

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO CREATE A PLANNED UNIT DEVELOPMENT MADE UP OF COMMERCIAL PADS, COMMON OPEN SPACES AND EASEMENTS AS SHOWN.

**SURVEYOR'S CERTIFICATE :**

I, F. NEIL HIBBS, BEING DULY SWORN AND DEPOSE 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.

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ON THE NORTHERLY LINE OF THE PARCEL DESCRIBED IN INST NO 1999-1172 THAT BEARS N15°28'43"E 61.79 FEET FROM A 5/8" IRON ROD AT THE NORTHEAST CORNER OF PARCEL 2 OF LAND PARTITION 1997-0133; THENCE N88°21' 53"W FOR 14.87 FEET TO A 5/8" IRON ROD; THENCE N87° 57' 03"W FOR 542.18 FEET TO A 5/8" IRON ROD; THENCE S5° 40' 36"W FOR 256.27 FEET TO A 5/8" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY OF OREGON STATE HIGHWAY 138; THENCE ALONG A 2789.79 FEET RADIUS CURVE TO THE RIGHT (CHORD BEARS N82° 58' 50"W 99.66 FEET) 99.67 FEET TO A 5/8" IRON ROD; THENCE S0° 34' 40"E FOR 25.29 FEET TO A 5/8" IRON ROD; THENCE ALONG A 2814.79 FEET RADIUS CURVE TO THE RIGHT (CHORD BEARS N71° 28' 28"W 1021.56 FEET) 1027.25 FEET TO A 5/8" IRON ROD; THENCE N59° 08' 51"W FOR 222.68 FEET ALONG THE CHORD OF A SPIRAL CURVE TO A 5/8" IRON ROD; THENCE N20° 16' 10"E FOR 65.79 FEET TO A 5/8" IRON ROD; THENCE N39° 14' 15"E FOR 84.00 FEET TO A 5/8" IRON ROD; THENCE N75° 39' 13"E FOR 111.92 FEET TO A 5/8" IRON ROD; THENCE S84° 42' 47"E FOR 54.62 FEET TO A 5/8" IRON ROD; THENCE S48° 21' 56"E FOR 139.54 FEET TO A 5/8" IRON ROD; THENCE S77° 32' 38"E FOR 90.63 FEET TO A 5/8" IRON ROD; THENCE N62° 30' 37"E FOR 53.32 FEET TO A 5/8" IRON ROD; THENCE N9° 59' 58"E FOR 58.02 FEET TO A 5/8" IRON ROD; THENCE S67° 56' 53"E FOR 105.98 FEET TO A 5/8" IRON ROD; THENCE N83° 29' 44"E FOR 107.85 FEET TO A 5/8" IRON ROD; THENCE S65° 39' 41"E FOR 54.48 FEET TO A 5/8" IRON ROD; THENCE S78° 27' 35"E FOR 155.27 FEET TO A 5/8" IRON ROD; THENCE ALONG A 75.00 FEET RADIUS CURVE TO THE LEFT (CHORD BEARS N76° 04' 57"E 55.68 FEET) 57.05 FEET TO A 5/8" IRON ROD; THENCE N53° 32' 50"E FOR 46.71 FEET TO A 5/8" IRON ROD; THENCE ALONG A 150.00 FEET RADIUS CURVE TO THE LEFT (CHORD BEARS N44° 28'E 76.95 FEET) 77.82 FEET TO A 5/8" IRON ROD; THENCE S44° 33' 07"E FOR 153.05 FEET TO A 5/8" IRON ROD; THENCE N48° 44' 11"E FOR 69.76 FEET TO A 5/8" IRON ROD; THENCE N47° 54' 24"E FOR 471.38 FEET TO A 5/8" IRON ROD; THENCE N50° 09' 44"E FOR 274.24 FEET TO A 5/8" IRON ROD; THENCE S83° 49' 52"E FOR 330.61 FEET TO A POINT; THENCE N80° 31' 47"E FOR 469.54 FEET TO A 5/8" IRON ROD; THENCE S16° 53' 11"W FOR 305.79 FEET TO A 5/8" IRON ROD; THENCE S32° 13' 49"W FOR 165.94 FEET TO A 5/8" IRON ROD; THENCE N84° 19' 28"W FOR 212.76 FEET TO A POINT; THENCE S5° 07' 20"W FOR 350.00 FEET TO A 1" IRON PIPE; THENCE S84° 56' 07"E FOR 99.78 FEET TO A 1/2" IRON PIPE; THENCE S5° 18' 22"W FOR 36.64 FEET TO A 5/8" IRON ROD; THENCE N88° 21' 53"W FOR 388.96 FEET TO A 5/8" IRON ROD, THE PLACE OF BEGINNING, AND CONTAINING 26.18 ACRES OF LAND, MORE OR LESS.

