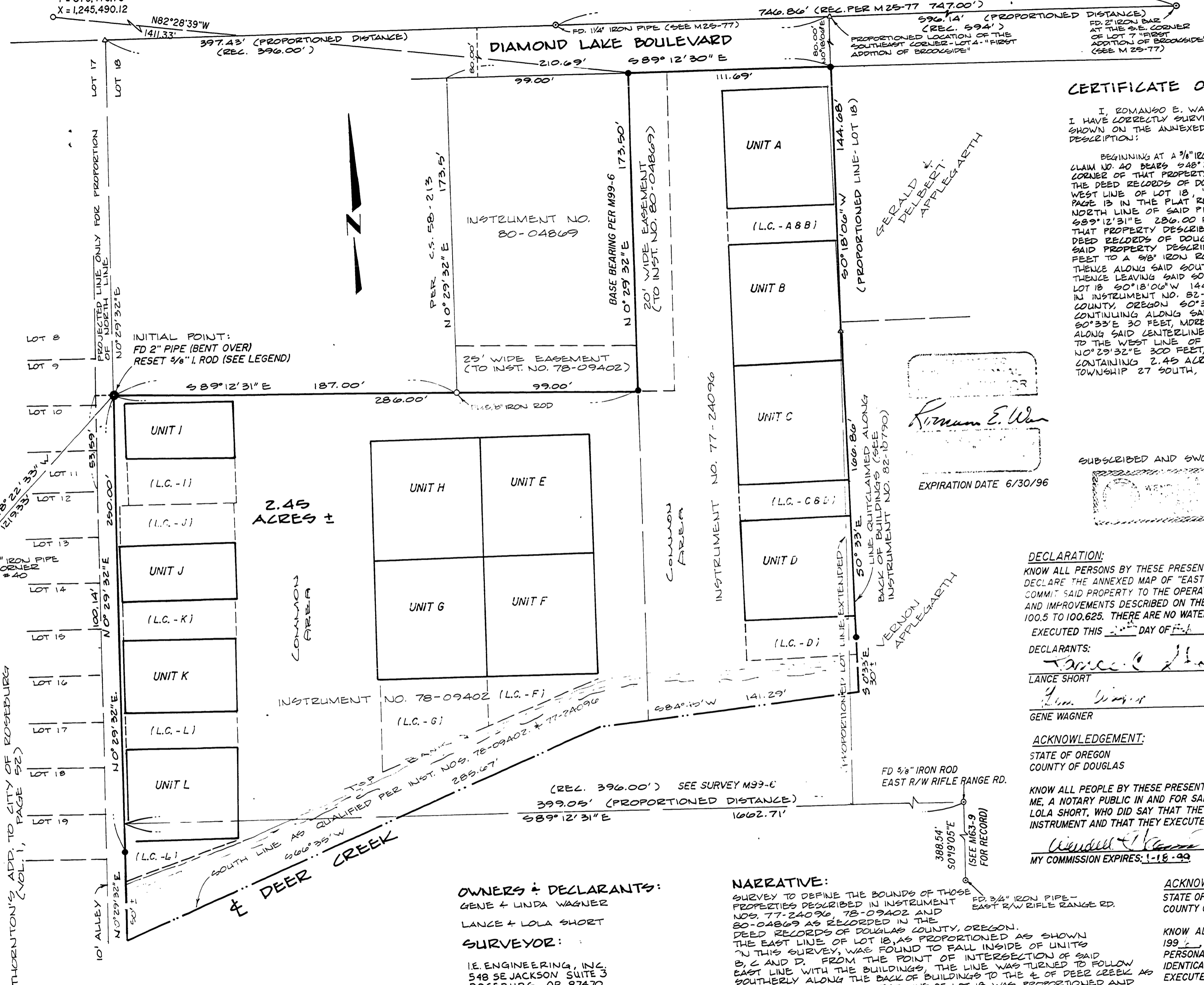


COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

FD STANDARD CITY OF ROSEBURG DISK
STAMPED "57-1" SET IN CONC. CURB
NAD27
Y = 576,473.73
X = 1,245,490.12



CERTIFICATE OF SURVEYOR:

I, ROMANUS E. WARE, BEING FIRST DULY SWORN, DEPOSE AND SAY 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 3/8" IRON ROD FROM WHICH THE NORTHWEST CORNER OF DONATION LAND CLAIM NO. 40 BEARS S48°22'33"W 1219.33 FEET, SAID POINT BEING THE NORTHWEST CORNER OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 78-09402 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; SAID POINT ALSO BEING ON THE WEST LINE OF LOT 18, "FIRST ADDITION OF BROOKSIDE" AS RECORDED IN VOLUME 2 PAGE 13 IN THE PLAT, "FIRST ADDITION OF DOUGLAS COUNTY, OREGON"; THENCE ALONG THE NORTH LINE OF SAID PROPERTY DESCRIBED IN INSTRUMENT NO. 78-09402 S89°12'31"E 286.00 FEET TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 80-04869 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG THE EAST LINE OF SAID PROPERTY DESCRIBED IN INSTRUMENT NO. 80-04869 N0°29'32"E 173.50 FEET TO A 5/8" IRON ROD IN THE SOUTH LINE OF DIAMOND LAKE BOULEVARD; THENCE ALONG SAID SOUTH LINE S89°12'30"E 111.69 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID SOUTH LINE AND ALONG THE EAST LINE OF THE ABOVE SAID LOT 18 S0°18'00"W 144.68 FEET TO A POINT; THENCE ALONG THAT LINE DESCRIBED IN INSTRUMENT NO. 82-10790 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON S0°33'E 166.86 FEET TO A 5/8" IRON ROD; THENCE CONTINUING ALONG SAID LINE DESCRIBED IN INSTRUMENT NO. 82-10790 S0°33'E 30 FEET, MORE OR LESS, TO THE CENTERLINE OF DEER CREEK; THENCE ALONG SAID CENTERLINE S84°45'W 141.29 FEET AND S60°33'W 285.67 FEET TO THE WEST LINE OF THE ABOVE SAID LOT 18; THENCE ALONG SAID WEST LINE N0°29'32"E 320 FEET, MORE OR LESS, TO THE POINT OF BEGINNING AND CONTAINING 2.45 ACRES OF LAND, MORE OR LESS. ALL LYING IN SECTION 19, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN.

Romanus E. Ware
ROMANUS E. WARE
L.S. 1005
EXPIRATION DATE 6/30/96

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF MAY, 1995
NOTARY PUBLIC, STATE OF OREGON

DECLARATION:
KNOW ALL PERSONS BY THESE PRESENTS, THAT LANCE & LOLA SHORT AND GENE & LINDA WAGNER DO HEREBY DECLARE THE ANNEXED MAP OF "EASTSIDE PLAZA CONDOMINIUM" TO BE TRUE AND CORRECT, AND DO HEREBY COMMIT SAID PROPERTY TO THE OPERATION AND PROVISIONS OF THE OREGON CONDOMINIUM ACT. THE PROPERTY AND IMPROVEMENTS DESCRIBED ON THE PLAT ARE SUBJECT TO THE PROVISIONS OF OREGON REVISED STATUTES 100.5 TO 100.625. THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.

EXECUTED THIS 7th DAY OF MAY, 1995
DECLARANTS:
LANCE SHORT
LOLA SHORT
GENE WAGNER
LINDA WAGNER

ACKNOWLEDGEMENT:
STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 7th DAY OF MARCH, 1996, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED LANCE & LOLA SHORT, WHO DID SAY THAT THEY ARE THE IDENTICAL PEOPLE NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.
MY COMMISSION EXPIRES: 1-18-99

ACKNOWLEDGEMENT:
STATE OF COLORADO
COUNTY OF "LA PLATA"

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 28th DAY OF FEBRUARY, 1996, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED GENE & LINDA WAGNER, WHO DID SAY THAT THEY ARE THE IDENTICAL PEOPLE NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.
MY COMMISSION EXPIRES: 5/19/99

NARRATIVE:
SURVEY TO DEFINE THE BOUNDS OF THOSE PROPERTIES DESCRIBED IN INSTRUMENT NOS. 77-24096, 78-09402 AND 80-04869 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON. THE EAST LINE OF LOT 18, AS PROPORTIONED AS SHOWN IN THIS SURVEY, WAS FOUND TO FALL INSIDE OF UNITS B, C AND D. FROM THE POINT OF INTERSECTION OF SAID EAST LINE WITH THE BUILDINGS, THE LINE WAS TURNED TO FOLLOW SOUTHERLY ALONG THE BACK OF BUILDINGS TO THE 5/8" IRON ROD CALLED OUT PER DEED. WEST LINE OF LOT 18 WAS PROPORTIONED AND QUITCLAIM DEED INST. NO. 82-10790 WAS EXECUTED.
REFERENCE SURVEYS: M49-17, M25-77, L.S. 58-213, M12-74, M69-70, M26-23 AND M11-7. SURVEY CREW: G. LANG & R. WARE. EQUIPMENT: WILD T.1 THEODOLITE MOUNTED W/LEITZ RED I.E.D.M. COMPUTATIONS: R. WARE. DRAFTING: D. HOPKINS.

OWNERS & DECLARANTS:
GENE & LINDA WAGNER
LANCE & LOLA SHORT
SURVEYOR:

I.E. ENGINEERING, INC.
548 SE JACKSON SUITE 3
ROSEBURG, OR 97470

LEGEND:
▲ - COMPUTED POINT ONLY
○ - FOUND MONUMENT AS NOTED
● - FD 5/8" I.R. W/CAP MKD. "EHW, INC."
● - SET 5/8" x 30" I.R. W/CAP MKD "I.E. ENG."
L.C. - LIMITED COMMON ELEMENT FOR USE BY UNIT AS SHOWN

EASTSIDE PLAZA
CONDOMINIUM

LOCATED IN LOT 18, "FIRST ADDITION OF BROOKSIDE" (VOL. 2 PG. 13), IN NE1/4, SECTION 19, T27N, R5W, W1M.
SCALE: 1" = 40' MAY, 1995



EASTSIDE PLAZA CONDOMINIUM

LOCATED IN NE 1/4 OF SECTION 19, T27S, R5W, W1M.

OWNERS & DECLARANTS:

GENE & LINDA WAGNER

LANCE & LOLA SHORT

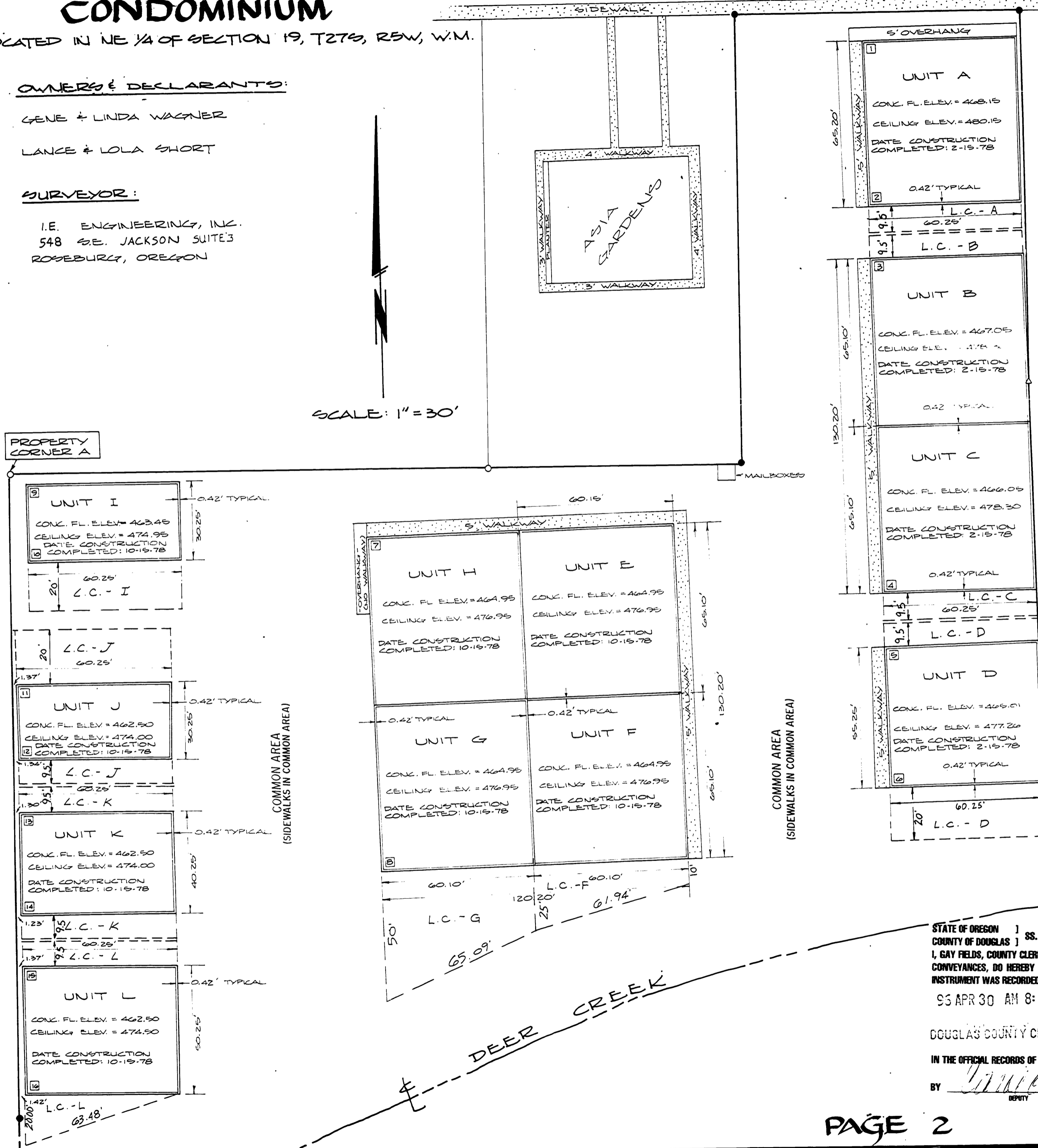
SURVEYOR:

I.E. ENGINEERING, INC.
548 S.E. JACKSON SUITE 3
ROSEBURG, OREGON

DIAMOND LAKE BOULEVARD

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

SCALE: 1" = 30'



BUILDING CORNER TIES

PROPERTY CORNER	UNIT CORNER	NORTH COORDINATE	EAST COORDINATE
A	1	+157.93'	+336.75'
A	2	+92.74'	+337.50'
A	3	+73.19'	+337.80'
A	4	-57.01'	+339.02'
A	5	-76.94'	+339.15'
A	6	-132.18'	+339.63'
A	7	-28.36'	+139.20'
A	8	-158.55'	+140.88'
A	9	-3.89'	+6.45'
A	10	-34.14'	+6.26'
A	11	-81.09'	+0.68'
A	12	-111.33'	+0.39'
A	13	-131.30'	+0.17'
A	14	-171.54'	+0.25'
A	15	-191.24'	+0.27'
A	16	-241.49'	+0.68'

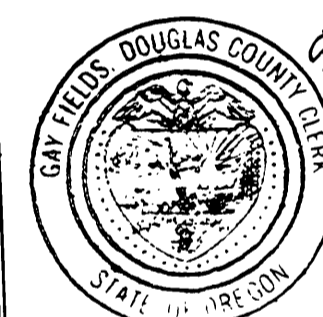
ELEVATIONS SHOWN ARE BASED ON CITY OF ROSEBURG BENCHMARK (RSBG-5), ELEVATION 472.20

Karl Kierstead, Chief Deputy 4-29-96
DOUGLAS COUNTY ASSESSOR DATE

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.
Vicky Jankovic, deputy 4-29-96
DOUGLAS COUNTY TAX COLLECTOR DATE

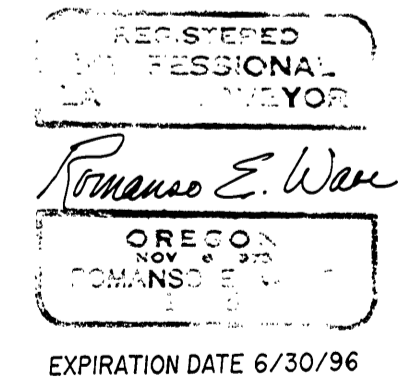
Harry E. Mansour, Deputy 4-26-96
DOUGLAS COUNTY SURVEYOR DATE

FILED: 05 01:28 A.M. 4/30/96
Romano E. Ware, Deputy 4-30-96
DOUGLAS COUNTY CLERK DATE



CERTIFICATION:
I, ROMANSO E. WARE, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR AND THAT THIS PLAT FULLY AND ACCURATELY DEPICTS THE BOUNDARIES OF THE UNITS AND FLOORS OF THE BUILDINGS AND THE DATE THAT CONSTRUCTION OF SUCH UNITS AND BUILDINGS WAS COMPLETED.
Romano E. Ware
ROMANSO E. WARE
L.S. 1005

I FURTHER DECLARE THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE PERIMETER AS SHOWN HEREON AND THAT THE PROPERTY AND IMPROVEMENTS DESCRIBED ON THE PLAT ARE SUBJECT TO THE PROVISIONS OF ORS 100.005 TO 100.625.



STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED

95 APR 30 AM 8:28

DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY [Signature]
DEPUTY

LEGEND:
● FD 5/8" I.R. w/CAP MKD "BHW, INC."
○ FD 5/8" I.R.

