

MAJOR LAND PARTITION

Sections 16, 17, 20, 21, 28 & 29,
Township 22 South, Range 5 West, W.M.

PARTITIONER AND LEGAL OWNER OF RECORD:
JUNIPER PROPERTIES PARTNERSHIP LTD.
P.O. BOX 1127
ROSEBURG, OR 97470

FILED
FEB 5 1991
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

Zoning classification: FF & FG
Comp. Plan Designation: FFT & AGG
No Water Rights are appurtenant to
Parcels 1 & 2.
Domestic water supply is from a well as shown
on Map B.
Sewer system is by separate septic tanks for
each house.

SURVEYORS CERTIFICATE:
I, Ken W. Hoffine, Professional Land Surveyor licensed in the State
of Oregon #2291, state that I have correctly surveyed and marked
with proper monuments, parcels one and two shown hereon the
boundaries which are described as follows.

Ken W. Hoffine
Ken W. Hoffine | PLS# 2291 Date 2-4-91
PARCEL 1
Beginning at a 5/8" iron rod which bears S 31°12'16" W 2888.09 ft.
from NW corner of Jesse Applegate DLC #38. Located in Section 21,
T.22 S., R.5 W., W.M., Douglas County, Oregon, thence S 76°26'54" E
232.76 ft. to a 5/8" iron rod, thence S 70°41'13" E 144.52 ft.
to a 5/8" iron rod, thence S 4°32'12" W 445.22 ft. to a
5/8" iron rod, thence S 4°32'42" W 348.86 ft. to a 5/8" iron
rod, thence S 89°20'32" W 375.65' to a 5/8" iron rod, thence
N 5°52'50" E 325.93 ft. to a 5/8" iron rod, thence N 9°12'17" E
329.42 ft. to a 5/8" iron rod, thence N 2°21'49" W 249.06 ft. to
the point of beginning containing 7.03 acres more or less. Including and
together with all pertinent water pipeline & resource management easements.

