

SURVEYOR'S CERTIFICATE:

I, F. NEIL HIBBS, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED THE LANDS SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION.

BEGINNING AT A BRASS CAP AT THE SOUTHWEST CORNER OF D.L.C. 45, THENCE N 89° 34' 02" W 21.06 FEET TO A 5/8" IRON ROD; THENCE N 89° 34' 02" W 323.56 FEET TO A 5/8" IRON ROD; THENCE N 89° 34' 02" W 110.10 FEET TO A 5/8" IRON ROD; THENCE N 89° 32' 46" W 180.13 FEET TO A 5/8" IRON ROD; THENCE N 89° 32' 46" W 241.72 FEET TO A 1/2" IRON ROD; THENCE N 89° 32' 46" W 9.98 FEET TO A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 6; THENCE N 5° 55' 38" W 86.27 FEET ALONG SAID RIGHT-OF-WAY TO A 5/8" IRON ROD; THENCE 133.59 FEET ALONG THE ARC OF A 994.93 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS N 15° 56' 19" W 133.49 FEET, TO A 5/8" IRON ROD ON SAID RIGHT-OF-WAY; THENCE N 19° 47' 07" W 271.78 FEET ALONG SAID RIGHT-OF-WAY TO A 5/8" IRON ROD; THENCE N 22° 38' 51" W 94.09 FEET ALONG SAID RIGHT-OF-WAY TO A 5/8" IRON ROD; THENCE N 22° 38' 51" W 6.04 FEET ALONG SAID RIGHT-OF-WAY TO A 3/4" IRON ROD; THENCE N 19° 47' 07" W 599.94 FEET ALONG SAID RIGHT-OF-WAY TO A 3/4" IRON ROD; THENCE N 19° 43' 30" W 199.92 FEET ALONG SAID RIGHT-OF-WAY TO A 3/4" IRON ROD; THENCE N 19° 43' 30" W 28.53 FEET ALONG SAID RIGHT-OF-WAY TO A 5/8" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY S 89° 48' 03" E 573.57 FEET TO A 1" IRON PIPE; THENCE S 89° 09' 03" E 32.62 FEET TO A 5/8" IRON ROD; THENCE S 89° 09' 03" E 354.89 FEET TO A 5/8" IRON ROD; THENCE S 89° 09' 03" E 350.00 FEET TO A 5/8" IRON ROD; THENCE S 89° 09' 03" E 48.93 FEET TO A 5/8" IRON ROD; THENCE S 89° 07' 02" E 26.11 FEET TO AN AXLE; THENCE N 87° 27' 29" E 253.63 FEET TO A 5/8" IRON ROD; THENCE N 87° 27' 29" E 272.59 FEET TO A 5/8" IRON ROD; THENCE N 87° 27' 29" E 317.17 FEET TO A 5/8" IRON ROD; THENCE N 87° 27' 28" E 347.61 FEET TO A 5/8" IRON ROD; THENCE S 5° 33' 16" E 139.51 FEET TO A 5/8" IRON ROD; THENCE N 84° 29' 36" E 356.36 FEET TO A 5/8" IRON ROD; THENCE N 84° 29' 36" E 376.91 FEET TO A 5/8" IRON ROD; THENCE N 84° 29' 36" E 405.14 FEET TO A 5/8" IRON ROD; THENCE N 84° 29' 38" E 174.26 FEET TO A 5/8" IRON ROD; THENCE N 66° 08' 31" E 160.65 FEET TO 5/8" IRON ROD; THENCE N 66° 08' 31" E 83.98 FEET TO A 5/8" IRON ROD; THENCE N 82° 27' 03" E 549.40 FEET TO A 5/8" IRON ROD; THENCE S 0° 36' 13" W 86.62 FEET TO A 5/8" IRON ROD; THENCE S 0° 36' 13" W 530.58 FEET TO A 5/8" IRON ROD; THENCE S 0° 36' 13" W 387.33 FEET TO A 1" IRON PIPE; THENCE N 89° 17' 48" W 644.14 FEET TO A 5/8" IRON ROD; THENCE N 89° 17' 48" W 6.25 FEET TO A 5/8" IRON ROD; THENCE S 0° 35' 11" W 334.82 FEET TO A 5/8" IRON ROD; THENCE S 0° 35' 11" W 250.00 FEET TO A 1" IRON PIPE; THENCE N 89° 14' 00" W 316.41 FEET TO A 5/8" IRON ROD; THENCE N 89° 14' 00" W 395.79 FEET TO A 5/8" IRON ROD; THENCE N 89° 14' 00" W 346.97 FEET TO A 5/8" IRON ROD; THENCE N 89° 14' 00" W 290.91 FEET TO 5/8" IRON ROD; THENCE N 89° 14' 00" W 307.57 FEET TO A 5/8" IRON ROD; THENCE N 89° 14' 00" W 380.79 FEET TO A 5/8" IRON ROD; THENCE N 89° 14' 00" W 346.52 FEET TO A 5/8" IRON ROD; THENCE N 89° 14' 00" W 235.74 FEET TO A 3/4" IRON ROD; THENCE N 89° 14' 00" W 34.16 FEET TO A BRASS CAP, THE PLACE OF BEGINNING AND CONTAINING 130.95 ACRES, MORE OR LESS. ALL LYING IN D.L.C.45 AND D.L.C. 51, SW1/4, NW1/4/ NE 1/4 AND SE 1/4 OF SECTION 3 AND THE NW1/4 AND SW 1/4 OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

