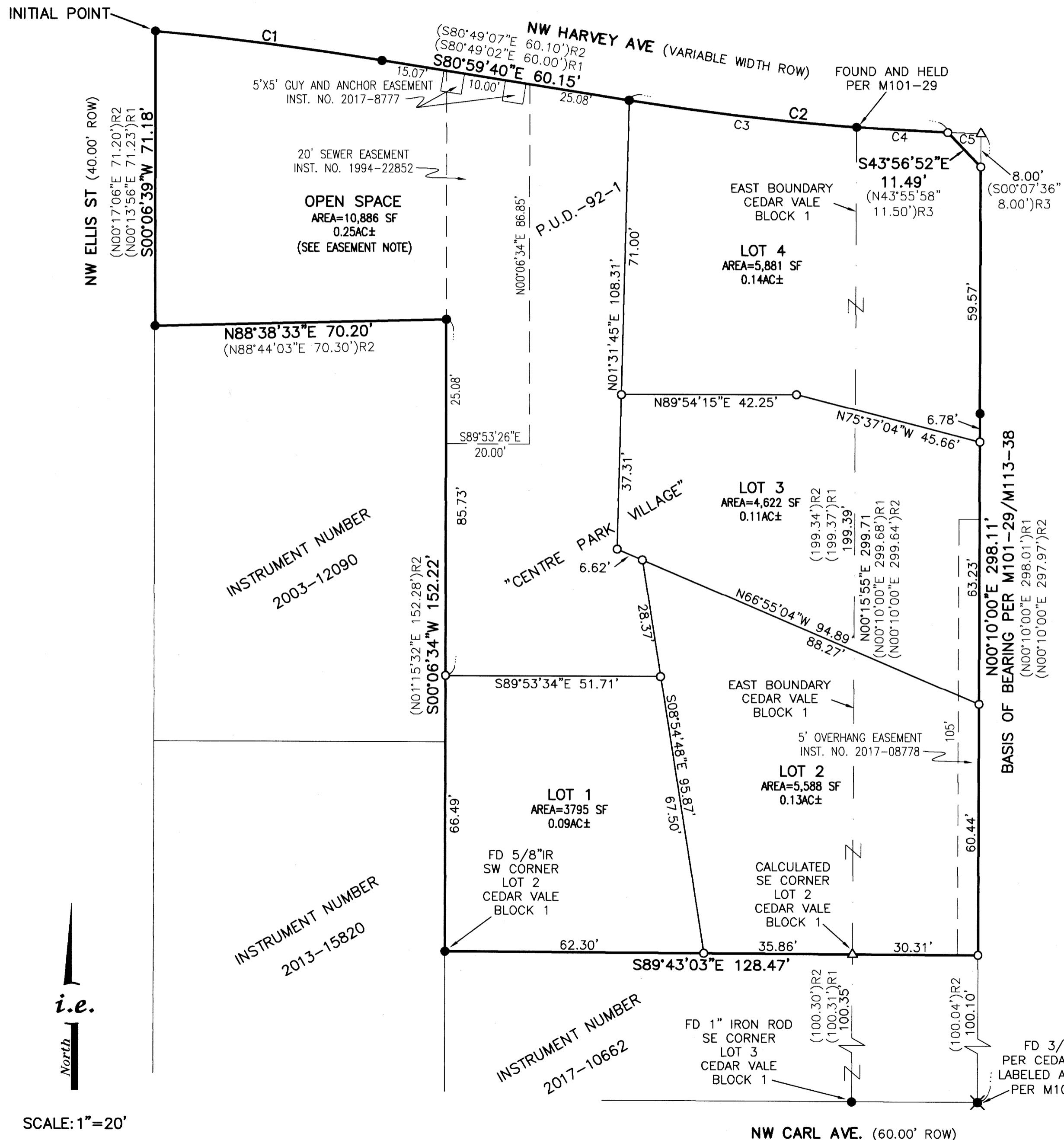




"CENTRE PARK VILLAGE"
LOCATED IN THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 14,
TOWNSHIP 27 SOUTH, RANGE 6 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
DECEMBER 9, 2019

CURVE TABLE				
CURVE	CHORD	RADIUS	CURVE LENGTH	DELTA
C1	S82°39'14"E 55.03' (S82°41'17"E 55.15')R1 (S82°37'09"E 55.07')R2	844.89' (844.89')R1 (844.89')R2	55.04' (55.16')R1	03°43'56" (03°44'25")R1
C2	S84°19'39"E 77.18'	653.76'	77.23'	06°46'06"
C3	S83°21'48"W 55.21' (S83°14'55"E 55.46')R1 (S83°07'18"E 54.70')	653.76' (653.76')R1 (653.76')R2	55.23' (55.48)R1	04°50'24" (04°51'43")R1
C4	S86°44'51"E 22.00'	653.76' (653.76')R1 (653.76')R2	22.00'	01°55'42"
C5	S88°03'44"E 8.00' (S87°57'41"E 8.00')R3	653.76' (653.76')R3	8.00' (8.00')R3	00°42'04"