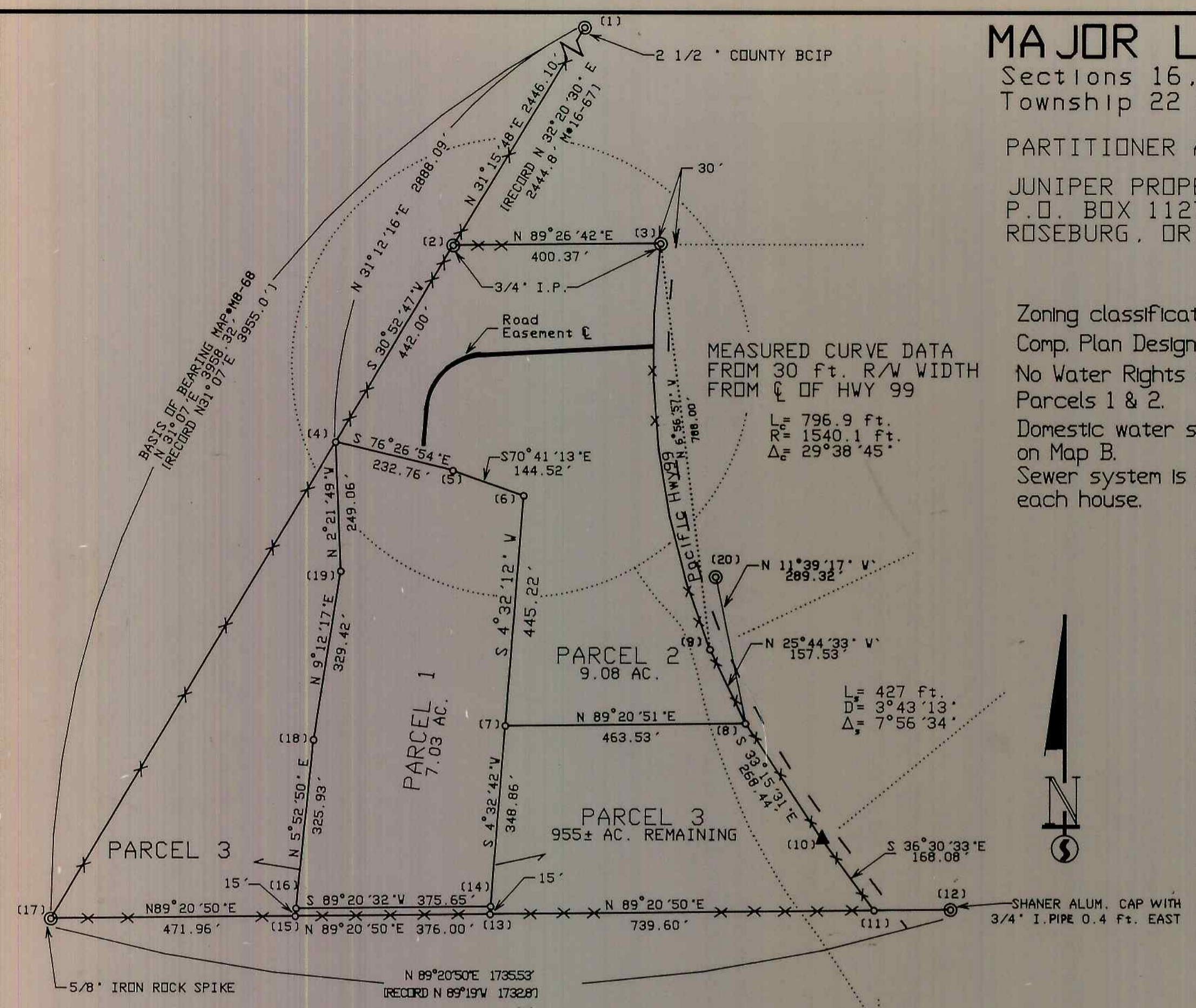
PARCEL 2
Beginning at a 3/4" iron pipe which bears S 31°15'48" W 2446.10
ft. from NW corner of Jesse Applegate DLC # 38. Located in Section
21, T. 22 S., R. 5 W., W.M., Douglas County, Oregon, thence
S 30°52'47" W 442.00 ft. to a 5/8" iron rod, thence
S 76°26'54" E 232.76 ft. to a 5/8" iron rod, thence S 70°41'13" E
144.52 ft. to a 5/8" iron rod, thence N 89°20'51" E 463.53 ft. to a 5/8" iron
rod located on the west boundary R/W of Hwy 99, thence along said R/W
on a spiral curve for a chord bearing N 25°44'33" W 157.53 ft. to a
5/8" iron rod, thence continuing along R/W of Hwy 99 for an arc distance of
796.86 ft. and a chord bearing N 6°56'57" W 788.00 ft. to a 3/4"
iron pipe, thence S 89°26'42" W 400.37 ft. to the point of beginning
containing 9.08 acres more or less. Including and together with all pertinent
water pipeline, resource management and road easements.

PARCEL 3
See Reference number 89-18044, Douglas County Deed of
Records. Less the above described parcels.

NARRATIVE:
Purpose of this survey was to create a 7.03 acre (Parcel 1) and 9.08
acre (Parcel 2) from the 971 acres total of the existing parcel shown.
Field investigation located the said Found corners. The East line of
property is controlled by the West boundary of Hwy 99. The North, South and
East line is controlled by existing accepted property corners and
existing fence lines between found corners. The South line of Parcel 1 leaves
a 15 foot strip of land to adjoin Parcel 3 to the East and West of Parcel 1.

General information including corner notes with background information
and written easement descriptions are filed in Douglas County Surveyors
Office, CS File 63/106.
A Resource Management Easement for all parcels is recorded in Douglas
County Clerks Office; Book 1124, Page 260.

