

LAKEVIEW ESTATES

IN THE SW 1/4 OF SEC. 4, & THE SE 1/4 OF SEC. 5, T25S, R5W, W.M.
CITY OF OAKLAND, DOUGLAS COUNTY
STATE OF OREGON

SHEET 1 OF 3
OCTOBER 1998

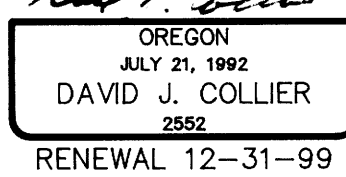
LEGAL DESCRIPTION

BEGINNING AT A 5/8" IRON ROD ON THE NORTHWESTERLY RIGHT-OF-WAY OF STEARNS LANE (COUNTY ROAD NO. 10-A) FROM WHICH THE SOUTHWEST CORNER OF SECTION 4, T25S, R5W, W.M., BEARS S62°31'40"W 883.17 FEET; THENCE N58°27'03"W 89.77 FEET ALONG THE EASTERLY BOUNDARY OF THAT LAND DESCRIBED IN VOLUME 185, PAGE 371, DOUGLAS COUNTY OREGON DEED RECORDS, TO A 5/8" IRON ROD; THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY N51°09'08"W 243.77 FEET TO A 5/8" IRON ROD; THENCE N49°12'14"W 79.64 FEET ALONG THE EASTERLY BOUNDARY OF THAT LAND DESCRIBED IN VOLUME 185, PAGE 372, OF SAID DEED RECORDS, TO A 30" OAK TREE; THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY N69°20'43"W 102.38 FEET TO A 5/8" IRON ROD; THENCE N26°06'17"W 195.52 FEET ALONG THE EASTERLY BOUNDARY OF THAT LAND DESCRIBED IN VOLUME 106, PAGE 236, OF SAID DEED RECORDS, TO A 5/8" IRON ROD; THENCE S63°47'18"W 97.52 FEET ALONG THE NORTHERLY BOUNDARY OF SAID LAND TO A 5/8" IRON ROD; THENCE N26°39'20"W 200.41 FEET ALONG THE EASTERLY BOUNDARY OF THAT LAND DESCRIBED IN VOLUME 175, PAGE 112, OF SAID DEED RECORDS, TO A 5/8" IRON ROD; THENCE S63°25'25"W 198.81 FEET ALONG THE NORTHERLY BOUNDARY OF SAID LAND TO A 7/8" IRON ROD; THENCE N26°28'10"W 21.43 FEET ALONG THE EASTERLY BOUNDARY OF THAT LAND OWNED BY THE CITY OF OAKLAND KNOWN AS "STEARNS PARK" TO A 5/8" IRON ROD; THENCE CONTINUING ALONG SAID BOUNDARY N72°18'23"W 394.93 FEET TO A 7/8" IRON ROD; THENCE N10°08'55"W 121.82 FEET TO A POINT IN THE CENTER OF CALAPOOYA CREEK; THENCE UPSTREAM ALONG SAID CENTER OF CALAPOOYA CREEK S80°00'00"E 109.92 FEET TO A POINT; THENCE N41°24'06"E 106.60 FEET TO A POINT; THENCE N09°38'57"E 268.91 FEET TO A POINT; THENCE N69°19'15"E 343.34 FEET TO A POINT; THENCE N84°26'42"E 575.66 FEET TO A POINT; THENCE S76°15'57"E 120.96 FEET TO A POINT; THENCE N67°23'30"E 122.56 FEET TO A POINT; THENCE N38°41'13"E 208.19 FEET TO A POINT; THENCE N08°47'36"W 177.38 FEET TO A POINT; THENCE N13°17'03"E 235.58 FEET TO A POINT; THENCE LEAVING SAID CENTER OF CALAPOOYA CREEK S20°11'07"E 168.10 FEET TO A 5/8" IRON ROD; THENCE S36°54'20"E 359.94 FEET TO A 5/8" IRON ROD; THENCE N65°53'10"E 185.42 FEET TO A 5/8" IRON ROD ON THE WESTERLY RIGHT-OF-WAY OF THE SOUTHERN PACIFIC RAILROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY S26°47'38"E 13.87 FEET TO A 5/8" IRON ROD; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY S62°47'13"W 49.91 FEET TO A 5/8" IRON ROD; THENCE S26°53'48"E 988.10 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF SAID STEARNS LANE; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY OF SOUTHERN PACIFIC RAILROAD AND ALONG SAID NORTHWEASTERLY RIGHT-OF-WAY OF STEARNS LANE S80°13'17"W 136.86 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY ALONG THE ARC OF A 1482.40 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS S76°54'37"W 171.23 FEET) 171.32 FEET TO A 5/8" IRON ROD; THENCE S60°35'44"W 104.71 FEET TO A POINT; THENCE ALONG THE ARC OF A 1462.40 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS S60°35'37"W 457.82 FEET) 459.71 FEET TO A POINT; THENCE S51°35'17"W 344.85 FEET TO A POINT; THENCE ALONG THE ARC OF A 1402.40 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS S52°14'20"W 31.85 FEET) 31.85 FEET TO POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE:

I, DAVID J. COLLIER, BEING DULY SWORN DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS AS SHOWN HEREON IN ACCORDANCE WITH O.R.S. 92.060, AND THAT THE INITIAL POINT IS A 5/8"x30" IRON ROD WITH PLASTIC CAP STAMPED "LS 2552".

