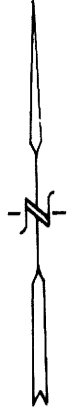


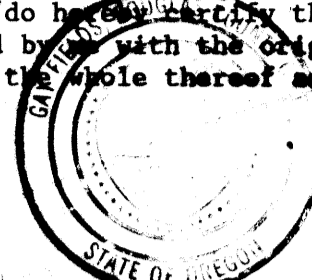
RIVERFRONT SUBDIVISION IN THE CITY OF ROSEBURG SW1/4 & NW1/4 SEC. 14 T27S, R6W, W.M. DOUGLAS COUNTY OREGON



SCALE 1" = 50' DEC. 1988

STATE OF OREGON ) COUNTY OF DOUGLAS ) SS I, DONALD A. BENTZ, being duly sworn depose and say that I am the surveyor who surveyed the plat of "RIVERFRONT SUBDIVISION" and that the annexed tracing is an exact copy of the final plat thereof.

Donald A. Bentz #839 Subscribed and sworn to before me this 22nd day of DECEMBER 1988. STATE OF OREGON ) COUNTY OF DOUGLAS ) SS I, GAY FIELDS, County Clerk of Douglas County, Oregon, do hereby certify that the within copy of plat has been compared by me with the original thereof and that it is an exact copy of the whole thereof as the same appears on file in my office and custody. Witness my hand and official seal this 22nd day of DECEMBER, 1988. Gay Fields County Clerk



SUBDIVIDER: RIVERFRONT DEVELOPMENT, INC. 350 WOODLAND DR. WINSTON, OR 97496

SURVEYOR: DONALD A. BENTZ, INC. P.O. BOX 901 WINCHESTER, OR 97495

ZONING CLASSIFICATIONS: R-1-6

- LEGEND: SET 5/8"x30" IRON ROD WITH CAP MARKED "BENTZ SURV. INC." FOUND 5/8" IRON ROD WITH CAP MARKED "BENTZ SURV. INC." UNLESS NOTED OTHERWISE. SET 5/8"x 30" IRON ROD WITH CAP MARKED "BENTZ SURV. INC." MANHOLE

DEDICATION KNOW ALL MEN BY THESE PRESENTS, THAT RIVERFRONT DEVELOPMENT, INC., SUBDIVIDER, CONTRACT PURCHASER OF SAID LAND SHOWN AND DESCRIBED ON THE ANNEXED PLAT AND HAVE CAUSED THE SAME TO BE SURVEYED AND TO BE PLATTED BY THE NAME OF "RIVERFRONT SUBDIVISION" AND JAMES L. RICHEY AND PATRICIA M. RICHEY (SECRETARY) HUSBAND AND WIFE, AND TITLEHOLDERS HEREBY DEDICATE TO THE PUBLIC FOREVER THE STREET SHOWN HEREON.

James L. Richey Patricia M. Richey, Sec. STATE OF OREGON ) SS COUNTY OF DOUGLAS )

ON THE 22 DAY OF December, 1988 BEFORE ME APPEARED JAMES L. RICHEY AND PATRICIA M. RICHEY, HUSBAND AND WIFE, WHO BEING DULY SWORN, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION, WHO BEING DULY SWORN, DID SAY THAT THEY EXECUTED THE SAME FOR THE PURPOSE SET FORTH THEREIN.

KNOW ALL MEN BY THESE PRESENTS THAT RIVERFRONT DEVELOPMENT, INC., AN OREGON CORPORATION, IS THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THE ANNEXED PLAT AND THAT THE CORPORATION HAS CAUSED THE SAME TO BE SURVEYED AND TO BE PLATTED BY THE NAME OF RIVERFRONT SUBDIVISION AND THAT WE HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER THE STREET HEREON.

Erik Hansen, President. ERIK HANSEN, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF OREGON ) SS COUNTY OF DOUGLAS ) ON THE 14th DAY OF Dec. 1988, BEFORE ME APPEARED ERIK HANSEN, PRESIDENT OF RIVERFRONT DEVELOPMENT, INC., WHO BEING DULY SWORN, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION, WHO BEING DULY SWORN, DID SAY THAT THEY EXECUTED THE SAME FOR THE PURPOSE SET FORTH THEREIN.