EASEMENTS OF RECORD

THE FOLLOWING ITEMS LISTED PER A PUBLIC RECORD REPORT FOR NEW SUBDIVISION OR LAND PARTITION PREPARED BY FIRST AMERICAN TITLE COMPANY OF OREGON, ORDER NO. 7399-3359099 DATED NOVEMBER 19, 2019 THAT ENCUMBER THE TRACT BEING PARTITIONED HEREON HAVE BEEN ADDRESSED AS FOLLOWS:

- POWER RIGHT-OF-WAY EASEMENT, BOOK 108, PAGE 276, RECORDER'S NO. 37711 (NOT PLOTTED - DESCRIBED AS LYING IN THE W 1/2 OF SECTION 14)
- POWER OVERHANG EASEMENT, BOOK 273, PAGE 676, RECORDER'S NO. 244580 (NOT PLOTTED - BLANKET DESCRIPTION)
- SANITARY SEWER EASEMENT, BOOK 1323, PAGE 333, RECORDER'S NO. 94-22852 (AS SHOWN THIS PAGE)
- TEMPORARY CONSTRUCTION EASEMENT, RECORDER'S NO. 2017-4390 (NOT PLOTTED - EASEMENT TERMINATES FEBRUARY 24, 2020)
- POWER EASEMENT FOR GUY AND ANCHOR, RECORDER'S NO. 2017-8777 (5'x5' SQUARES AROUND EXISTING GUY ANCHORS, SHOWN THIS PAGE)
- POWER OVERHANG EASEMENT, RECORDER'S NO. 2017-8778 (5' WIDE EASEMENT, APPROXIMATE LOCATION SHOWN THIS PAGE)

EASEMENT NOTE

OPEN SPACE SUBJECT AN ACCESS AND UTILITY EASEMENT OVER ITS ENTIRETY TO BENEFIT LOTS 1 THROUGH 4.

LEGEND

- - DENOTES FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- ⊗ - DENOTES FOUND IRON PIPE AS DESCRIBED
- - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING, INC."
- △ - DENOTES CALCULATED POINT
- ()R1 - DENOTES RECORD PER DOUGLAS COUNTY SURVEY M101-29
- ()R2 - DENOTES RECORD PER DOUGLAS COUNTY SURVEY M113-38
- ()R3 - DENOTES RECORD PER STATUTORY WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 2017-04389, DEED RECORDS OF DOUGLAS COUNTY

SHEET 1 OF 2
JOB NO. 0451-12

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
NOVEMBER 10, 2010
BRENT H. KNAPP
81116

EXPIRES: 6/30/2021

i.e.
ENGINEERING

SURVEYED FOR:
VERN LIESINGER
181 BRAUNDA DR.
ROSEBURG, OR 97471

809 SE Pine Street
Roseburg, Oregon 97470
PHONE (541) 673-0166
FAX (541) 440-9392
iemail@ieengineering.com

"CENTRE PARK VILLAGE"
LOCATED IN THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 14,
TOWNSHIP 27 SOUTH, RANGE 6 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
DECEMBER 9, 2019

APPROVALS

Donald Hughes 01/21/2020
CITY OF ROSEBURG PLANNING COMMISSION CHAIRMAN DATE

Scott Guss 01/17/2020
CITY OF ROSEBURG COMMUNITY DEVELOPMENT DIRECTOR DATE

Bruce R. 1/29/2020
CITY OF ROSEBURG PUBLIC WORKS DIRECTOR DATE

Kristina O. de Groot 1/28/2020
DOUGLAS COUNTY SURVEYOR DATE

Heather M. Utter 1/29/2020
DOUGLAS COUNTY ASSESSOR DATE

Clifford 1/29/2020
DOUGLAS COUNTY COMMISSIONER DATE

Janice 1/29/2020
DOUGLAS COUNTY COMMISSIONER DATE

Shirley 1/29/2020
DOUGLAS COUNTY COMMISSIONER DATE

By Heidi Salustian, Deputy 1/29/2020
DOUGLAS COUNTY CLERK DATE



FILED THIS 29th DAY OF January, 2020, 2:26 O'CLOCK AM (PM)

