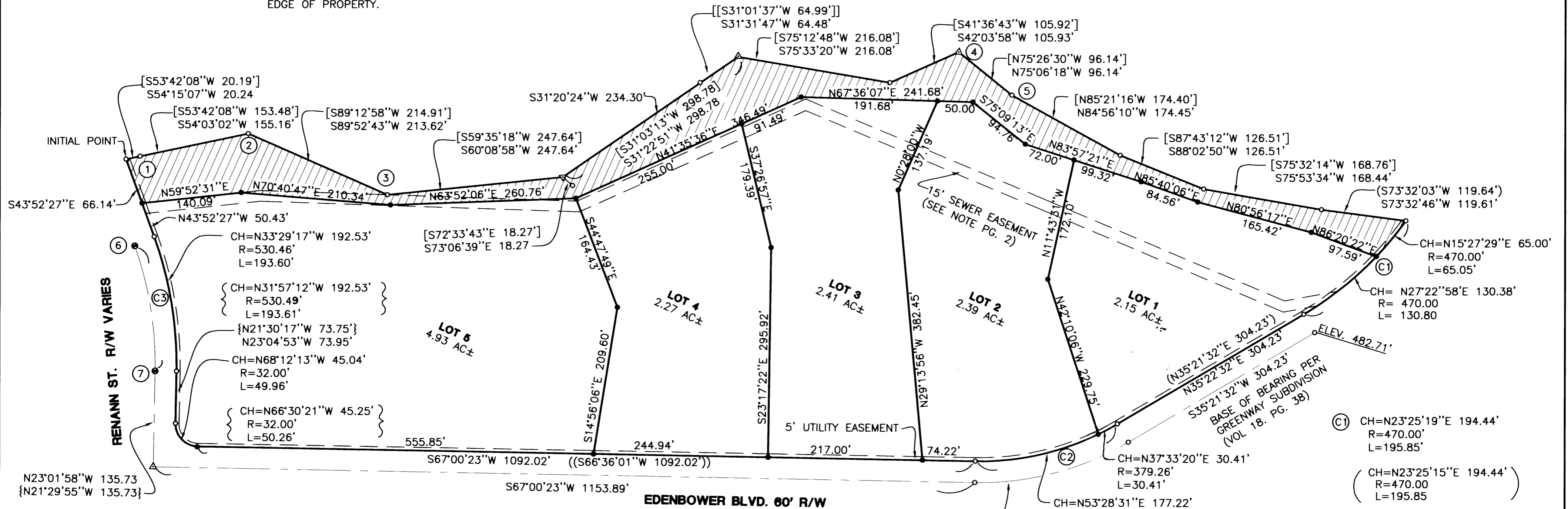
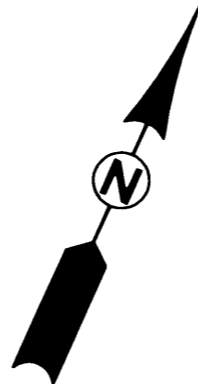


NOTE:
NEWTON CREEK RUNS ALONG NORTHERLY
EDGE OF PROPERTY.



NOTES
 LOTS 3 AND 4 TO HAVE JOINT ACCESS
 ON COMMON PROPERTY LINE.
 ALL OTHER ACCESS POINTS TO BE REVIEWED
 AND APPROVED BY CITY OF ROSEBURG.
 THEY ARE NOT TO CONFLICT WITH EXISTING
 ACCESS POINTS ON EDENBOWER AND RENANN.



