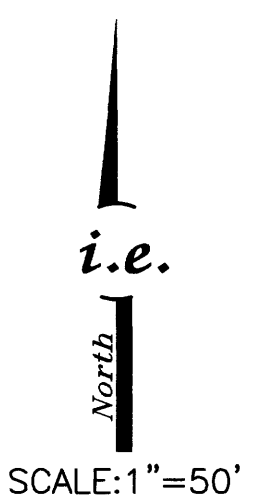
JUNE 23, 2025

- LEGEND**
- - FOUND AND HELD IRON ROD PER ROSE VILLAGE FIRST P.U.D. PHASE 1A (VOL. 23, PG. 31)
  - ⊙ - FOUND AND HELD IRON ROD PER ROSE VILLAGE FIRST P.U.D. PHASE 1 (VOL. 21, PG. 52)
  - ⊗ - FOUND AND HELD 5/8" IRON ROD PER PARTITION PLAT 2023-0001
  - ⊙ - FOUND AND HELD IRON ROD WITH ALUMINUM CAP PER ROSE VILLAGE FIRST P.U.D. PHASE 1A (VOL. 23, PG. 31)
  - - FOUND AND HELD MONUMENT AS NOTED
  - - SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING"
  - △ - CALCULATED POSITION, NOTHING FOUND OR SET
  - # - TITLE REPORT EXCEPTION # (SEE SHEET 4)
  - ( )R1 - RECORD PER PARTITION PLAT 2023-0001
  - ( )R2 - RECORD PER INSTRUMENT NO. 2023-00647



CURVE TABLE				
CURVE	CHORD	RADIUS	ARC LENGTH	DELTA
C1	N76°16'45"E 130.78' (N76°16'45"E 130.78')R1	275.00' (275.00')R1	132.04' (132.04')R1	27°30'37" (27°30'37")R1
C2	S86°34'07"E 28.17' (S86°34'07"E 28.17')R1	35.00' (35.00')R1	28.99' (28.99')R1	47°27'27" (47°27'27")R1
C3	S22°11'26"E 31.32' (S22°11'26"E 31.32')R1	24.00' (24.00')R1	34.12' (34.12')R1	81°28'01" (81°28'01")R1
C4	S22°53'14"W 9.39'	60.00'	9.39'	8°58'18"
C5	N21°01'13"E 44.03'	100.00'	44.40'	25°26'12"
C6	N27°56'39"E 24.87' (N27°56'39"E 24.87')R1	37.00' (37.00')R1	25.36' (25.36')R1	39°16'36" (39°16'36")R1
C7	N43°22'44"E 8.42' (N43°22'44"E 8.42')R1	60.00' (60.00')R1	8.44' (8.43')R1	8°03'00" (8°03'00")R1
C8	N59°34'00"E 24.19' (N59°34'00"E 24.19')R1	35.00' (35.00')R1	24.70' (24.70')R1	40°26'00" (40°26'00")R1
C9	N88°18'38"E 61.70' (N88°18'38"E 61.70')R1	475.00' (475.00')R1	61.74' (61.74')R1	7°26'50" (7°26'50")R1
C10	N80°40'07"E 202.96' (N80°40'07"E 202.96')R1	525.00' (525.00')R1	204.25' (204.25')R1	22°17'25" (22°17'25")R1
C11	S42°47'21"E 27.79' (S42°47'21"E 27.79')R1	15.00' (15.00')R1	35.53' (35.53')R1	135°43'41" (135°43'41")R1
C12	S44°50'15"W 64.14' (S45°44'15"W 64.14')R2	95.00' (95.00')R2	65.43' (65.43')R2	39°27'32" (39°27'36")R2
C13	S45°25'43"W 68.06' (S46°44'01"W 66.80')R2	104.00' (104.00')R2	69.33' (68.00')R2	38°11'50" (39°27'56")R2
C15	S34°34'26"W 15.04' (S35°43'39"W 15.04')R2	60.00' (60.00')R2	15.08' (15.08')R2	14°24'07" (14°24'07")R2
C16	S32°23'25"W 42.11' (S32°23'25"W 42.11')R1 (S32°51'31"W 41.98')R2	120.00' (120.00')R1 (120.00')R2	42.33' (42.20')R1 (42.20')R2	20°12'40" (20°12'40")R1 (20°08'51")R2
C17	N25°10'19"E 8.33' (N25°10'19"E 8.33')R1 (N24°03'30"E 8.21')R2	80.00' (80.00')R1 (80.00')R2	8.34' (8.34')R1 (8.21')R2	5°58'13" (5°58'13")R1 (5°52'57")R2
C18	N37°13'04"E 12.14' (N38°15'08"E 12.14')R2	100.00' (100.00')R2	12.14' (12.14')R2	6°57'30" (6°57'30")R2
C19	S44°37'30"W 36.83' (S44°37'30"W 36.83')R1 (S45°51'12"W 36.93')R2	55.00' (55.00')R1 (55.00')R2	37.56' (37.56')R1 (37.66')R2	39°07'36" (39°07'36")R1 (39°14'01")R2
C20	S45°30'03"W 94.24' (S45°30'03"W 94.24')R1 (S46°43'59"W 92.50')R2	144.00' (144.00')R1 (144.00')R2	96.01' (96.01')R1 (94.17')R2	38°12'09" (38°12'09")R1 (37°28'09")R2

