

OAK MEADOWS SUBDIVISION PHASE 1 AND 2

MELROSE RD. (R/W VARIES)
 (COUNTY ROAD NO. 13)

S85°00'02"E 60.05'
 (N87°40'05"W 60.05')R5

INSTRUMENT NUMBER
 75--13153

N00°12'33"W 254.53'
 (SOUTH 254.53')R5

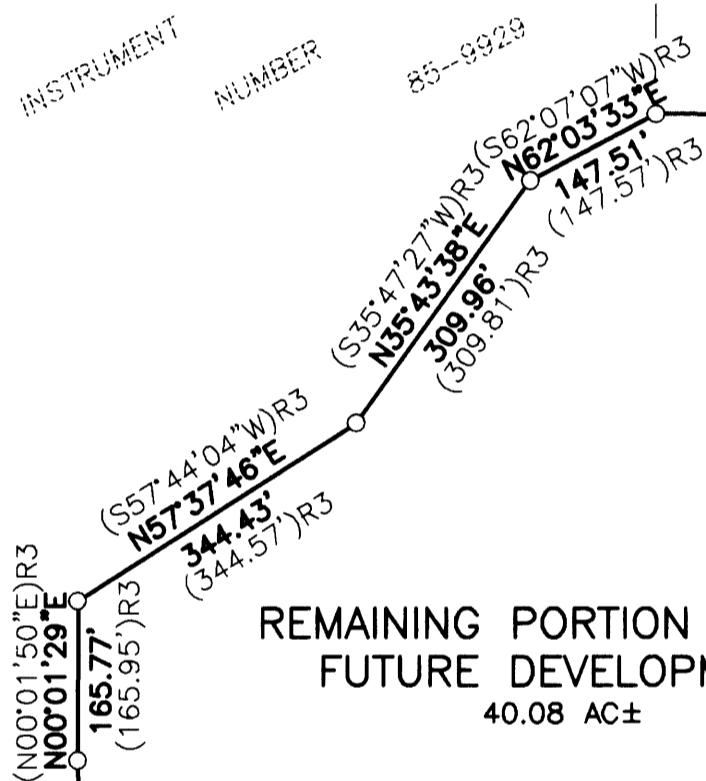
75--13153

VARIABLE WIDTH ACCESS AND
 SANITARY EASEMENT OVER
 ENTIRETY OF HATCH AREA.

CURVE TABLE					
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH	DELTA
C1	N64°43'04"W (N64°43'04"W)	63.00' 63.00'	330.00' 330.00'	63.10' 63.10'	10°57'19" 10°57'19"R1

LINE TABLE		
LINE	BEARING	LENGTH
L1	S70°11'44"E (N70°11'44"W)	42.89' 42.89'R1
L2	S59°14'25"E (N59°14'25"W)	30.19' 30.19'R1
L3	S33°40'28"W S33°40'28"W	39.06' 39.06'
L4	S30°14'05"W S30°14'05"W	63.52' 63.52'
L5	N01°25'48"W S01°25'48"E	42.25' 42.25'
L6	S00°24'20"E (S00°20'W)	156.38' 156.38'R2
L7	S88°58'55"W (S89°12'30"W)	148.20' 146.47'R2
L8	N00°18'02"W (NORTH)	119.67' 162.00'R2

- NOTES:**
- LOTS 4, 12, 17-21, 24, 28-29, AND 33-37 ARE SUBJECT TO A CONSERVATION EASEMENT. SEE SHEET 5 FOR DETAILS.
 - TRACT A IS TO BE DEEDED TO THE CITY OF ROSEBURG FOR THE PURPOSE OF A STORM DRAINAGE TREATMENT POND.
 - THE WETLANDS THAT LIE WITHIN THE BOUNDARY OF THIS SUBDIVISION ARE SUBJECT TO RESTRICTIONS PER INST# 2006-018178.