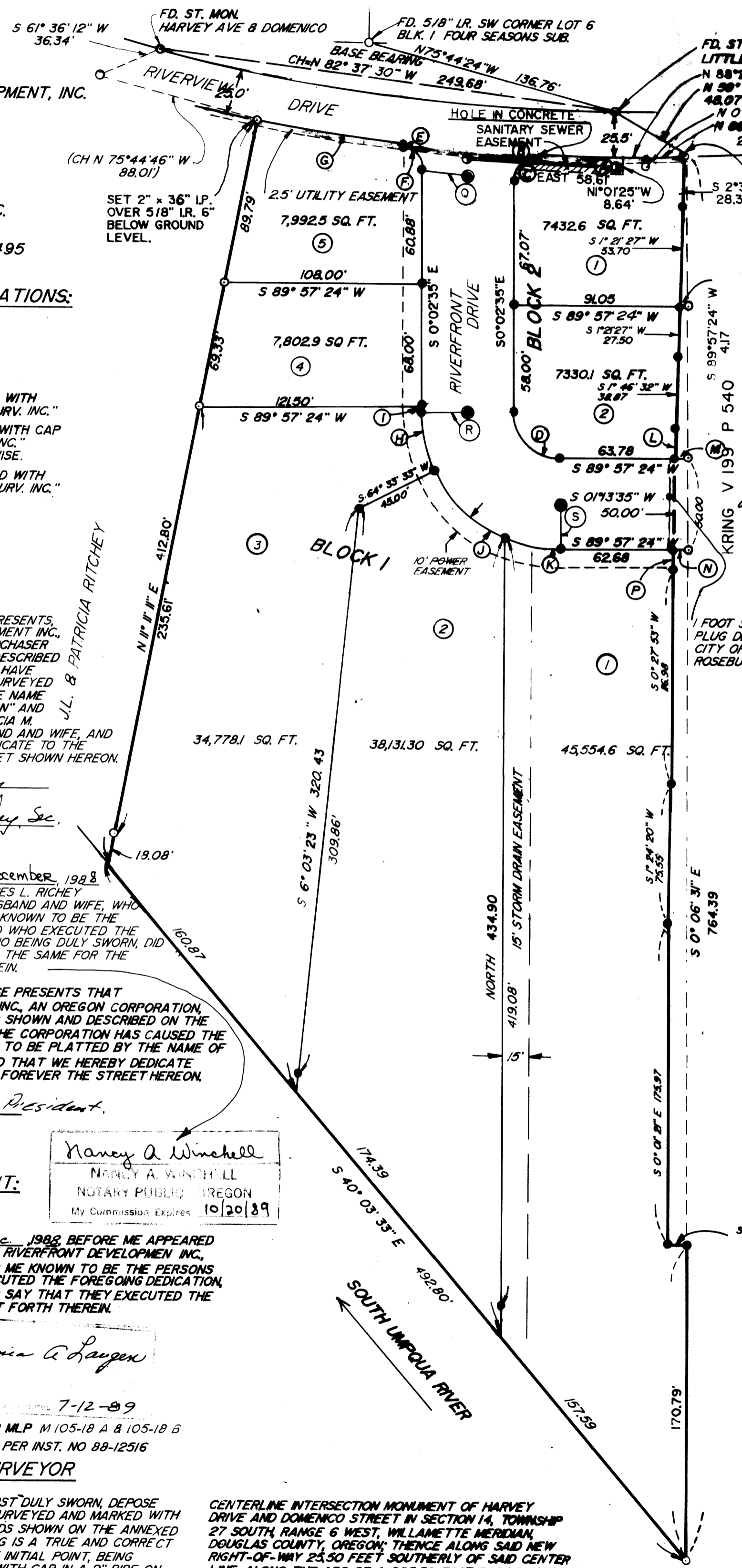
Virginia A. Laugen My Co. 7-12-89

NARRATIVE: PERIMETER ESTABLISHED PER M.L.P. M105-18 A & 105-18 B EAST BOUNDARY ESTABLISHED PER INST. NO 88-12516

CERTIFICATE OF SURVEYOR

I, DONALD A. BENTZ, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION, BEGINNING AT THE INITIAL POINT, BEING MARKED BY A 5/8" IRON ROD WITH CAP IN A 2" PIPE ON THE SOUTHERLY NEW RIGHT OF WAY OF HARVEY DRIVE SAID POINT BEING 25.50 FEET SOUTHERLY OF THE CENTERLINE OF SAID HARVEY DRIVE, SAID POINT ALSO BEARS SOUTH 61° 36' 12" WEST 36.34 FEET AND SOUTH 75° 44' 46" EAST 88.01 FEET FROM THE STREET

CENTERLINE INTERSECTION MONUMENT OF HARVEY DRIVE AND DOMENICO STREET IN SECTION 14, TOWNSHIP 27 SOUTH RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE ALONG SAID NEW RIGHT-OF-WAY 25.50 FEET SOUTHERLY OF SAID CENTERLINE, ALONG THE ARC OF A 925.50 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS SOUTH 85° 05' 26" EAST 213.40 FEET) 213.40 FEET TO A 5/8" IRON ROD WITH CAP, THENCE CONTINUING ALONG SAID NEW RIGHT-OF-WAY NORTH 88° 17' 51" EAST 21.56 FEET TO A 5/8" IRON ROD WITH CAP ON THE WEST LINE OF KRING



APPROVALS table with columns for APPROVALS, BY ORDER OF DOUGLAS COUNTY COMMISSIONERS, and DATE. Includes signatures of Bill Hoffman, Commissioner, Fred A. Cantor, Chairman, Planning Commission, and others.

