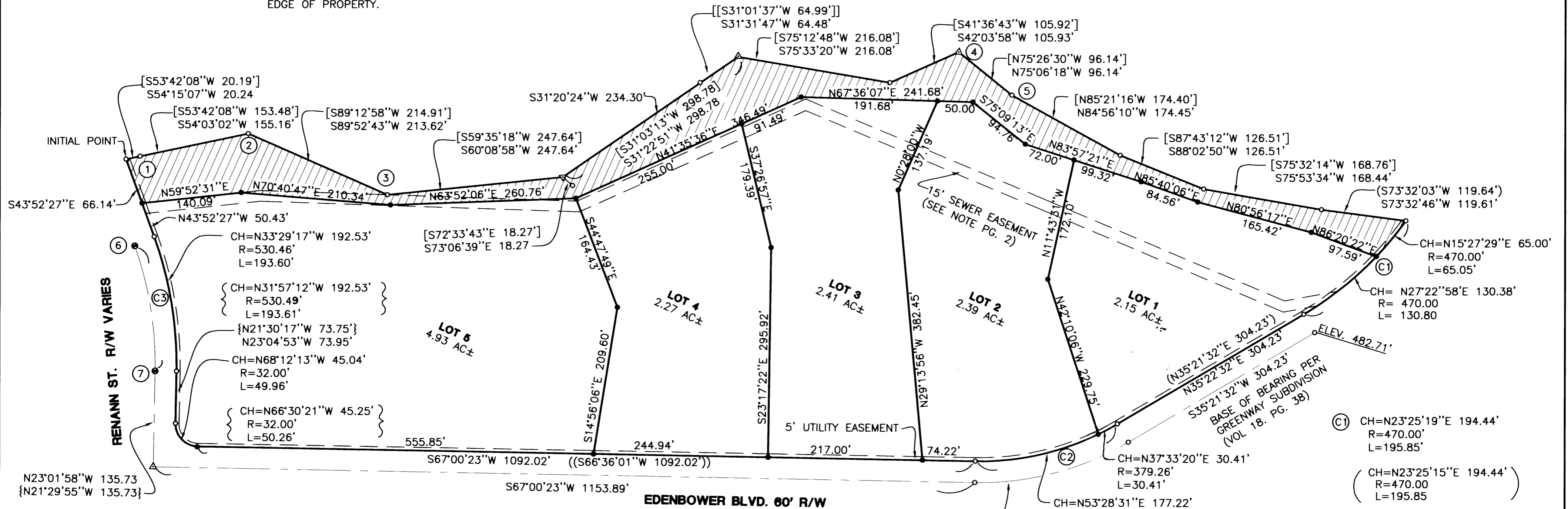
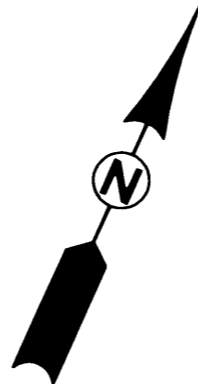


NOTE:
NEWTON CREEK RUNS ALONG NORTHERLY
EDGE OF PROPERTY.



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 SCALE: 1" = 100' DATE: MAR, 2001 JOB NO: 1546-03 PAGE: 1 OF 2