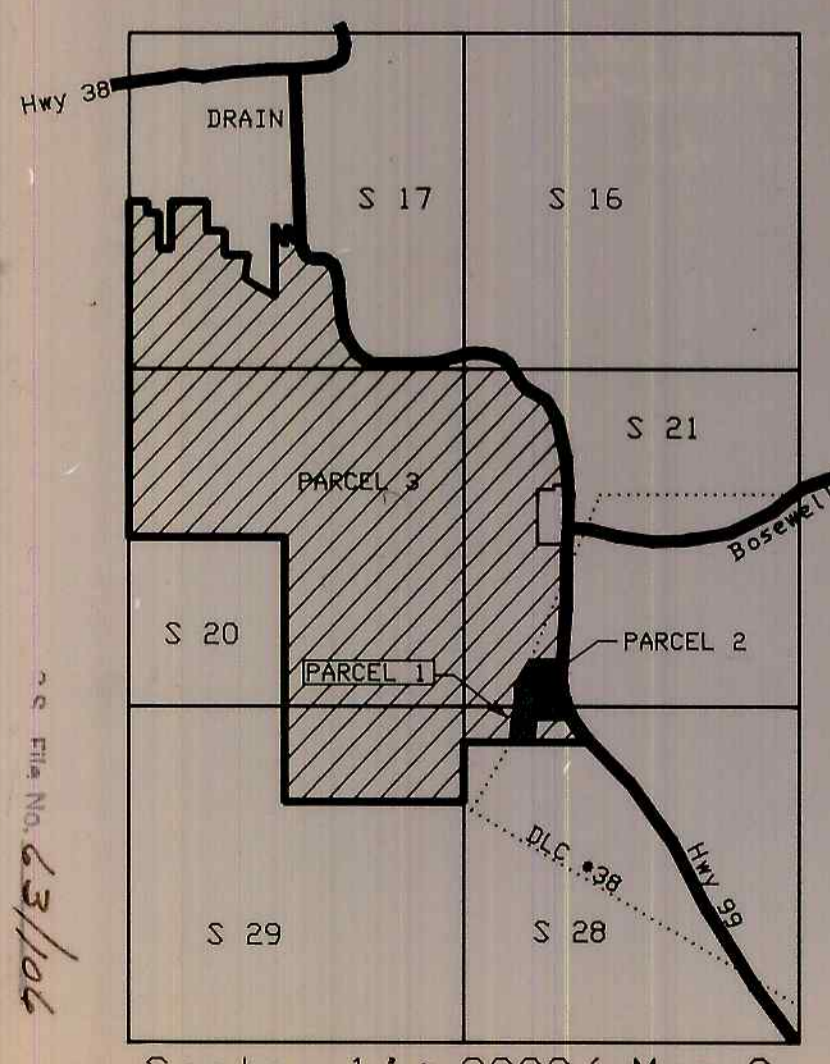
- LEGEND:
- - Found Monument size and type noted.
 - - Set 5/8"x 36" I. Rod w/ 1 1/4" Plastic cap set approx. 0.5 ft above ground. Inscribed LS 2291
 - ▲ - Calculated corner positions.
 - × - Existing Fence Lines.
 - - Projected lines.
 - () - Record as per Deed
 - - Existing Gravel Road
 - - Hwy 99 centerline.
 - () - Fred L. Dow Record Survey Filed Douglas County Surveyors Office, CS# M8-68.
 - - Projected Curve Lines.



SURVEYED BY:
KEN W. HOFFINE - PLS #2291
LORE ROCK TIMBER CO.
P.O. BOX 1127
ROSEBURG, OR 97470
Drawn by:
KEN HOFFINE & BILL WARREN

