

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.

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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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