LINE TABLE	
LINE	COURSE
L1	S89°57'57"E 10.91' (S89°57'57"E 10.92')R1
L2	N62°26'31"E 38.66' (N62°26'31"E 38.66')R1
L3	S62°29'36"E 43.71' (S61°37'19"E 43.75')R2
L4	S65°21'50"E 40.46' (S64°17'58"E 40.00')R2
L5	S64°34'04"W 25.02' (S65°28'04"W 24.65')R2
L7	S67°51'09"E 40.03' (S67°51'09"E 40.03')R1 (S67°03'35"E 40.00')R2
L8	N40°29'27"E 33.72' (N40°29'27"E 33.72')R1 (N41°31'31"E 33.72')R2
L9	S64°34'04"W 25.02' (S64°34'04"W 25.02')R1 (S65°28'04"W 24.65')R2
L10	S63°44'40"E 40.33' (S63°44'40"E 40.33')R1 (S62°00'13"E 40.00')R2
L11	N01°42'19"E 28.38' (N01°42'19"E 28.38')R1



REGISTERED PROFESSIONAL LAND SURVEYOR

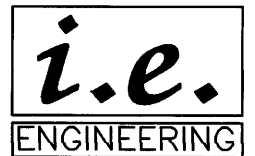
BRENT H. KNAPP  
8116

EXPIRES: 6/30/2027

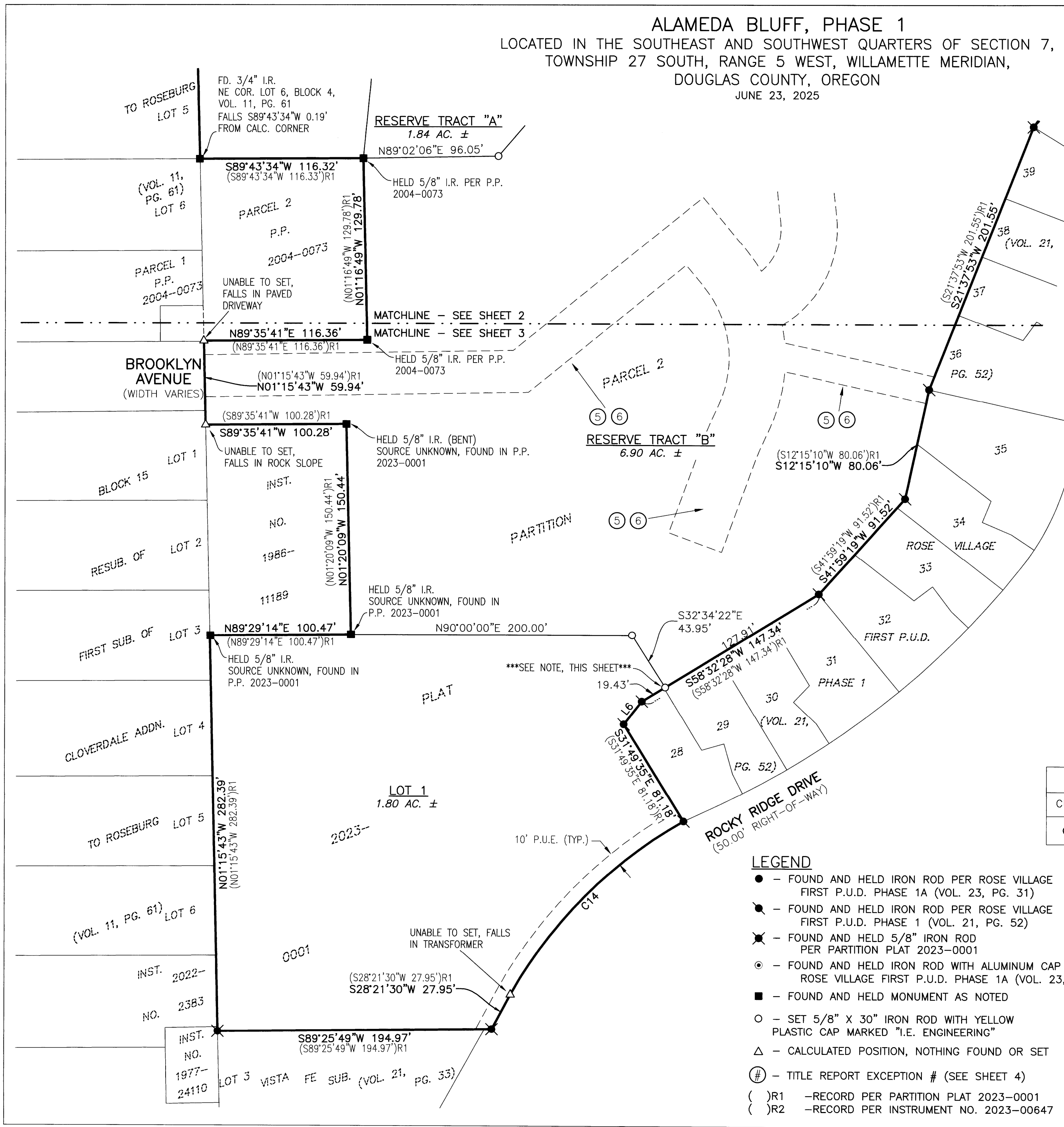
SHEET 2 OF 4  
JOB NO. 3173-01

CLIENT: ROBERT & DIANNE HASS  
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ALAMEDA BLUFF, PHASE 1  
 LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 7,  
 TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN,  
 DOUGLAS COUNTY, OREGON  
 JUNE 23, 2025



**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE PARCEL 2 OF PARTITION PLAT 2023-0001, PLAT RECORDS OF DOUGLAS COUNTY, TOGETHER WITH PARCELS 1 AND 2 OF INSTRUMENT NUMBER 2023-00647, DEED RECORDS OF DOUGLAS COUNTY. THE PROCEDURE WAS AS FOLLOWS:

THE BOUNDARY OF SAID PARCEL 2, PARTITION PLAT 2023-0001, WAS RE-ESTABLISHED AS SHOWN ON SAID PARTITION. THE EAST BOUNDARY OF PARCEL 1, SAID INSTRUMENT 2023-00647 WAS RE-ESTABLISHED BY HOLDING THE MEASURED DISTANCE AND BEARING SHOWN ON COURSE "L9" FROM THE FOUND MONUMENT BEING THE SOUTHWEST CORNER OF OPEN SPACE "D", ROSE VILLAGE FIRST P.U.D., PHASE 1A, VOLUME 23, PAGE 31, PLAT RECORDS OF DOUGLAS COUNTY. THE SOUTHEASTERLY TERMINUS POINT OF VILLAGE STREET WAS RE-ESTABLISHED BY CREATING A TANGENT CURVE OF RECORD RADIUS AND LENGTH FROM SAID INSTRUMENT 2023-00647 FROM THE POINT RE-ESTABLISHED ABOVE. THE SOUTHERLY TERMINUS OF SAID VILLAGE STREET WAS THEN RE-ESTABLISHED BY HOLDING THE FOUND MONUMENT BEING THE SOUTHWESTERLY TERMINUS POINT AND THE NEWLY RE-ESTABLISHED SOUTHEASTERLY TERMINUS POINT. THE SOUTHEASTERLY TERMINUS POINT OF EISENHOWER STREET WAS RE-ESTABLISHED BY HOLDING RECORD ARC LENGTH PER SAID INSTRUMENT 2023-00647 ALONG THE CURVE BETWEEN THE FOUND MONUMENTS SET PER PARTITION PLAT 2023-0001. THE SOUTHWESTERLY TERMINUS POINT OF SAID EISENHOWER STREET WAS RE-ESTABLISHED BY HOLDING RECORD ARC LENGTH PER SAID INSTRUMENT 2023-00647 ALONG THE CURVE BETWEEN THE FOUND MONUMENTS SET PER ROSE VILLAGE FIRST P.U.D., PHASE 1A (VOLUME 23, PAGE 31). THE SOUTHERLY TERMINUS OF SAID EISENHOWER STREET WAS THEN RE-ESTABLISHED BY HOLDING THESE TWO RE-ESTABLISHED TERMINUS POINTS.

MONUMENTS WERE SET AT THE NEWLY CREATED LOT CORNERS AND THE MISSING EXTERIOR PROPERTY CORNERS AS SHOWN.

**NOTES**

1. THE NORTHEAST CORNER OF LOT 1 SET HEREON IS NOT THE SAME POINT AS THE NORTHEAST CORNER OF LOT 28/NORTHWEST CORNER OF LOT 29 OF ROSE VILLAGE FIRST P.U.D. PHASE 1 (VOL. 21, PG. 52).
2. RESERVE TRACT A IS INTENDED TO SERVE LOTS 3 AND 4, AND RESERVE TRACT B IS INTENDED TO SERVE LOTS 5, 6, AND 7, AS OUTLINED IN COMMUNITY DEVELOPMENT FILE NUMBERS SUB-23-001 AND AMD-24-001.

CURVE TABLE				
CURVE	CHORD	RADIUS	ARC LENGTH	DELTA
C14	S44°43'34"W 174.77' (S44°43'34"W 174.77')R1	325.00' (325.00')R1	176.95' (176.95')R1	31°11'42" (31°11'42")R1

LINE TABLE	
LINE	COURSE
L6	S38°16'27"W 20.85' (S38°16'27"W 20.85')R1

**LEGEND**

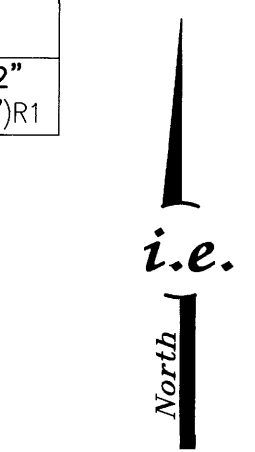
- - FOUND AND HELD IRON ROD PER ROSE VILLAGE FIRST P.U.D. PHASE 1A (VOL. 23, PG. 31)
- ⦿ - FOUND AND HELD IRON ROD PER ROSE VILLAGE FIRST P.U.D. PHASE 1 (VOL. 21, PG. 52)
- ⊙ - FOUND AND HELD 5/8" IRON ROD PER PARTITION PLAT 2023-0001
- ⊙ - FOUND AND HELD IRON ROD WITH ALUMINUM CAP PER ROSE VILLAGE FIRST P.U.D. PHASE 1A (VOL. 23, PG. 31)
- - FOUND AND HELD MONUMENT AS NOTED
- - SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING"
- △ - CALCULATED POSITION, NOTHING FOUND OR SET
- ⊕ - TITLE REPORT EXCEPTION # (SEE SHEET 4)
- ( ) R1 -RECORD PER PARTITION PLAT 2023-0001
- ( ) R2 -RECORD PER INSTRUMENT NO. 2023-00647