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

Michelle Nelson, Chief Deputy 01/29/2020
DOUGLAS COUNTY TAX COLLECTOR DATE

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT FOUR UNITS OF THE PLANNED UNIT DEVELOPMENT PUD-92-1, "CENTRE PARK VILLAGE", BEING THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBERS 2003-11162 AND 2003-11164, DEED RECORDS OF DOUGLAS COUNTY, EXCEPTING THAT PORTION OF SAID INSTRUMENT NUMBERS 2003-11162 AND 2003-11164 CONVEYED TO THE CITY OF ROSEBURG AS DESCRIBED IN INSTRUMENT NUMBER 2017-04389, DEED RECORDS OF DOUGLAS COUNTY, HEREINAFTER REFERRED TO AS "SUBJECT TRACT", IN ORDER TO ENABLE THE SALE OF THE INDIVIDUAL UNITS. THE PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE FOUND AND HELD AS SHOWN. THE EAST BOUNDARY OF SAID SUBJECT TRACT WAS ESTABLISHED BETWEEN THE FOUND 3/4-INCH IRON PIPE, PER THE PLAT OF CEDAR VALE, VOLUME 7, PAGE 22, DOUGLAS COUNTY PLAT RECORDS, AND A FOUND 5/8-INCH IRON ROD WITH YELLOW "BENTZ" CAP, NOT OF RECORD. THE CLIENT, BEING THE ORIGINAL DEVELOPER, PROVIDED TESTIMONY OF DONALD BENTZ, PLS 839 (RETIRED), SETTING MONUMENTS FOR THE FUTURE DIVISION OF THE SITE. NO MAP WAS FOUND TO BE FILED. THE MONUMENT WAS HELD TO BE ON LINE AND THE LINE DESCRIBED WAS EXTENDED NORTHERLY TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY BOUNDARY AS SHOWN. THE MOST EASTERLY NORTHEAST CORNER AND THE MOST NORTHERLY NORTHEAST CORNER OF SAID SUBJECT TRACT WERE RE-ESTABLISHED AT RECORD DISTANCE PER SAID INSTRUMENT NUMBER 2017-04389. THE SOUTHEAST CORNER OF LOT 2, BLOCK 1 OF SAID CEDAR VALE WAS CALCULATED BY PROPORTIONING THE EAST BOUNDARY OF SAID CEDAR VALE PER DOUGLAS COUNTY SURVEY M101-29 BETWEEN THE FOUND 1-INCH IRON ROD AT THE SOUTHEAST CORNER OF LOT 3, SAID CEDAR VALE, AND THE FOUND 5/8-INCH IRON ROD ON SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY OF NW HARVEY AVENUE, SET PER SAID DOUGLAS COUNTY SURVEY M101-29. THE SOUTH BOUNDARY OF SAID SUBJECT TRACT WAS RE-ESTABLISHED BY INTERSECTION WITH SAID EAST BOUNDARY AND THE LINE CREATED BETWEEN THE 5/8-INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID SUBJECT TRACT, HELD AS THE SOUTHWEST CORNER OF LOT 2, SAID BLOCK 1, AND SAID CALCULATED SOUTHEAST CORNER OF SAID LOT 2. MONUMENTS WERE SET AT THE MISSING BOUNDARY CORNERS DESCRIBED ABOVE AND THE NEWLY DELINEATED LOT CORNERS AS SHOWN.

RECORDING NOTE

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND BYLAWS OF "CENTRE PARK VILLAGE" RECORDED AS INSTRUMENT NUMBER 2020-002574

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:

A TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBERS 2003-11162 AND 2003-11164, DEED RECORDS OF DOUGLAS COUNTY, EXCEPTING THAT PORTION DEDICATED TO THE CITY OF ROSEBURG DESCRIBED IN INSTRUMENT NUMBER 2017-04389, DEED RECORDS OF DOUGLAS COUNTY, LOCATED IN THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 14, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 5/8-INCH IRON ROD BEING AT THE NORTHWEST CORNER OF SAID INSTRUMENT NUMBERS 2003-11162 AND 2003-11164 AND THE TRUE POINT OF BEGINNING OF SAID INSTRUMENT NUMBERS 2003-11162 AND 2003-11164, ALSO BEING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY BOUNDARY OF NE ELLIS STREET AND THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF NW HARVEY AVENUE; THENCE SOUTHERLY ALONG THE WEST BOUNDARY OF SAID INSTRUMENT NUMBERS 2003-11162 AND 2003-11164, COINCIDENT WITH SAID EASTERLY RIGHT-OF-WAY, SOUTH 0°06'39" WEST, 71.18 FEET TO A 5/8-INCH IRON ROD; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY BOUNDARY, NORTH 88°38'33" EAST, 70.20 FEET TO A 5/8-INCH IRON ROD AT THE NORTHEAST CORNER OF THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 2003-12090, DEED RECORDS OF DOUGLAS COUNTY; THENCE SOUTHERLY ALONG SAID WEST BOUNDARY OF SAID INSTRUMENT NUMBERS 2003-11162 AND 2003-11164, SOUTH 00°06'34" WEST, 152.22 FEET TO A 5/8-INCH IRON ROD AT THE SOUTHWEST CORNER; THENCE EASTERLY ALONG THE SOUTH BOUNDARY OF SAID INSTRUMENT NUMBERS 2003-11162 AND 2003-11164, SOUTH 89°43'03" EAST, 128.47 FEET TO A 5/8-INCH IRON ROD AT THE SOUTHEAST CORNER, BEING ON THE WESTERLY RIGHT-OF-WAY BOUNDARY OF NW STEWART PARKWAY; THENCE NORTHERLY ALONG THE EAST BOUNDARY OF SAID INSTRUMENT NUMBERS 2003-11162 AND 2003-11164, COINCIDENT WITH SAID WESTERLY RIGHT-OF-WAY, NORTH 00°01'00" EAST, 190.02 FEET TO A 5/8-INCH IRON ROD AT THE MOST SOUTHERLY CORNER OF THAT LAND DEDICATED TO THE CITY OF ROSEBURG DESCRIBED IN SAID INSTRUMENT NUMBER 2017-04389; THENCE ALONG THE SOUTHWESTERLY BOUNDARY OF SAID INSTRUMENT NUMBER 2017-04389, NORTH 43°56'52" WEST, 11.49 FEET TO A 5/8-INCH IRON ROD AT THE MOST NORTHERLY CORNER OF SAID INSTRUMENT NUMBER 2017-04389, BEING ON THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY BOUNDARY OF SAID NW HARVEY AVENUE, SAID CORNER IS THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 653.76 FEET, A RADIAL TO SAID CURVE BEARS SOUTH 02°17'18" EAST; THENCE WESTERLY ALONG SAID CURVE AND THE NORTH BOUNDARY OF SAID INSTRUMENT NUMBERS 2003-11162 AND 2003-11164, COINCIDENT WITH SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY, AN ARC DISTANCE OF 77.23 FEET TO A 5/8-INCH IRON ROD, THROUGH A CENTRAL ANGLE OF 06°46'06" (THE CHORD OF WHICH BEARS NORTH 84°19'39" WEST, 77.18 FEET); THENCE CONTINUING ALONG SAID NORTH BOUNDARY, COINCIDENT WITH SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY, NORTH 80°59'40" EAST, 60.15 FEET TO A 5/8-INCH IRON ROD AT THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 849.89 FEET, A RADIAL TO SAID CURVE BEARS NORTH 09°12'44" EAST; THENCE CONTINUING WESTERLY ALONG SAID NORTH BOUNDARY, COINCIDENT WITH SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY, ALONG SAID CURVE AN ARC DISTANCE OF 55.04 FEET, THROUGH A CENTRAL ANGLE OF 03°43'56" (THE CHORD OF WHICH BEARS NORTH 82°39'14" WEST, 55.03 FEET) TO THE POINT OF BEGINNING AND THERE TERMINATING.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT VANTAGE INVESTMENTS, LLC, 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 "CENTRE PARK VILLAGE" PER THE PLANNED COMMUNITY DEVELOPMENT ACT, ORS 94.550-94.783 AND HEREBY CAUSE AN ACCESS AND UTILITY EASEMENT TO BE CREATED OVER THE ENTIRETY OF THE OPEN SPACE TRACT.

Vern H. Liesinger 1-15-2020
VERN H. LIESINGER DATE
MEMBER, VANTAGE INVESTMENTS, LLC

ACKNOWLEDGMENT

STATE OF OREGON

COUNTY OF DOUGLAS

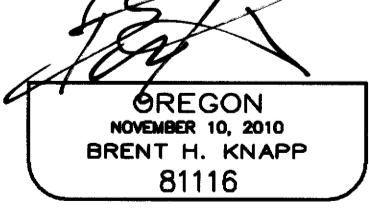
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 15 DAY OF January, 2020, ~~2019~~ BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED VERN H. LIESINGER, MEMBER, VANTAGE INVESTMENTS, LLC, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Elaine Berg
ELAINE ESTHER BERG

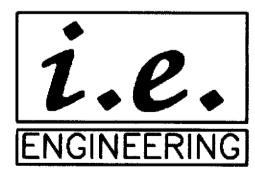
NOTARY PUBLIC - OREGON

COMMISSION NO.: 972256

MY COMMISSION EXPIRES: MARCH 12, 2022



EXPIRES: 6/30/2021



SURVEYED FOR:
VERN LIESINGER
181 BRAUNDA DR.
ROSEBURG, OR 97471

SHEET 2 OF 2
JOB NO. 0451-12

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