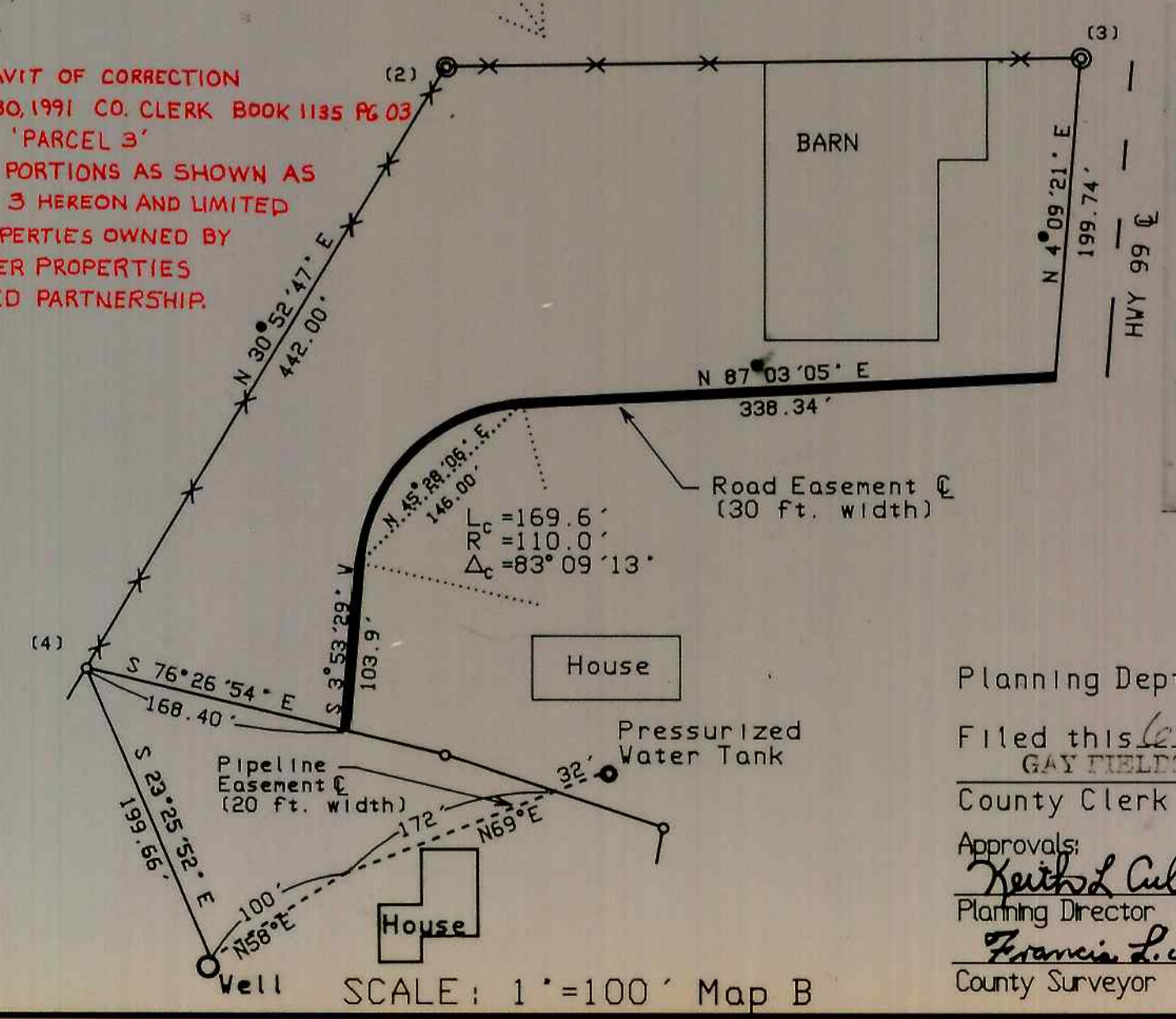
REGISTERED
PROFESSIONAL
LAND SURVEYOR
Ken W. Hoffine
OREGON
JULY 16, 1987
KEN W. HOFFINE
2291

Scale: 1" = 200' Map A



Scale: 1" ≈ 3000' Map C

AFFIDAVIT OF CORRECTION
APRIL 30, 1991 CO. CLERK BOOK 1135 PG 03
"PARCEL 3"
THOSE PORTIONS AS SHOWN AS
PARCEL 3 HEREON AND LIMITED
TO PROPERTIES OWNED BY
JUNIPER PROPERTIES
LIMITED PARTNERSHIP.



SCALE: 1" = 100' Map B

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER
OF CONVEYANCES, DO HEREBY CERTIFY THAT
THIS INSTRUMENT WAS RECORDED
1991 FEB -6 PM 2:41
GAY FIELDS
COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
By Dea L. Washell DEPUTY
FEE PP

91-02031
Planning Dept. File No. 90-229
Filed this 6th day of Feb, 1991
GAY FIELDS, County Clerk
County Clerk - Dea L. Washell, Deputy
Approvals:
Keith L. Cubie 2/5/91
Planning Director Date
Francis L. Ingram 2-5-91
County Surveyor Date

1991 - 1661

1991 - 0007

C.S. File No. 63/106