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  
02 JUN 10 PM 12:30  
DOYLE SHAVER JR.  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY *[Signature]*  
INPUT *[Signature]*  
FEE *[Signature]*



**ACKNOWLEDGMENT:**

STATE OF OREGON  
COUNTY OF DOUGLAS  
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 21<sup>st</sup> DAY OF MAY, 2002 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DONALD BENTZ AND MIKE PARKER, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY..

*[Signature]*  
MY COMMISSION EXPIRES: 1-19-2003



NOTE:  
SUBJECT TO PROTECTIVE COVENANTS AS RECORDED IN  
BOOK 1878, PAGE 459  
OF THE DEED RECORDS OF DOUGLAS CO. OREGON.

**APPROVALS:**

*[Signature]* 5-29-02  
PLANNING COMMISSION CHAIRMAN  
CITY OF SUTHERLIN DATE  
*[Signature]* 6-3-02  
DOUGLAS COUNTY SURVEYOR DATE  
*[Signature]* 6-6-02  
DOUGLAS COUNTY TAX ASSESSOR DATE  
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES  
REQUIRED BY LAW HAVE BEEN PAID.  
*[Signature]* 6/7/02  
DOUGLAS COUNTY TAX COLLECTOR DATE  
FILED THIS 10 DAY OF June, 2002, 12:30 O'CLOCK AM (PM)  
DOYLE SHAVER JR., *[Signature]* 6-10-02  
DOUGLAS COUNTY CLERK DATE  
*[Signature]* 6-10-02  
DOUGLAS COUNTY COMMISSIONER DATE  
*[Signature]* 6/10/02  
DOUGLAS COUNTY COMMISSIONER DATE

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT OAK HILLS PLAZA, LLC AND ALASKA SUTHERLAND KNOLLS CORP., 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 "OAK HILLS PLANNED UNIT DEVELOPMENT" TOGETHER WITH EASEMENTS AS SHOWN.

WILLIAM R. SWANSON, PRESIDENT ALASKA SUTHERLAND KNOLLS CORP. DATE  
SEE CONSENT AFFIDAVIT AS RECORDED IN BOOK 1878, PAGE 421 (INST. No. 2002-15974 ) CO. CLERK RECORDS.  
V. RENEE BURK, SECRETARY/TREASURER ALASKA SUTHERLAND KNOLLS CORP. DATE  
*[Signature]* 5-29-02  
MIKE PARKER, MEMBER OAK HILLS PLAZA, LLC DATE  
*[Signature]* 5-29-02  
DONALD BENTZ, MEMBER OAK HILLS PLAZA, LLC DATE

2002-15975

<b>REGISTERED PROFESSIONAL LAND SURVEYOR</b> <i>[Signature]</i> <b>OREGON</b> JANUARY 12, 1999 <b>F. NEIL HIBBS</b> 52989 EXPIRES: 6/30/2003		<b>OAK HILLS PLAZA PLANNED UNIT DEVELOPMENT</b> LYING IN THE NE 1/4 SEC 24 T25S, R6W, SW 1/4 SEC 18, & NW 1/4 SEC 19, T25S R5W W.M. DOUGLAS COUNTY, OREGON	
SURVEYED FOR: OAK HILLS PLAZA LLC 982 NW MOOREA DR ROSEBURG, OR. 97470		SURVEYED BY: <b>i.e.</b> ENGINEERING 741 S.E. Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392	
SCALE: NO SCALE	DATE: MAY 2002	DWG. BY: FLB	PAGE: 4