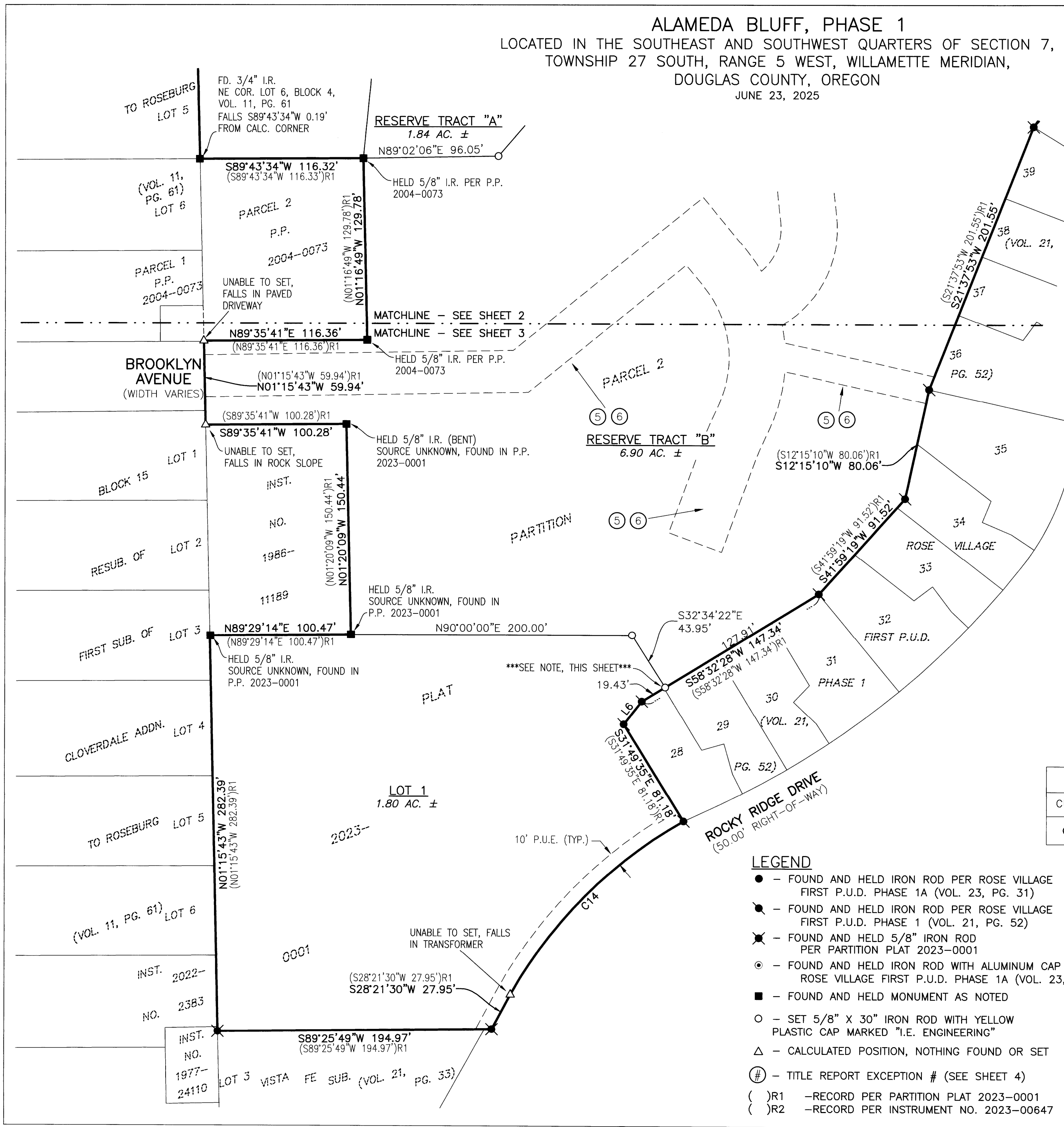


ALAMEDA BLUFF, PHASE 1
LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 7,
TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN,
DOUGLAS COUNTY, OREGON
JUNE 23, 2025



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

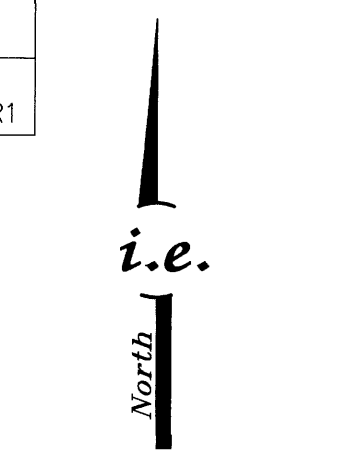
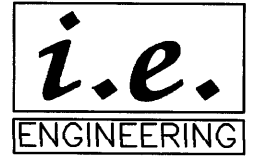
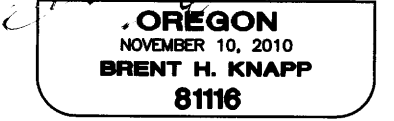
CURVE	CHORD	RADIUS	ARC LENGTH	DELTA
C14	S44°43'34"W 174.77' (S44°43'34"W 174.77')R1	325.00' (325.00')R1	176.95' (176.95')R1	31°11'42" (31°11'42")R1

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



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

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