David J. Collier
DAVID J. COLLIER LS 2552



NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE LANDS OF OAKLAND 45 L.L.C. AS SHOWN. FOUND MONUMENTS ALONG STEARNS LANE WERE USED AS A BASIS OF BEARING. MISSING MONUMENTS ON THE EAST AND WEST BOUNDARIES WERE PROPORTIONED IN. RECORD BEARINGS AND DISTANCES WERE HELD FOR DESCRIBING THE CENTER OF CALAPOOYA CREEK. THE ERROR BETWEEN THE TWO FOUND MONUMENTS ON THE SOUTHERLY BANK OF CALAPOOYA CREEK WAS PROPORTIONED INTO THE LEGS TO THE CENTER OF CALAPOOYA CREEK. NOTE THAT THE DEED (BOOK 1466, PAGE 780, REC. #97-07952) DOES NOT DESCRIBE CALAPOOYA CREEK ACCURATELY. THE DEED DESCRIPTION CROSSES CALAPOOYA CREEK. RM3-22 WAS HELD AS AN ACCURATE DESCRIPTION OF THE CREEK.

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF DOUGLAS } ss

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 15 DAY OF Jan 1998, 1999 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED HUBERT SIGL WHOM BEING DULY SWORN DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Sylvia Schoonover
NOTARY PUBLIC
MY COMMISSION EXPIRES: Aug 28, 2000



SHEET INDEX

- 1 SIGNATURE SHEET
- 2 BOUNDARY
- 3 SUBDIVISION

APPROVALS:

Ed Manner DEPUTY 1-26-99
DOUGLAS COUNTY SURVEYOR DATE

Paul W. Lamm 1/26/99
MAYOR DATE
CITY OF OAKLAND

Henry Lynn Smith 1/26/99
CHAIR, PLANNING COMMISSION DATE
CITY OF OAKLAND

Keith Sherman, Deputy 1-28-99
DOUGLAS CO. ASSESSOR DATE

George Morgan 1/28/99
DOUGLAS COUNTY BOARD OF COMMISSIONERS DATE

STATE OF OREGON }
COUNTY OF DOUGLAS } ss

I, DOYLE SHAVER, DOUGLAS COUNTY CLERK, HEREBY CERTIFY THAT THE WITHIN PLAT WAS RECEIVED BY ME IN DOUGLAS COUNTY RECORDS IN THE BOOK OF PLATS IN VOLUME PAGE ON THE 28th DAY OF JANUARY 1999, AT 11:33 AM O'CLOCK. 99-02095

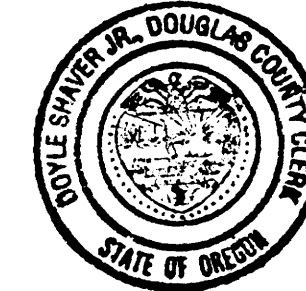
Doyle Shaver Jr. County Clerk 1-28-99
DOUGLAS CO. CLERK DATE

Blaine J. Burnett, Deputy
I, HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

Keith Sherman, Deputy 1-28-99
DOUGLAS COUNTY TAX COLLECTOR DATE

STATE OF OREGON }
COUNTY OF DOUGLAS } ss

I, DOYLE SHAVER JR., COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED



JAN 28 AM 99
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Blaine J. Burnett* DEPUTY
FEE PP

NOTES:

- 1. CITY OF OAKLAND FILE NO. SUB 97-01
- 2. NO BUILDING, STRUCTURE, TREE, SHRUBBERY OR OTHER OBSTRUCTION SHALL BE PLACED OR LOCATED ON OR IN A PUBLIC UTILITY EASEMENT.
- 3. THIS PLAT IS SUBJECT TO THE CONDITIONS, COVENANTS, AND RESTRICTIONS AS RECORDED ON REEL 1593, REC. NO. 99-02094, PAGE 226.
- 4. THE ENTIRE SUBDIVISION IS WITHIN THE 100 YEAR FLOODPLAIN, AND PORTIONS OF LOTS 7-9, AND LOTS 12-16 ARE WITHIN THE FLOODWAY PER, "FLOOD PROFILES IN THE CALAPOOYA CREEK BASIN", USGS 1982.
- 5. PROPERTY IS SUBJECT TO THE FOLLOWING BLANKET EASEMENTS:
TELEPHONE LINE EASEMENT RECORDS IN BOOK 87, PAGE 489, REC. NO. 63299, D.C.O.D.R.
POWERLINE EASEMENTS RECORDED IN BOOK 163, PAGE 690, REC. NO. 87630, AND IN BOOK 317, PAGE 641, REC. NO. 313300, D.C.O.D.R.
WATERLINE EASEMENT RECORDED IN BOOK 209, PAGE 441, REC. NO. 142931, D.C.O.D.R.
D.C.O.D.R.= DOUGLAS COUNTY OREGON DEED RECORDS.
- 6. CITY OF OAKLAND IS ALLOWING A LIMITED NUMBER OF NEW WATER AND SEWER SERVICE CONNECTIONS ANNUALLY ON A FIRST COME, FIRST SERVED BASIS. THE ABILITY TO CONNECT TO THE CITY WATER AND SEWER SYSTEMS CANNOT BE ASSUMED OR GUARANTEED TO ANY LOT IN THIS SUBDIVISION.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT OAKLAND 45 L.L.C., AN OREGON CORPORATION, IS THE OWNER OF THE ABOVE DESCRIBED PROPERTY, AND HAS CAUSED THE SAME TO BE SUBDIVIDED AND PLATTED, AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER ALL STREETS AND PUBLIC UTILITY AND DRAINAGE EASEMENTS, AS SHOWN HEREON.

Hubert Sigl
HUBERT SIGL
OAKLAND 45 L.L.C.

SURVEY BY:

99-02095

EGR & Associates, Inc.

2535B PRAIRIE ROAD
EUGENE, OREGON 97402

(541) 688-8322
Fax (541) 688-8087

99-02095

TAX MAP 25-05-04 LOT #1500

99-02095

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE