

LEGEND

- SET 5/8" X 30" IRON ROD W/YELLOW PLASTIC CAP STAMPED "IE ENGINEERING"
- ⊙ FOUND IRON PIPE AS NOTED
- FOUND 5/8" IRON ROD PER OAK MEADOWS SUB. PHASE 1 AND 2 UNLESS NOTED OTHERWISE
- FOUND ALUMINUM CAP (CENTERLINE MONUMENT) PER OAK MEADOWS SUB. PHASE 1 AND 2
- △ CALCULATED POINT
- () RECORD PER OAK MEADOWS SUB. PHASE 1 AND 2 (VOL. 22, PG. 59)
- (()) RECORD PER WHITE CAMAS ACRES (M44-54)
- [] RECORD PER M77-30
- [[]] RECORD PER M38-9
- { } RECORD PER C.S. 40/129
- {{ }} RECORD PER M13-23
- < > RECORD PER 1964 COUNTY ROAD MAP #00470102
- ① ORIGINAL R/W MON. PER OAK MEADOWS SUB. PHASE 1 AND 2 LOST SET NEW MONUMENT IN CORRECT LOCATION

CC & R'S

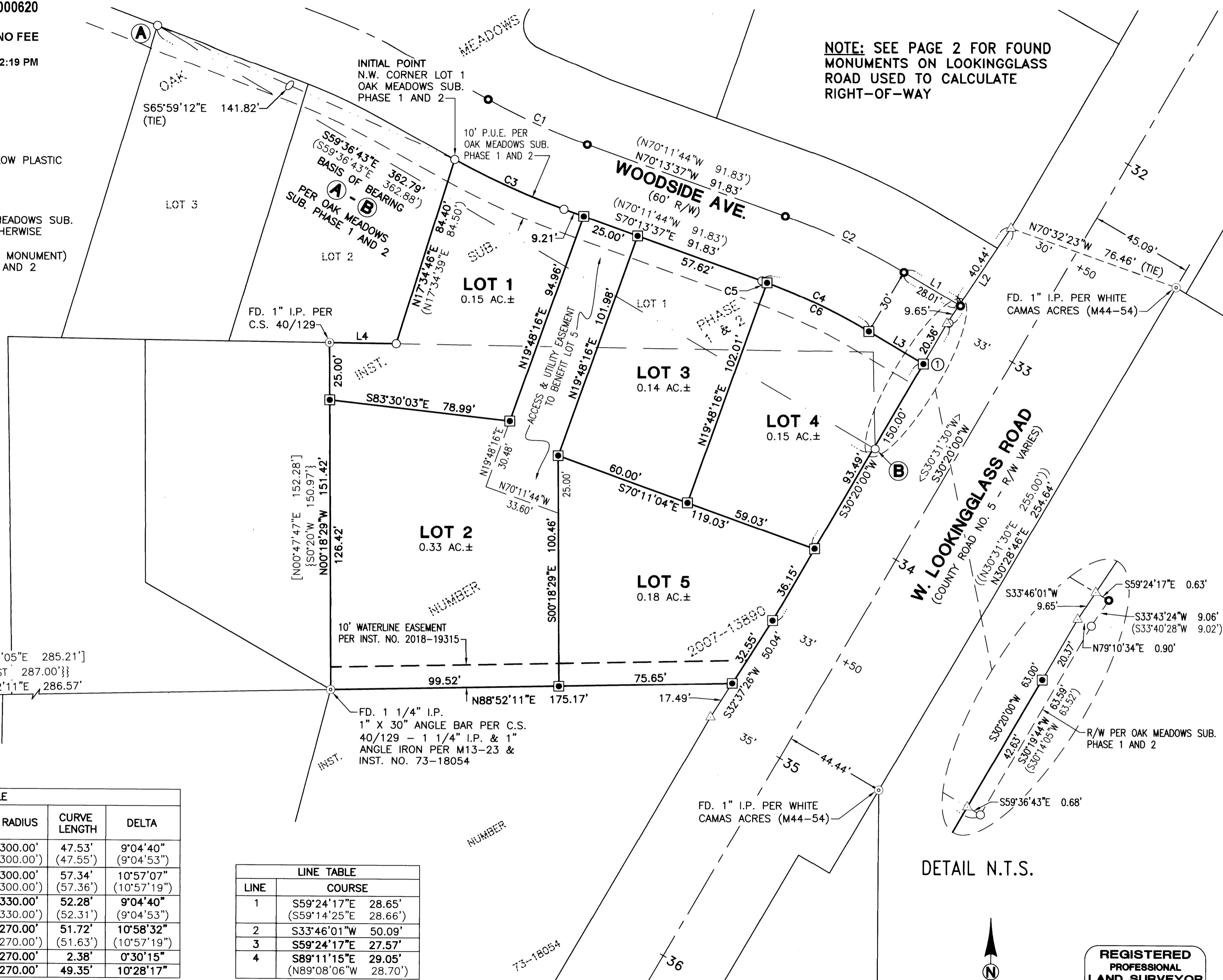
ALL LOTS SHOWN ON THIS PLAT ARE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS PER INSTRUMENT NUMBER

2019-000619
 DOUGLAS COUNTY DEED RECORDS. [N89°35'05"E 285.21']
 {{EAST 287.00'}}
 N88°52'11"E 286.57'

FD. 1/2" I.P. PER M77-30

FD. 1 1/4" I.P. 1" X 30" ANGLE BAR PER C.S. 40/129 - 1 1/4" I.P. & 1" ANGLE IRON PER M13-23 & INST. NO. 73-18054

NOTE: SEE PAGE 2 FOR FOUND MONUMENTS ON LOOKINGGLASS ROAD USED TO CALCULATE RIGHT-OF-WAY



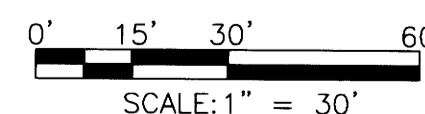
CURVE TABLE

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH	DELTA
C1	S65°39'28"E (S65°39'17"E)	47.48' (47.50')	300.00' (300.00')	47.53' (47.55')	9°04'40" (9°04'53")
C2	N64°41'57"W (N64°43'04"W)	57.26' (57.27')	300.00' (300.00')	57.34' (57.36')	10°57'07" (10°57'19")
C3	S65°39'26"E (S65°39'17"E)	52.23' (52.25')	330.00' (330.00')	52.28' (52.31')	9°04'40" (9°04'53")
C4	S64°41'13"E (N64°43'04"W)	51.64' (51.55')	270.00' (270.00')	51.72' (51.63')	10°58'32" (10°57'19")
C5	S69°55'21"E	2.38'	270.00'	2.38'	0°30'15"
C6	S64°26'05"E	49.28'	270.00'	49.35'	10°28'17"

LINE TABLE

LINE	COURSE
1	S59°24'17"E 28.65' (S59°14'25"E 28.66')
2	S33°46'01"W 50.09'
3	S59°24'17"E 27.57'
4	S89°11'15"E 29.05' (N89°08'06"W 28.70')

DETAIL N.T.S.



REGISTERED PROFESSIONAL LAND SURVEYOR

Derek Allen Feigel
 OREGON
 JULY 10, 2018
 DEREK ALLEN FEIGEL
 77555

EXPIRES: 12/31/19

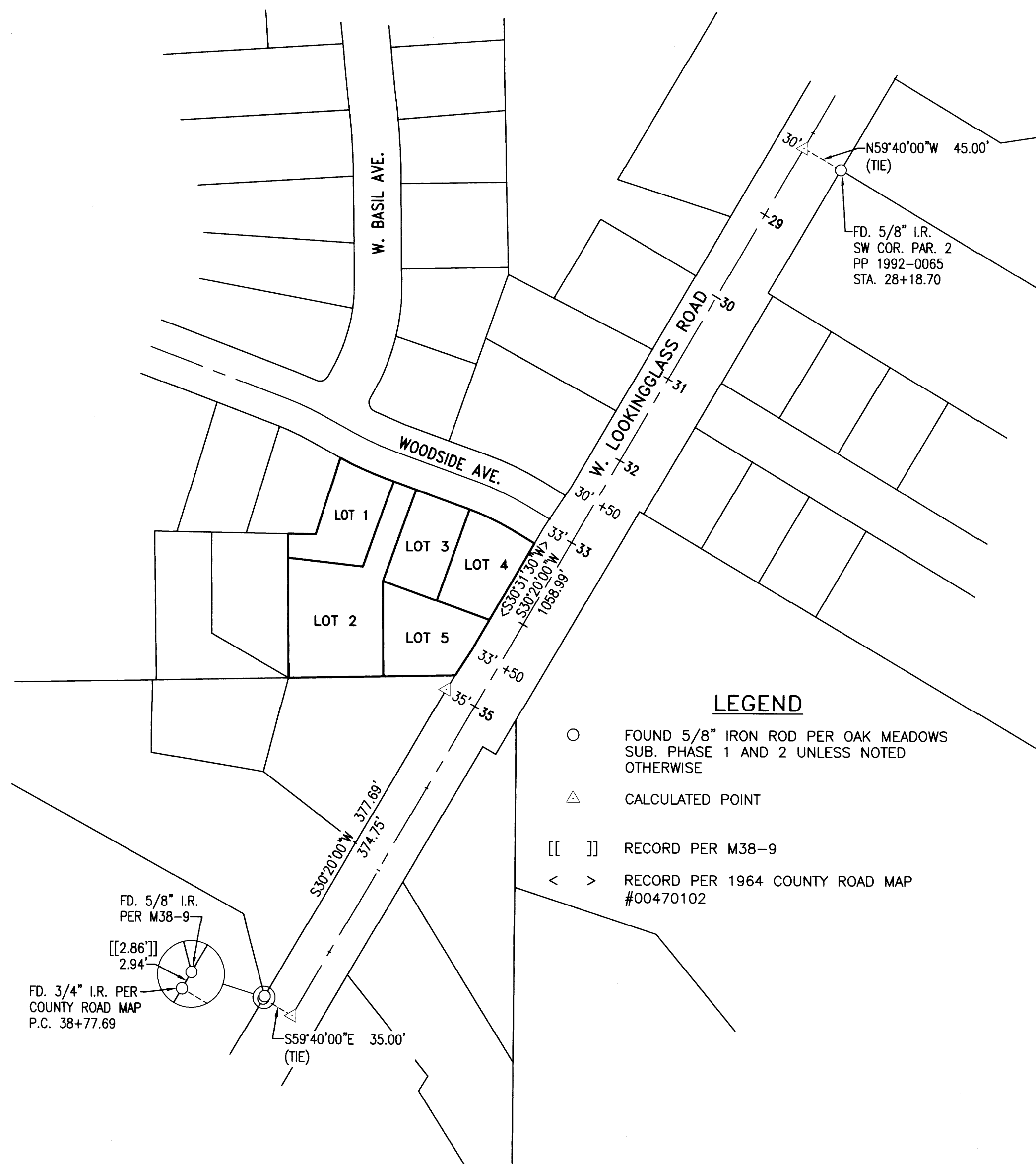


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SURVEYED FOR:
 LOOSLEY DEVELOPMENT
 1940 NW EXCELLO DR.
 ROSEBURG, OR 97471

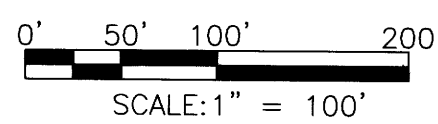
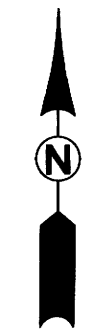
PAGE: 1 OF 3
 JOB NO: 2616-04
 DATE: 11-26-18

WOODSIDE VILLAGE SUBDIVISION
 LYING IN THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 27 SOUTH,
 RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON



LEGEND

- FOUND 5/8" IRON ROD PER OAK MEADOWS SUB. PHASE 1 AND 2 UNLESS NOTED OTHERWISE
- △ CALCULATED POINT
- [[]] RECORD PER M38-9
- < > RECORD PER 1964 COUNTY ROAD MAP #00470102