- List of points A through S with bearings and distances. Example: A R=925.00 CH=N 89° 51' 55" W 59.52 A=59.52

PARCEL, THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 2° 32' WEST 28.35 FEET TO A 5/8" IRON ROD WITH CAP ALONG THE WEST LINE OF SAID KRING PARCEL; THENCE CONTINUING ALONG SAID WEST LINE THE FOLLOWING SOUTH 1° 21' 27" WEST 53.70 FEET TO A 5/8" IRON ROD WITH CAP, SOUTH 1° 21' 27" WEST 27.50 FEET TO A 5/8" IRON ROD WITH CAP, SOUTH 1° 46' 32" WEST 38.87 FEET TO A 5/8" IRON ROD WITH CAP, SOUTH 1° 13' 35" WEST 16.65 FEET TO A 5/8" IRON ROD WITH CAP, SOUTH 0° 13' 35" WEST 50.00 FEET TO A 5/8" IRON ROD WITH CAP, SOUTH 0° 13' 35" WEST 10.07 FEET TO A 5/8" IRON ROD WITH CAP, SOUTH 0° 27' 53" WEST 16.98 FEET TO A 5/8" IRON ROD WITH CAP, SOUTH 0° 24' 20" WEST 75.55 FEET TO A 5/8" IRON ROD WITH CAP, SOUTH 0° 01' 21" EAST 175.97 FEET TO A 5/8" IRON ROD WITH CAP, SOUTH 89° 55' 27" EAST 113.7 FEET TO A 5/8" IRON ROD WITH CAP AND SOUTH 0° 06' 31" EAST 170.79 FEET TO A 5/8" IRON ROD ON HIGH BANK OF SOUTH UMPQUA RIVER; THENCE LEAVING SAID WEST LINE NORTH 40° 03' 33" WEST 432.80 FEET ALONG SAID HIGH BANK, THENCE NORTH 11° 11' 11" EAST 412.80 FEET TO THE POINT OF BEGINNING.

NOTE: SUBJECT TO THOSE CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT #87-17581, DOUGLAS COUNTY, OREGON. REGISTERED PROFESSIONAL LAND SURVEYOR DONALD A. BENTZ #839