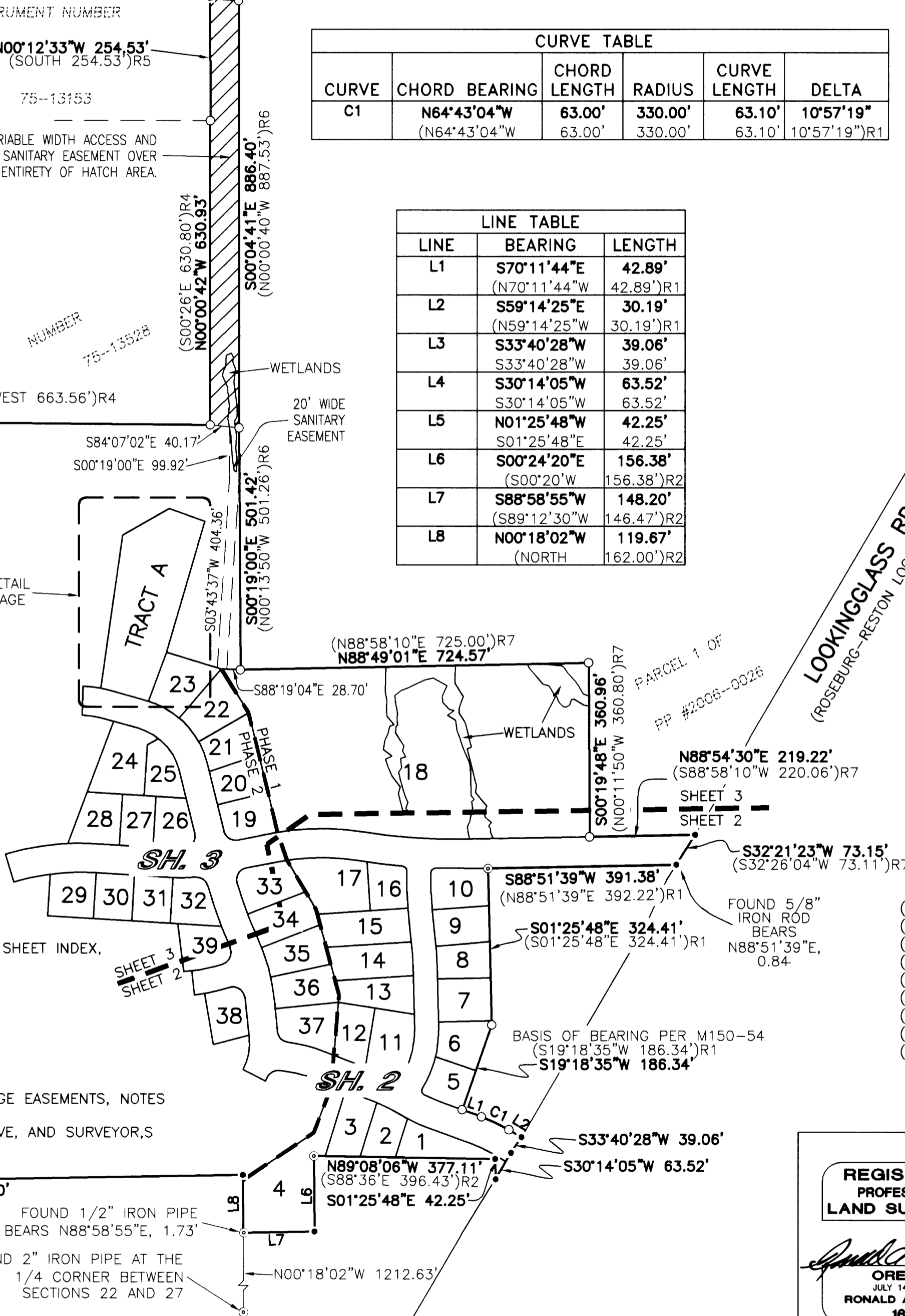


REMAINING PORTION IS FOR
 FUTURE DEVELOPMENT
 40.08 AC±

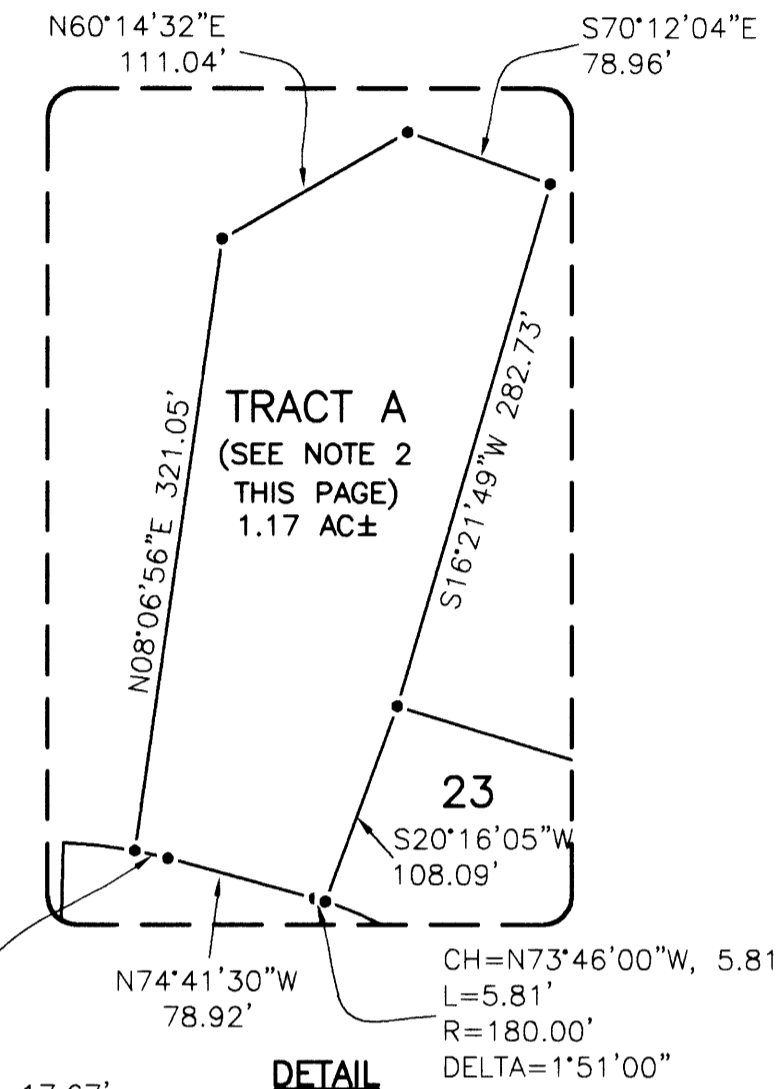
TRACT B

SHEET INDEX

- SHEET 1 OVERALL SITE, BASIS OF BEARING, SHEET INDEX, TRACT A DETAIL
- SHEET 2 LOTS 1-17 AND 35-38
- SHEET 3 LOTS 18-34 AND 39
- SHEET 4 CURVE TABLES AND NOTES
- SHEET 5 CONSERVATION AND STORM DRAINAGE EASEMENTS, NOTES
- SHEET 6 APPROVALS, DECLARATION, NARRATIVE, AND SURVEYOR,S CERTIFICATE.

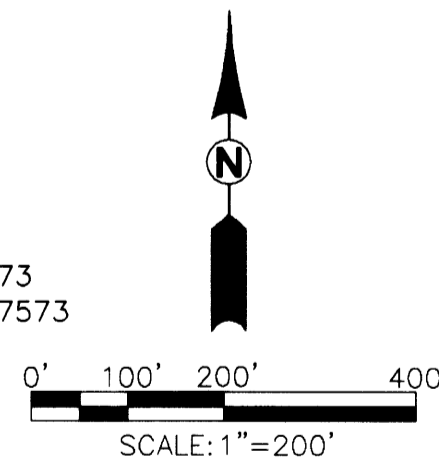




LOOKINGGLASS RD. (R/W VARIES)
 (ROSEBURG-RESTON LOOP COUNTY ROAD NO. 5)



LEGEND:

- SET 5/8" x 30" IR w/CAP MARKED "I.E. ENGINEERING" UNLESS OTHERWISE NOTED
- ◻ SET 5/8" x 30" IR w/ALUMINUM CAP MARKED "I.E. ENGINEERING" UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- ⊙ FOUND 1" IRON PIPE UNLESS OTHERWISE NOTED
- ⊕ FOUND BRASS CAP