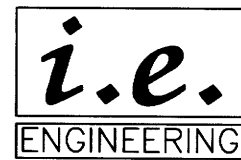


REGISTERED
PROFESSIONAL
LAND SURVEYOR

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OREGON
JULY 10, 2018
DEREK ALLEN FEIGEL
77555

EXPIRES: 12/31/19



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WOODSIDE VILLAGE SUBDIVISION
LYING IN THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 27 SOUTH,
RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

SURVEYOR'S CERTIFICATE:

I, DEREK ALLEN FEIGEL, OREGON PROFESSIONAL LAND SURVEYOR NO. 77555, 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:

BEGINNING AT A 5/8" IRON ROD MARKING THE NORTHWEST CORNER OF LOT 1, OAK MEADOWS SUBDIVISION PHASE 1 AND 2, AS RECORDED IN VOLUME 22, PAGE 59, DOUGLAS COUNTY PLAT RECORDS AND BEING THE INITIAL POINT; THENCE ALONG THE WEST LINE OF SAID LOT 1, SOUTH 17°34'46" WEST, 84.40 FEET TO A 5/8" IRON ROD MARKING THE SOUTHWEST CORNER OF SAID LOT; SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 2 OF SAID OAK MEADOWS SUBDIVISION; THENCE ALONG THE SOUTH LINE OF SAID LOT 2, NORTH 89°11'15" WEST, 29.05 FEET TO A 1" IRON PIPE MARKING THE NORTHWEST CORNER OF THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 2007-13890, DOUGLAS COUNTY DEED RECORDS; THENCE ALONG THE WEST LINE OF SAID INSTRUMENT NUMBER 2007-13890, SOUTH 0°18'29" EAST, 151.42 FEET TO A 1 1/4" IRON PIPE MARKING THE SOUTHWEST CORNER OF SAID TRACT; THENCE ALONG THE SOUTH LINE OF SAID TRACT, NORTH 88°52'11" EAST, 175.17 FEET TO A 5/8" IRON ROD ON THE WESTERLY RIGHT-OF-WAY BOUNDARY OF WEST LOOKINGGLASS ROAD (COUNTY ROAD NO. 5); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING COURSES: NORTH 32°37'26" EAST, 32.55 FEET TO A 5/8" IRON ROD; THENCE NORTH 30°20'00" EAST, 129.64 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF WOODSIDE AVENUE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING COURSES: NORTH 59°24'17" WEST, 27.57 FEET TO A 5/8" IRON ROD AT THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 270.00 FEET, TO WHICH BEGINNING OF CURVE A RADIAL BEARS SOUTH 30°48'04" WEST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°58'32", AN ARC DISTANCE OF 51.72 FEET TO A 5/8" IRON ROD; THENCE NORTH 70°13'37" WEST, 91.83 FEET TO A 5/8" IRON ROD AT THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 330.00 FEET, TO WHICH BEGINNING OF CURVE A RADIAL BEARS NORTH 19°48'14" EAST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9°04'40", AN ARC DISTANCE OF 52.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.95 ACRES, MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS MAP IS TO SUBDIVIDE THE ABOVE-DESCRIBED TRACT INTO 5 LOTS TOGETHER WITH THE ACCESS & UTILITY EASEMENT AS SHOWN.

MONUMENTS SET TO DELINEATE THE WESTERLY RIGHT-OF-WAY OF LOOKINGGLASS ROAD PER OAK MEADOWS SUBDIVISION PHASE 1 AND 2 WERE FOUND TO BE EASTERLY OF SAID RIGHT-OF-WAY PER THIS SURVEY. THE ONLY ORIGINAL R/W MONUMENT PER COUNTY ROAD PLAN #00470102 THAT COULD BE FOUND WAS AT STA. 38+77.69. THIS WAS HELD FOR THE SOUTH END. ORIGINAL R/W MONUMENTS FOUND PER PP 1992-65 ON THE NORTHERLY END COULD NOT BE FOUND. THE ORIGINAL SOUTHWEST CORNER OF PARCEL 2 PER SAID PLAT WAS FOUND AND HELD. THE DESCRIPTION FOR PARCEL 2 OF THE TRACT BEING SUBDIVIDED (INST. NO. 2007-13890) DOES NOT CLOSE BY 5.99 FEET. MONUMENTS FOUND ON THE WEST LINE OF THIS TRACT WERE HELD. THE SOUTH LINE WAS ESTABLISHED BY HOLDING MONUMENTS FOUND TO THE WEST OF THE TRACT AND PROJECTING TO THE WESTERLY RIGHT-OF-WAY OF LOOKINGGLASS ROAD, WHICH FIT THE EXISTING FENCE LINE VERY WELL.