J. Neil Hibbs 8-10-99
F. NEIL HIBBS P.L.S. #52989 DATE

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THAT PROPERTY DESCRIBED IN BOOK 1060, PAGES 195, 196, 197 AND 198 OF THE DEED RECORDS OF DOUGLAS COUNTY. THE NORTHWEST CORNER OF THE SUBDIVISION WAS ESTABLISHED BY TURNING RECORD ANGLE OFF OF THE TWO FOUND MONUMENTS EASTERLY OF THIS POINT PER M 10-78 AND INTERSECTING THE EASTERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 6 PER AN EXTENSION OF A LINE BETWEEN THE FOUND MONUMENTS SOUTHERLY OF SAID CORNER. THE CORNER SET AT THE BEND IN THE NORTHERLY LINE OF LOT 16 WAS ESTABLISHED BY DISTANCE-DISTANCE INTERSECTION FROM FOUND MONUMENTS ON EITHER SIDE PER M 45-71. A 5/8" IRON ROD THAT DID NOT FIT THE MAP WAS FOUND N 21° 50' 43" E 7.17 FEET FROM THE COMPUTED POSITION. THE SOUTHWEST CORNER OF THE SUBDIVISION WAS ESTABLISHED BY EXTENDING THE SOUTHERLY LINE AS ACCEPTED BETWEEN FOUND MONUMENTS TO IT'S POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 6 AS CALCULATED FROM FOUND MONUMENTS ALONG SAID RIGHT-OF-WAY. R/W WAS ESTABLISHED PER DOUGLAS COUNTY ROAD PLANS DATED 3-16-65, SHEET 3 OF 6. ALL OTHER PERIMETER MONUMENTS WERE EITHER FOUND OR SET ON LINE BETWEEN FOUND MONUMENTS.

PLANNING DEPARTMENT FILE NO. 98-180

FIELD CREW: SAM COREY AND RYAN PALMER
EQUIPMENT: NIKON TOTAL STATION AND SDR 33 DATA COLLECTOR
OFFICE: NEIL HIBBS
DRAFTING: MICHAEL JONES

NOTE: SUBJECT TO COVENANTS AS RECORDED IN BOOK 1640, PG 173 OF THE DEED RECORDS OF DOUGLAS COUNTY.

ZONE: 5R
COMP. PLAN: RC5, RR5
WATER: UMPQUA WATER BASIN
SEWER: ONSITE SEPTIC SYSTEMS

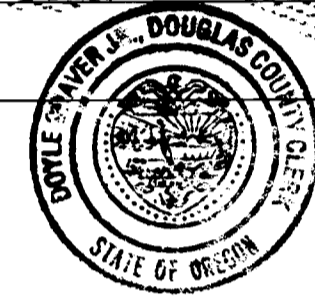
99-21633

APPROVALS:

Keith L. Cubie 8/23/99
DOUGLAS COUNTY PLANNING DIRECTOR DATE
Ed Moore 8-23-99
DOUGLAS COUNTY SURVEYOR DEPUTY DATE
Ros Northcraft 8-24-99
DOUGLAS COUNTY TAX ASSESSOR DATE

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.
Ros Northcraft 8-24-99
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 24 DAY OF August, 1999, 10:28 O'CLOCK AM/PM
Doyle Shaver Jr. 8-24-99
DOUGLAS COUNTY CLERK DEPUTY DATE
Dave Robertson 8-24-99
DOUGLAS COUNTY COMMISSIONER DATE
Joseph Morgan 8/24/99
DOUGLAS COUNTY COMMISSIONER DATE



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT DOMINGUEZ DEVELOPEMENT, INC., IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS TOGETHER WITH EASEMENTS AS SHOWN HEREON, INCLUDING AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, USE AND REPAIR OF AN INDIVIDUAL WATER-CARRIED ON SITE SEWAGE DISPOSAL SYSTEM (HEREAFTER CALLED SYSTEM) APPURTENANT TO THE PROPERTIES SHOWN HEREON, AND DOMINGUEZ DEVELOPEMENT, INC., GRANTORS, FOR THEMSELVES AND THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE TO AND WITH THEIR HEIRS, SUCCESSORS AND ASSIGNS THAT THE PROPERTY DESIGNATED AS DRAINFIELD HERON SHALL NOT BE USED FOR ANY PURPOSE DETRIMENTAL TO SAID SYSTEM OR CONTRARY TO LAWS AND RULES OF GOVERNMENTAL AGENCIES APPLICABLE OR RELATED TO SAID SYSTEM.

R. Duane Dominguez 8-11-99
R. DUANE DOMINGUEZ, PRESIDENT DATE

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

99 AUG 24 AM 10:28

DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

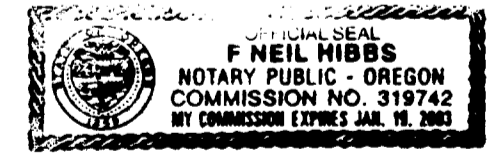
BY Doyle Shaver Jr. DEPUTY
FEE 20

ACKNOWLEDGMENT:

STATE OF OREGON 99-21633
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 11TH DAY OF AUGUST, 1999, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED DUANE DOMINGUEZ WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

J. Neil Hibbs
MY COMMISSION EXPIRES: 1-19-2003



REGISTERED PROFESSIONAL LAND SURVEYOR OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989 EXPIRES: 6/30/2001	CROSS CREEK ESTATES LYING IN THE NW, SW, SE & NE 1/4 OF SEC 3 AND THE NW & SW 1/4 OF SEC 2, T27S, R6W, W. M., DOUGLAS COUNTY, OREGON	
	SURVEYED FOR: DOMINGUEZ DEVELOPEMENT, INC. 2716 FISHER RD. ROSEBURG, OR 97470	SURVEYED BY: 741 S.E. Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392
SCALE: NO SCALE	DATE: JUNE, 1999	DWG. BY: MLJ
	JOB NO: 1023-10	PAGE: 6 OF 6