**REGISTERED PROFESSIONAL LAND SURVEYOR**

OREGON  
 NOVEMBER 10, 2010  
**BRENT H. KNAPP**  
 81116

EXPIRES: 6/30/2027

**i.e.**  
 ENGINEERING



SCALE: 1"=50'  
 SHEET 3 OF 4  
 JOB NO. 3173-01

CLIENT:  
 ROBERT & DIANNE HASS  
 6000 NW PONDEROSA AVE  
 CORVALLIS, OR 97330  
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 Roseburg, Oregon 97470  
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ALAMEDA BLUFF, PHASE 1  
LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 7,  
TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN,  
DOUGLAS COUNTY, OREGON  
JUNE 23, 2025

EASEMENTS OF RECORD

PER AMERITITLE STATUS OF RECORD TITLE REPORT  
ORDER NO. 67437AM  
EFFECTIVE DATE: MARCH 24, 2025

SURVEYOR'S CERTIFICATE

I, BRENT H. KNAPP, OREGON PROFESSIONAL LAND SURVEYOR NO. 81116, 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:

PARCEL 2 OF PARTITION PLAT 2023-0001, PLAT RECORDS OF DOUGLAS COUNTY, LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

TOGETHER WITH PARCEL 1 OF INSTRUMENT NUMBER 2023-00647, DEED RECORDS OF DOUGLAS COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING A PORTION OF ROSE VILLAGE FIRST P.U.D., PHASE 1A, VOLUME 23, PAGE 31, PLAT RECORDS OF DOUGLAS COUNTY, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD ON THE EASTERLY BOUNDARY OF SAID PARCEL 2, PARTITION PLAT 2023-0001, FROM WHICH A 5/8-INCH IRON ROD BEING THE INITIAL POINT OF SAID ROSE VILLAGE FIRST P.U.D., PHASE 1A, BEARS SOUTH 15°39'36" WEST, 64.92 FEET;

THENCE ALONG SAID NORTH BOUNDARY OF PARCEL 2 THE FOLLOWING COURSES:

NORTH 63°44'40" WEST, 40.33 FEET, TO A 5/8-INCH IRON ROD AT THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 144.00 FEET;

THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 96.01 FEET, THROUGH A CENTRAL ANGLE OF 38°12'09" (THE CHORD OF WHICH BEARS NORTH 45°30'03" EAST, 94.24 FEET), TO A 5/8-INCH IRON ROD;

THENCE NORTH 64°34'04" EAST, 25.02 FEET, TO A 5/8-INCH IRON ROD AT THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 55.00 FEET;

THENCE ALONG SAID CURVE AN ARC DISTANCE OF 37.56 FEET, THROUGH A CENTRAL ANGLE OF 39°07'36" (THE CHORD OF WHICH BEARS NORTH 44°37'30" EAST, 36.83 FEET, TO A 5/8-INCH IRON ROD;

THENCE LEAVING SAID NORTH BOUNDARY OF PARCEL 2, EASTERLY ALONG THE SOUTHERLY TERMINUS OF VILLAGE STREET, A PUBLIC RIGHT-OF-WAY, AS SHOWN ON SAID PLAT OF ROSE VILLAGE FIRST P.U.D., PHASE 1A (VOLUME 23, PAGE 31), SOUTH 65°21'50" EAST, 40.46 FEET, TO A 5/8-INCH IRON ROD ON THE NORTHERLY BOUNDARY OF OPEN SPACE D, SAID ROSE VILLAGE FIRST P.U.D., PHASE 1A (VOLUME 23, PAGE 31), BEING THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 95.00 FEET;

THENCE WESTERLY ALONG SAID CURVE, COINCIDENT WITH SAID NORTHERLY BOUNDARY OF OPEN SPACE D, AN ARC DISTANCE OF 65.43 FEET, THROUGH A CENTRAL ANGLE OF 39°27'32" (THE CHORD OF WHICH BEARS SOUTH 44°50'15" WEST, 64.14 FEET), TO A 5/8-INCH IRON ROD;