AREA TO BE DEDICATED TO THE
CITY OF ROSEBURG 1.87 AC±

NOTES:

- ① FD. 5/8" I.R. INSIDE 1" I.P.
- ② FD. 1" I.P.
- ③ FD. 3/4" I.P.
- ④ FD. 5/8" I.R. INSIDE 1" I.P.
BEARS N34°13'32"E 7.78'
FD. 5/8" I.R. BEARS S39°01'23"E 18.85
[S39°21'16"E 18.93']
- ⑤ FD. 5/8" I.R. BEARS S88°13'32"E 5.10'
[S88°05'36"E 5.06']
- ⑥ PER M 111-11 ELEV. 464.87'
- ⑦ PER M 111-11 ELEV. 465.75'
- ⑧ PER FIRM MAP, COMMUNITY-PANEL NUMBER 410067-0005E, AS REVISED
4-21-99, FLOODWAY BASICALLY RUNS ALONG NORTHERLY EDGE OF PROPERTY.
100 YEAR FLOOD AREA, NARROW STRIP ALONG NORTHERLY EDGE. 100 YEAR
FLOOD ELEV. VARIES ACROSS PROPERTY. 100 YEAR FLOOD ELEV. AT WESTERLY
EDGE OF PROPERTY WOULD BE APPROX. 471.0 FEET. 100 YEAR FLOOD ELEV.
AT PROPERTY EASTERLY EDGE OF PROPERTY WOULD BE APPROX. 481.8 FEET.

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- LEGEND**
- SET 5/8" x 30" IR w/CAP MARKED
"I.E. ENG" UNLESS OTHERWISE NOTED
 - FOUND 5/8" IRON ROD
UNLESS OTHERWISE NOTED
 - FOUND BRASS CAP IN MON. BOX
 - △ CALCULATED POSITION
 - () RECORD AS PER GREEN WAY SUBDIVISION
(VOL.18, PG 38)
 - [] RECORD AS PER LAND PARTITION 1990-0023
 - (()) RECORD AS PER M114-35
 - { } RECORD AS PER M 111-11
 - [[]] RECORD AS PER M129-34

FIELD CREW: RYAN PALMER LESLIE BOAK

EQUIPMENT: NIKON TOTAL STATION AND
SDR 33 DATA COLLECTOR

OFFICE: NEIL HIBBS

DRAFTING: TOM YOW

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

T27S, R6W, SEC.12B, TL 1800
 TOTAL AREA 16.02 AC±

2001-18554

PLANNING DEPT. FILE NO. S-01-2

	OAKCREEK SUBDIVISION	
	LYING IN THE NW 1/4 AND SW 1/4 OF SEC. 12, T27S, R6W, W.M. DOUGLAS COUNTY, OREGON	
SURVEYED FOR: OAK CREEK INVESTMENT PROPERTIES, L.L.C. 915 BROADWAY #250 VANCOUVER, WA. 98661	SURVEYED BY: 741 S.E. Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392	DWG. BY: TAY JOB NO: 1546-03
SCALE: 1" = 100'	DATE: MAR, 2001	PAGE: 1 OF 2

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THAT LAND DESCRIBED IN INSTRUMENT NO. 2000-23725 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON INTO 5 LOTS AS SHOWN AND TO DEDICATE A STRIP OF LAND TO THE CITY OF ROSEBURG FOR USE AS A PARK.

SURVEYOR'S CERTIFICATE

I, F. NEIL HIBBS, 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 IN INSTRUMENT NO. 2000-23725 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

TOTAL AREA IS 16.02 ACRES, MORE OR LESS.

NOTE

CONCERNING THE 15 FOOT SEWER EASEMENT SHOWN ON THE FACE OF THE PLAT, THERE IS A DESCRIPTION FILED AS INSTRUMENT NO. 66-13563 THAT FAILS TO LIE OVER THE EXISTING PIPE. IN JULY OF 1999, AFTER THIS FACT WAS DISCOVERED, WE WERE CONTACTED TO WRITE A LEGAL DESCRIPTION THAT WOULD LIE OVER THE EXISTING PIPE AND DID SO. THIS DESCRIPTION, HOWEVER, WAS NEVER RECORDED BUT IS SHOWN BELOW. THE LAST LEG OF THE DESCRIPTION BEING SOUTHERLY OF AND ADJACENT TO THE MOST WESTERLY LEG OF THE SOUTHERN BOUNDARY OF THAT PORTION OF LAND SHOWN ON THE FACE OF THE PLAT AS BEING DEDICATED TO THE CITY.

