

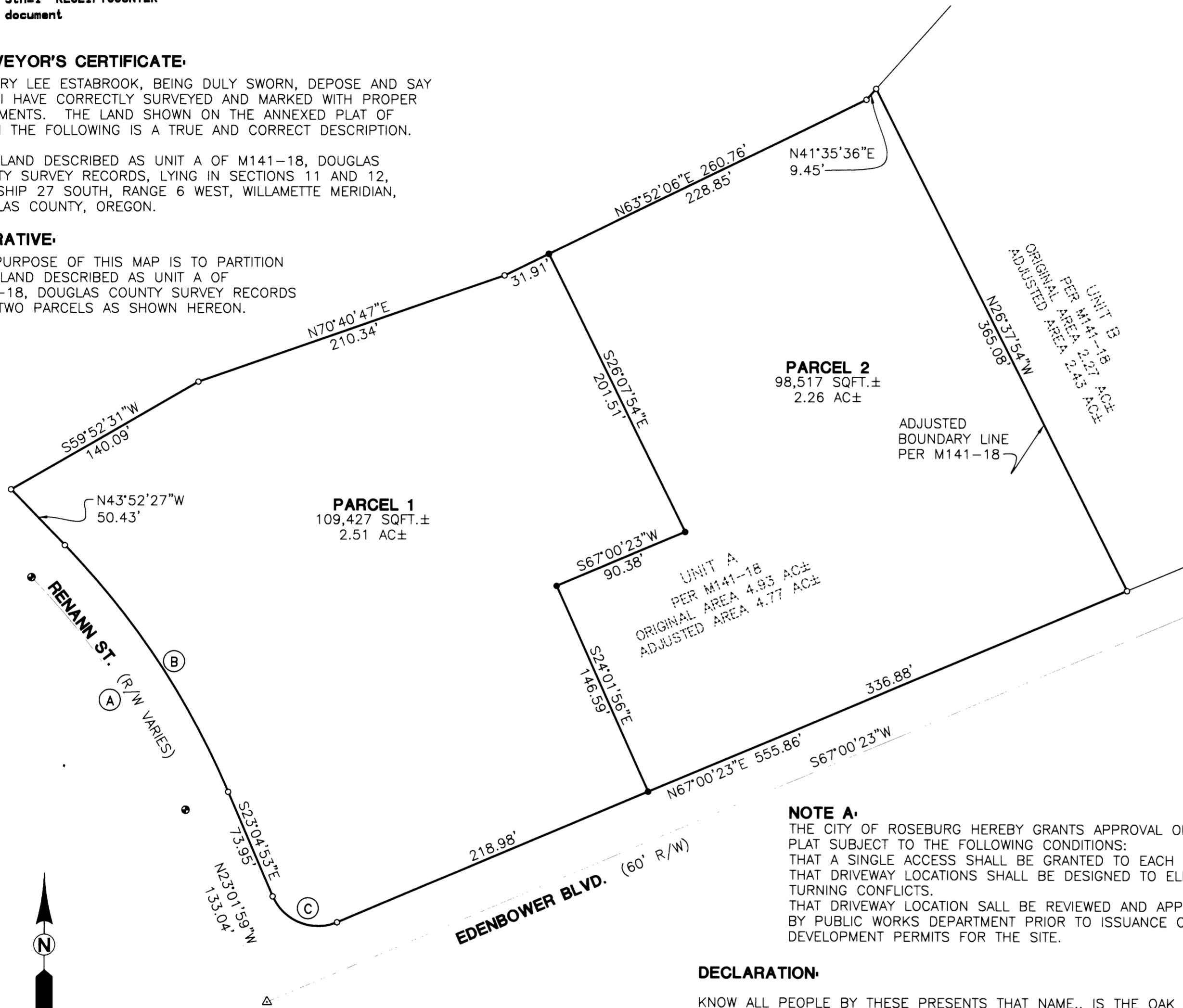
**SURVEYOR'S CERTIFICATE:**

I, JERRY LEE ESTABROOK, BEING 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.

THAT LAND DESCRIBED AS UNIT A OF M141-18, DOUGLAS COUNTY SURVEY RECORDS, LYING IN SECTIONS 11 AND 12, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

**NARRATIVE:**

THE PURPOSE OF THIS MAP IS TO PARTITION THAT LAND DESCRIBED AS UNIT A OF M141-18, DOUGLAS COUNTY SURVEY RECORDS INTO TWO PARCELS AS SHOWN HEREON.