THENCE CONTINUING WESTERLY ALONG SAID NORTHERLY BOUNDARY, SOUTH 64°34'04" WEST, 25.02 FEET, TO A 5/8-INCH IRON ROD BEING THE SOUTHWEST CORNER OF SAID OPEN SPACE D, SAID POINT ALSO BEING THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 104.00 FEET;

THENCE LEAVING SAID NORTHERLY BOUNDARY, SOUTHERLY ALONG THE WEST BOUNDARY OF LOT 72, ROSE VILLAGE FIRST P.U.D. PHASE 1A (VOLUME 23, PAGE 31), ALONG SAID CURVE AN ARC DISTANCE OF 69.33 FEET, THROUGH A CENTRAL ANGLE OF 38°11'50" (THE CHORD OF WHICH BEARS SOUTH 45°25'43" WEST, 68.06 FEET), TO THE POINT OF BEGINNING AND THERE TERMINATING.

TOGETHER WITH PARCEL 2 OF SAID INSTRUMENT NUMBER 2023-00647, DEED RECORDS OF DOUGLAS COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING A PORTION OF ROSE VILLAGE FIRST P.U.D., PHASE 1A, VOLUME 23, PAGE 31, PLAT RECORDS OF DOUGLAS COUNTY, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD ON THE NORTH BOUNDARY OF PARCEL 2, PARTITION PLAT 2023-0001, PLAT RECORDS OF DOUGLAS COUNTY, BEING THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 80.00 FEET, FROM WHICH THE NORTHWEST CORNER OF SAID PARCEL 2, PARTITION PLAT 2023-0001, BEARS NORTH 84°43'54" WEST, 288.98 FEET;

THENCE ALONG THE NORTH BOUNDARY OF PARCEL 2 THE FOLLOWING COURSES:

NORTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 8.34 FEET, THROUGH A CENTRAL ANGLE OF 05°58'13" (THE CHORD OF WHICH BEARS NORTH 25°10'19" EAST, 8.33 FEET), TO A 5/8-INCH IRON ROD;

NORTH 40°29'27" EAST, 33.72 FEET, TO A 5/8-INCH IRON ROD BEING THE BEGINNING OF A CURVE, NORTHWESTERLY, HAVING A RADIUS OF 100.00 FEET;

NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 12.14, THROUGH A CENTRAL ANGLE OF 06°57'30" (THE CHORD OF WHICH BEARS NORTH 37°13'04" EAST, 12.14 FEET), TO THE MOST-SOUTHERLY CORNER OF THE SOUTHERLY TERMINUS OF EISENHOWER STREET, A PUBLIC RIGHT-OF-WAY, AS SHOWN ON SAID PLAT OF ROSE VILLAGE FIRST P.U.D., PHASE 1A (VOLUME 23, PAGE 31);

THENCE LEAVING SAID NORTH BOUNDARY, WESTERLY, ALONG SAID SOUTHERLY TERMINUS OF EISENHOWER STREET, NORTH 62°29'36" WEST, 43.71 FEET, TO A 5/8-INCH IRON ROD BEING THE MOST-NORTHERLY CORNER OF SAID SOUTHERLY TERMINUS, ALSO BEING ON THE NORTH BOUNDARY OF SAID PARCEL 2, AT THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 60.00 FEET;

THENCE SOUTHERLY ALONG SAID NORTH BOUNDARY THE FOLLOWING COURSES:

SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 15.08 FEET, THROUGH A CENTRAL ANGLE OF 14°24'07" (THE CHORD OF WHICH BEARS SOUTH 34°34'26" WEST, 15.04 FEET), TO A 5/8-INCH IRON ROD AT THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 120.00 FEET;

SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 42.33 FEET, THROUGH A CENTRAL ANGLE OF 20°12'40" (THE CHORD OF WHICH BEARS SOUTH 32°23'25" WEST, 42.11 FEET), TO A 5/8-INCH IRON ROD;

SOUTH 67°51'09" EAST, 40.03 FEET, TO THE POINT OF BEGINNING AND THERE TERMINATING.