LEGAL DESCRIPTION OF 15 FOOT SANITARY SEWER EASEMENT

A 15 FOOT WIDE STRIP, LYING 7.50 FEET ON EACH SIDE OF EXISTING SANITARY SEWER, THROUGH THE PARCEL OF LAND AS DESCRIBED IN INSTRUMENT NO. 83-11678 OF THE DEED RECORDS OF DOUGLAS COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE CENTERLINE OF WHICH BEGINS AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF NW. EDENBOWER BLVD., FROM WHICH A 5/8" IRON ROD BEARS N. 20° 56' 10" E., 154.49 FEET, AT THE SOUTHEAST CORNER OF PARCEL 1 AS PER PARTITION PLAT NO. 1995-0052; THENCE ALONG THE EXISTING SANITARY SEWER LINE S. 55° 43' 46" W., 63.16 FEET, S. 88° 54' 42" W., 368.30 FEET, S. 88° 47' 47" W., 361.79 FEET, S. 41° 42' 33" W., 350 FEET, S. 67° 51' 17" W., 446.96 FEET, S. 59° 52' 31" W., 164.07 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF NW. RENANN ST., FROM WHICH A BRASS CAP IN THE CENTERLINE OF NW. RENANN ST., AS PER M111-11, BEARS S. 08° 46' 45" E, 52.07 FEET.

2001-18554

APPROVALS

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

James R. Kuehn 8-9-01
DOUGLAS COUNTY TAX COLLECTOR DATE

Bob Deane 6/13/2001
PLANNING COMMISSION CHAIRMAN DATE

Paul A. [Signature] 6/13/2001
COMMUNITY DEVELOPMENT DIRECTOR DATE

Chris S. Beaud 6/13/2001
PUBLIC WORKS DIRECTOR DATE

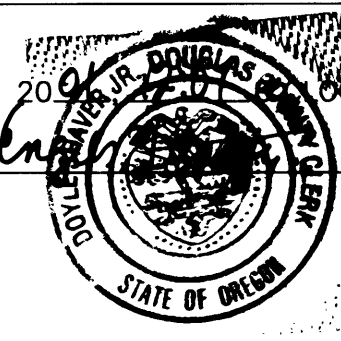
Randy [Signature] 7-16-01
DOUGLAS COUNTY SURVEYOR DATE

Ray Northcraft 8-8-01
DOUGLAS COUNTY TAX ASSESSOR DATE

Joyce Morgan 8/8/01
DOUGLAS COUNTY COMMISSIONER DATE

Michael J. Winter 8-8-01
DOUGLAS COUNTY COMMISSIONER DATE

FILED THIS 10 DAY OF August, 2001
DOYLE SHAVER JR. By Carol [Signature] 8-10-01
DOUGLAS COUNTY CLERK DATE



DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT OAK CREEK PROPERTIES INVESTMENT L.L.C., ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED BY THE NAME OF "OAKCREEK SUBDIVISION" TOGETHER WITH EASEMENTS AS SHOWN AND DO HEREBY DEDICATE TO THE CITY OF ROSEBURG THE AREA INDICATED ON THE FACE OF THE ANNEXED PLAT. (1.87 ACRES, MORE OR LESS)

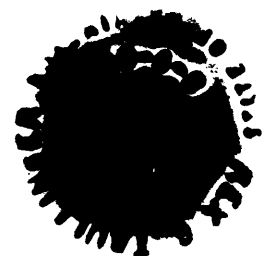
Rick Ruggiero 9-3-01
RICK RUGGIERO (MEMBER) DATE

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF CLALLAM

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 3 DAY OF April, 2001, 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.

Bar G. [Signature]
MY COMMISSION EXPIRES: May 9, 2001



2001-18554

REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES: 6/30/2001	OAKCREEK SUBDIVISION LYING IN THE NW 1/4 AND SW 1/4 OF SEC. 12, T27S, R6W, W.M. DOUGLAS COUNTY, OREGON	
	SURVEYED FOR: OAK CREEK INVESTMENT PROPERTIES, L.L.C. 915 BROADWAY #250 VANCOUVER, WA. 98661	SURVEYED BY: 741 S.E. Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392
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