L.C. LIMITED COMMON ELEMENT FOR USE BY UNIT AS SHOWN

95-09252



EASTSIDE PLAZA CONDOMINIUM

LOCATED IN LOT 18, "FIRST ADDITION OF BROOKSIDE"
(VOL. 2 PG. 13), IN NE 1/4, SECTION 19, T27S, R5W, W.M.,
DOUGLAS COUNTY, OREGON

**COUNTY SURVEYORS FILE DATA
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UNIT DIMENSIONS

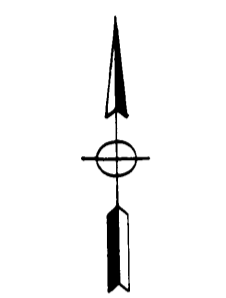
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Romano E. Ware Romano E. Ware

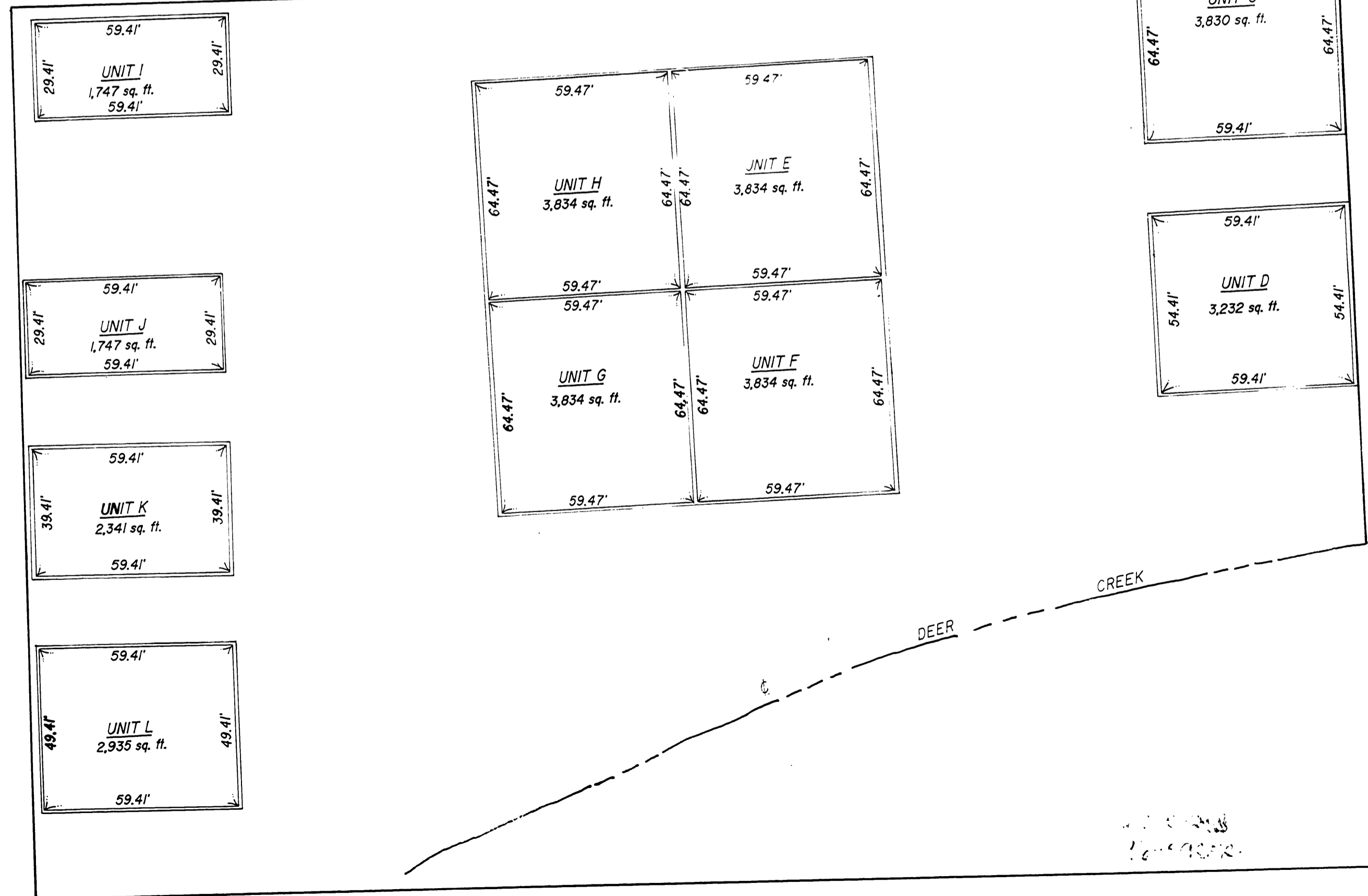
OREGON
NOV. 16, 1972
ROMANSO E. WARE
1005

EXPIRATION DATE 6/30/96

EXPIRATION DATE 6/30/96



SCALE: 1" = 30'



TYPICAL UNIT ELEVATIONS: HORIZ & VERT. SCALE 1" = 20'