THE ABOVE DESCRIBED PROPERTY CONTAINS 11.60 ACRES (505,475 SQUARE FEET), MORE OR LESS.

3. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT:  
GRANTED TO: CALIFORNIA OREGON POWER COMPANY, A CALIFORNIA CORPORATION  
RECORDED: JANUARY 23, 1956  
BOOK: 251, PAGE: 908 (INSTRUMENT NO. 211400)  
SURVEYOR'S NOTE: 10' OVERHEAD LINE RIGHT OF WAY MAY AFFECT SUBJECT PROPERTY, NO EXACT LOCATION DESCRIBED, NOT PLOTTED.

4. COVENANTS, CONDITIONS AND RESTRICTIONS, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, DISABILITY, HANDICAP, FAMILIAL STATUS, MARITAL STATUS, ANCESTRY, NATIONAL ORIGIN OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.  
RECORDED: MAY 16, 2005  
INSTRUMENT NO.: 2005-012034  
DECLARATION OF ANNEXATION, INCLUDING THE TERMS AND PROVISIONS THEREOF,  
RECORDED: JUNE 2, 2010  
INSTRUMENT NO.: 2010-009038  
AMENDED BY INSTRUMENT, RECORDED: APRIL 16, 2024  
INSTRUMENT NO.: 2024-004116  
SURVEYOR'S NOTE: AFFECTS SUBJECT PROPERTY, NOT PLOTTED, GENERAL IN NATURE.

5. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF THE SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT:  
GRANTED TO: ROSEBURG URBAN SANITARY AUTHORITY  
RECORDED: MAY 24, 2005  
INSTRUMENT NO.: 2005-12692  
SURVEYOR'S NOTE: PORTIONS OF EASEMENT AFFECTING SUBJECT PROPERTY ARE PLOTTED HEREON.

6. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF THE SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT:  
GRANTED TO: CITY OF ROSEBURG  
RECORDED: JUNE 3, 2005  
INSTRUMENT NO.: 2005-13728  
SURVEYOR'S NOTE: PORTIONS OF EASEMENT AFFECTING SUBJECT PROPERTY ARE PLOTTED HEREON (LOCATED OVER SAME PORTIONS OF PROPERTY AS EXCEPTION 21)

7. PERMANENT SEWER EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF,  
RECORDED: APRIL 9, 2010  
INSTRUMENT NO.: 2010-006409  
SURVEYOR'S NOTE: 40' SEWER EASEMENT CONTAINED WITHIN RECORDED INSTRUMENT AFFECTS SUBJECT PROPERTY, PLOTTED HEREON.

8. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT:  
GRANTED TO: PACIFIC POWER  
RECORDED: JUNE 2, 2010  
INSTRUMENT NO.: 2010-9039  
SURVEYOR'S NOTE: GRANT OF EASEMENT TO PACIFIC POWER OVER PUBLIC UTILITY EASEMENTS PLATTED IN ROSE VILLAGE FIRST P.U.D. PHASE 1A (VOL. 23, PG. 31). NOT LOCATED ON SUBJECT PROPERTY, NOT PLOTTED.

9. EASEMENTS, NOTES, RESTRICTIONS AS SHOWN ON THE OFFICIAL PLAT OF ROSE VILLAGE FIRST P.U.D. PHASE 1A.  
SURVEYOR'S NOTE: 10' P.U.E. ON PLAT AFFECTS SUBJECT PROPERTY, PLOTTED HEREON.

NO OTHER SURVEY-RELATED EXCEPTIONS ARE CONTAINED WITHIN THE TITLE REPORT.

VOL. 24 PAGE 28 D

VOL. 24 PAGE 28 D

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Brent H. Knapp*  
OREGON  
NOVEMBER 10, 2010  
BRENT H. KNAPP  
81116

EXPIRES: 6/30/2027

i.e.  
ENGINEERING

SHEET 4 OF 4  
JOB NO. 3173-01

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