

DEER CREEK SUBDIVISION

LYING IN THE NW 1/4 OF SECTION 20,
TOWNSHIP 27 SOUTH, RANGE 5 WEST, W.M.
IN THE CITY OF ROSEBURG, OREGON
14 FEB 1996

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS: that George W. and Rhonda G. Gibby, and John and Jean Loosley Charitable Fund, owners of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, do hereby declare the annexed map to be a correct map of the subdivision plat of said property including the 25.00' wide sanitary sewer easement and that they have caused this subdivision plat to be prepared and the property to be subdivided into lots as shown by the name of "Deer Creek Subdivision" and do hereby dedicate to the public forever the use of the additional Right-of-way along Ramp Road as shown thereon. There are no water rights appurtenant to subject property.

George W. Gibby
George W. Gibby
Rhonda G. Gibby
Rhonda G. Gibby
John Loosley
John Loosley
Jean Loosley
Jean Loosley

ACKNOWLEDGEMENT:

State of Oregon)
) ss
County of Douglas)

KNOW ALL PEOPLE BY THESE PRESENTS: that on this 8th day of March, 1996 before me a Notary Public in and for said State and County, did personally appear George W. and Rhonda G. Gibby and John Loosley and Jean Loosley, who being duly sworn, did say that they were the identical persons named in the foregoing instrument and they executed said instrument freely and voluntarily.

Carole M. Cody
Notary Public, State of Oregon

7-19-99
Expiration Date



SURVEYOR'S CERTIFICATE

I, Mark A. Heimbarger, do hereby certify that I have correctly surveyed and monumented with proper monuments the corners so indicated on the annexed plat and that the boundaries are properly described hereon.

Beginning at a 5/8 inch iron rod on the southerly Right-Of-Way line of Douglas Avenue, from which the northwest corner of Lot 4 of the Vance Subdivision as recorded in Volume 12, Page 39 of the Plat records of Douglas County bears S 89°14'45"E 20.00 feet and S88°17'24"E 467.17 feet; thence leaving said southerly line S8°30'00"E 274.56 feet to a point; thence S78°06'48"W 172.47 feet to a 3/4 inch iron pipe, thence N86°52'18"W 381.93 feet to a point on the easterly right-of-way line of Ramp Road; thence along said right-of-way line N2°28'29"E 160.61 feet; thence N2°49'06"E 116.47 feet to a point at the intersection of said easterly right-of-way with the south right-of-way line of Douglas Avenue; thence along said right of way line N88°54'42"E 496.98 feet to the Point of Beginning and containing 3.50 acres more or less.

Mark A. Heimbarger
Mark A. Heimbarger

NARRATIVE

The purpose of this plat is to subdivide the property described in Deed Reference No. 95-04713 of the Deed Records of Douglas County in conformance with a tentative plan shown in the City of Roseburg Community Development Department file number S-95-3.

The northwest corner of Vance Subdivision was computed from found monuments using record angles and distances per the plat. This point and the easterly most found 5/8" iron rod on the south right-of-way Douglas Avenue per Survey M 115-14 were used to establish the northerly boundary of the subject property. The east line of the property was calculated using record angle and distance per the Vance Subdivision. The south boundary of the subdivision was based on found monuments and closing into the calculated point of the above mentioned west line of the Vance Subdivision. The west line was established by holding all the found monuments along the west Right-Of-Way line Ramp Road per the Eastwood subdivision and said Survey M 115-14 and offsetting 50.00 feet. Lotting was per the owners requirements and monuments were set as shown.

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

DECLARATION

I, CARL DEAN BARRON, TRUSTEE OF THE CARL DEAN BARRON TRUST, GRANTEE OF THAT WARRANTY DEED AS RECORDED IN BOOK 1498, PAGE 177, OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON, HEREBY CONSENT AND AGREE TO THE CONDITIONS OF AND THE PLATING OF DEER CREEK SUBDIVISION, AS SHOWN HEREON:

Carl Dean Barron Trustee
CARL DEAN BARRON, TRUSTEE

State of Oregon
County of Douglas

Know all people by these presents, on this 4th day of June, 1998, personally appeared Carl Dean Barron, Trustee of the Carl Dean Barron Trust, to me known to be the person described, in and who executed the foregoing declaration, who being duly sworn, did say that they executed the same for the purposes set forth therein. In testimony whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.

Subscribed and sworn to before me this 4th day of June, 1998.

Carole M. Cody
NOTARY PUBLIC, STATE OF OREGON
My commission expires 7-19-99



APPROVALS

Approved: August 31, 1998

By Bob Deane
City of Roseburg Planning Commission Chairperson

Approved: 8-31-98

By 8-31-98
City of Roseburg Community Development Director

Approved: 8-31-98

By Don Berg
City of Roseburg Public Works Director

Approved: 9-9-98

By Romy Ware
Douglas County Surveyor

Approved: 9-29-98

By Marie J. Reddekoop
Douglas County Assessor

Approved: 9-29-98

By Joey Morgan
Douglas County Commissioner

Approved: 9-29-98

By Wing Peterson
Douglas County Commissioner

I hereby certify that all taxes and special assessments or other charges required by law, have been paid.

Approved: 9-29-98

By Marie J. Reddekoop
Douglas County Tax Collector

Filed this 30th day of SEPTEMBER 1998

By DOYLE SHAVEN JR. County Clerk Glenis G. Bennett
Douglas County Clerk By: DEPUTY

STATE OF OREGON)
COUNTY OF DOUGLAS) ss
I, DOYLE SHAVEN JR., COUNTY CLERK AND
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY
THAT THIS INSTRUMENT WAS RECORDED

98 SEP 30 AM 9:59

DOYLE SHAVEN JR.
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

By Glenis G. Bennett
DEPUTY
FEE PP

