

**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 24<sup>th</sup> 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 Nease 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 14<sup>th</sup> 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.

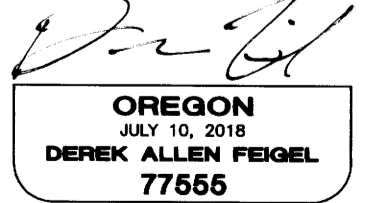
Michelle Nelson, chief deputy 1/8/19  
DOUGLAS COUNTY TAX COLLECTOR DATE

**EASEMENTS OF RECORD**

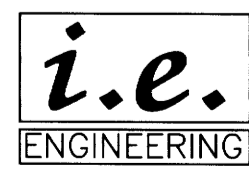
ANY EASEMENTS OF RECORD NOT SHOWN ON THIS PLAT LISTED UNDER THE "LIENS AND ENCUMBRANCES" SECTION OF A PUBLIC RECORD REPORT PREPARED BY WESTERN TITLE & ESCROW, ORDER NO. WT0163743 DATED SEPTEMBER 25, 2018 HAVE BEEN REVIEWED AND ARE EITHER NULL AND VOID DUE TO CONDITIONS AS SET FORTH IN THE INSTRUMENT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



EXPIRES: 12/31/19



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Roseburg, Oregon 97470  
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FAX (541) 440-9392  
iemail@ieengineering.com

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

PAGE: 3 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