- △ CALCULATED POSITION
- ()R1 RECORD AS PER M150-54
- ()R2 RECORD AS PER CS 40/129
- ()R3 RECORD AS PER M138-41
- ()R4 RECORD AS PER M57-5
- ()R5 RECORD AS PER CS 55/244-2
- ()R6 RECORD AS PER M69-64
- ()R7 RECORD AS PER PP 2002-0026
- ()R8 RECORD AS PER INST. 2000-17773
- ()R9 RECORD AS PER INST. 1997-2087573



<p>REGISTERED PROFESSIONAL LAND SURVEYOR</p>  <p>OREGON JULY 14, 1978 RONALD A. GUMBLY 1854</p> <p>EXPIRES: 12/31/2008</p>	<p>OAK MEADOWS SUBDIVISION PHASE 1 AND 2 LYING IN SECTION 22, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON</p>	
	<p>SURVEYED FOR: LOOSLEY DEVELOPMENT CO. L.L.C. 239 MAPLEWOOD LN. ROSEBURG, OR 97470</p>	<p>SURVEYED BY:  505 SE Main Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 email@ieengineering.com</p>
<p>SCALE: AS SHOWN</p>	<p>JOB NO: 280-15 DATE: JUNE, 2007</p>	<p>DWG. BY: JDL PM: RNP</p>