THIS SURVEY WAS PERFORMED BY RICHARD OLSON AND DARRELL JONES USING A TOPCON TOTAL STATION AND TOPCON FC 5000 DATA COLLECTOR. OFFICE CALCULATIONS AND DRAFTING WERE PERFORMED BY DEREK FEIGEL.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT LOOSELY DEVELOPMENT COMPANY, L.L.C. 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 "WOODSIDE VILLAGE SUBDIVISION" TOGETHER WITH EASEMENTS AS SHOWN IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES.

Judith L. Sweeney Nov. 24, 2018
JUDITH L. SWEENEY, MANAGER
LOOSELY DEVELOPMENT COMPANY, L.L.C. DATE

Stephen J. Loosley Dec 6, 2018
STEPHEN J. LOOSLEY, MEMBER
LOOSELY DEVELOPMENT COMPANY, L.L.C. DATE

ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA

COUNTY OF Orange

ON November 24th 2018 BEFORE ME, Colleen D. Stormans, Notary Public

PERSONALLY APPEARED JUDITH L. SWEENEY, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME IN HER AUTHORIZED CAPACITY AND THAT BY HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Colleen D. Stormans
Colleen D. Stormans, Notary Public California
Commission # 2176549, My Commission Expires
December 22, 2020

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 6 DAY OF December, 2018, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED STEPHEN J. LOOSLEY, AS MEMBER OF LOOSELY DEVELOPMENT COMPANY, L.L.C., WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Elaine Berg
ELAINE ESTHER BERG

NOTARY PUBLIC - OREGON
COMMISSION NO.: 972256
MY COMMISSION EXPIRES: MARCH 12, 2022

APPROVALS:

Donald Hughes 01/07/2019
PLANNING COMMISSION CHAIRMAN DATE
Shaul Ross 1/7/19
COMMUNITY DEVELOPMENT DIRECTOR DATE
Cheri Neary 1/7/19
PUBLIC WORKS DIRECTOR DATE
Kristian O. DeFunt 1/8/2019
DOUGLAS COUNTY SURVEYOR DATE
Walter M. Utzel 1/8/19
DOUGLAS COUNTY ASSESSOR DATE
Shirley 1/9/2019
DOUGLAS COUNTY COMMISSIONER DATE
Tom 1/9/2019
DOUGLAS COUNTY COMMISSIONER DATE
FILED THIS 14th DAY OF Jan., 2019, 2:02 O'CLOCK AM/PM
Patricia K. Holt 1/14/19
DOUGLAS COUNTY CLERK DATE
J. T. 1/9/2019
DOUGLAS COUNTY COMMISSIONER DATE

TAX COLLECTOR STATEMENT:

I HEREBY CERTIFY THAT TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

Michelle Nelson, chief deputy 1/8/19
DOUGLAS COUNTY TAX COLLECTOR DATE

EASEMENTS OF RECORD

ANY EASEMENTS OF RECORD NOT SHOWN ON THIS PLAT LISTED UNDER THE "LIENS AND ENCUMBRANCES" SECTION OF A PUBLIC RECORD REPORT PREPARED BY WESTERN TITLE & ESCROW, ORDER NO. WT0163743 DATED SEPTEMBER 25, 2018 HAVE BEEN REVIEWED AND ARE EITHER NULL AND VOID DUE TO CONDITIONS AS SET FORTH IN THE INSTRUMENT OR ARE NOW LOCATED IN THE PUBLIC RIGHT-OF-WAY.

ZONE: R-1-6
COMP. PLAN: LDR
WATER: CITY OF ROSEBURG
SEWER: ROSEBURG URBAN SANITARY AUTHORITY

COMMUNITY DEVELOPMENT DEPARTMENT FILE NO. S-17-003

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