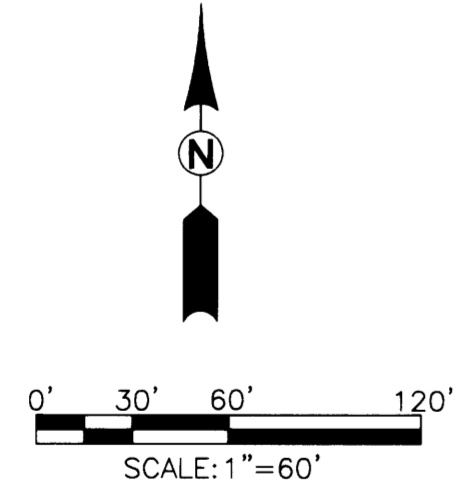


**PARCEL 2**  
 98,517 SQFT. ±  
 2.26 AC ±

**PARCEL 1**  
 109,427 SQFT. ±  
 2.51 AC ±

**UNIT A**  
 PER M141-18  
 ORIGINAL AREA 4.95 AC ±  
 ADJUSTED AREA 4.77 AC ±

ADJUSTED BOUNDARY LINE PER M141-18



- LEGEND**
- SET 5/8" x 30" IR w/CAP MARKED "I.E. ENGINEERING" UNLESS OTHERWISE NOTED
  - FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
  - FOUND BRASS CAP IN MON. BOX
  - △ CALCULATED POSITION

**NOTE:**  
 ALL BEARINGS AND DISTANCES ARE RECORD PER VOL. 20, PG. 45 AND M141-18.

**ZONE:** C-3, FLOOD PLAIN  
**COMP. PLAN:** COMMERCIAL  
**WATER:** CITY OF ROSEBURG  
**SEWER:** R.U.S.A.

	CHORD	RADIUS	ARC
A	N33°29'17"W 181.64'	500.46'	182.65'
B	N33°29'17"W 192.53'	530.46'	193.60'
C	N68°12'13"W 45.04'	32.00'	49.96'

**NOTE A:**  
 THE CITY OF ROSEBURG HEREBY GRANTS APPROVAL OF THIS PLAT SUBJECT TO THE FOLLOWING CONDITIONS:  
 THAT A SINGLE ACCESS SHALL BE GRANTED TO EACH PARCEL.  
 THAT DRIVEWAY LOCATIONS SHALL BE DESIGNED TO ELIMINATE TURNING CONFLICTS.  
 THAT DRIVEWAY LOCATION SHALL BE REVIEWED AND APPROVED BY PUBLIC WORKS DEPARTMENT PRIOR TO ISSUANCE OF ANY DEVELOPMENT PERMITS FOR THE SITE.

**DECLARATION:**  
 KNOW ALL PEOPLE BY THESE PRESENTS THAT NAME., IS THE OAK CREEK INVESTMENT PROPERTIES LLC. OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED INTO PARCELS TOGETHER WITH EASEMENTS AS SHOWN.

*Rick Ruggiero* 2-18-03  
 RICK RUGGIERO DATE

**FIELD CREW:** RYAN PALMER AND JIM FERRIS  
**EQUIPMENT:** NIKON TOTAL STATION AND SDR 33 DATA COLLECTOR  
**OFFICE:** JERRY ESTABROOK  
**DRAFTING:** MICHAEL JONES

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
*Jerry Lee Estabrook*  
**OREGON**  
 JUNE 30, 1995  
**JERRY LEE ESTABROOK**  
 2703  
 EXPIRES: 12/31/2003

**APPROVALS:**

*[Signature]* 3-3-03  
 COMMUNITY DEVELOPMENT DIRECTOR DATE

*[Signature]* 2/28/03  
 PUBLIC WORKS DIRECTOR DATE

*[Signature]* 3-3-03  
 DOUGLAS COUNTY SURVEYOR DATE

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

*[Signature]* 3/3/03  
 DOUGLAS COUNTY TAX COLLECTOR DATE  
 2003-006040

FILED THIS 4<sup>th</sup> DAY OF MARCH, 2003, 9:01 O'CLOCK AM/PM

**BARBARA E. NIELSEN** *[Signature]* 3-4-03  
 DOUGLAS COUNTY CLERK BY: DEPUTY DATE



**ACKNOWLEDGMENT:**  
 STATE OF Washington  
 COUNTY OF Clatsop

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 18 DAY OF February, 2003, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RICK RUGGIERO, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

*[Signature]*  
 NOTARY SIGNATURE

*[Signature]*  
 NOTARY NAME

NOTARY PUBLIC -  
 COMMISSION NO.:  
 MY COMMISSION EXPIRES: 05-09-05



PLANNING DEPARTMENT FILE NO. P-02-9

**LAND PARTITION**  
 LYING IN THE NE & SE 1/4 SEC. 11 AND NW & SW 1/4 SEC. 12, T27S, R6W, W.M., DOUGLAS COUNTY, OREGON

**SURVEYED FOR:** COURTESY DEVELOPMENT  
 915 BROADWAY #250  
 VANCOUVER, WA 98661  
 (360) 737-3815

**SURVEYED BY:** *i.e.* ENGINEERING  
 741 SE Jackson Street  
 Roseburg, Oregon 97470  
 PHONE (541) 673-0166  
 FAX (541) 440-9392  
 iemail@ieengineering.com

DWG. BY: MLJ

SCALE: AS SHOWN DATE: FEB., 2003 JOB NO: 1546-03t5 PAGE: 1 OF 1

2003-0013

2003-0013