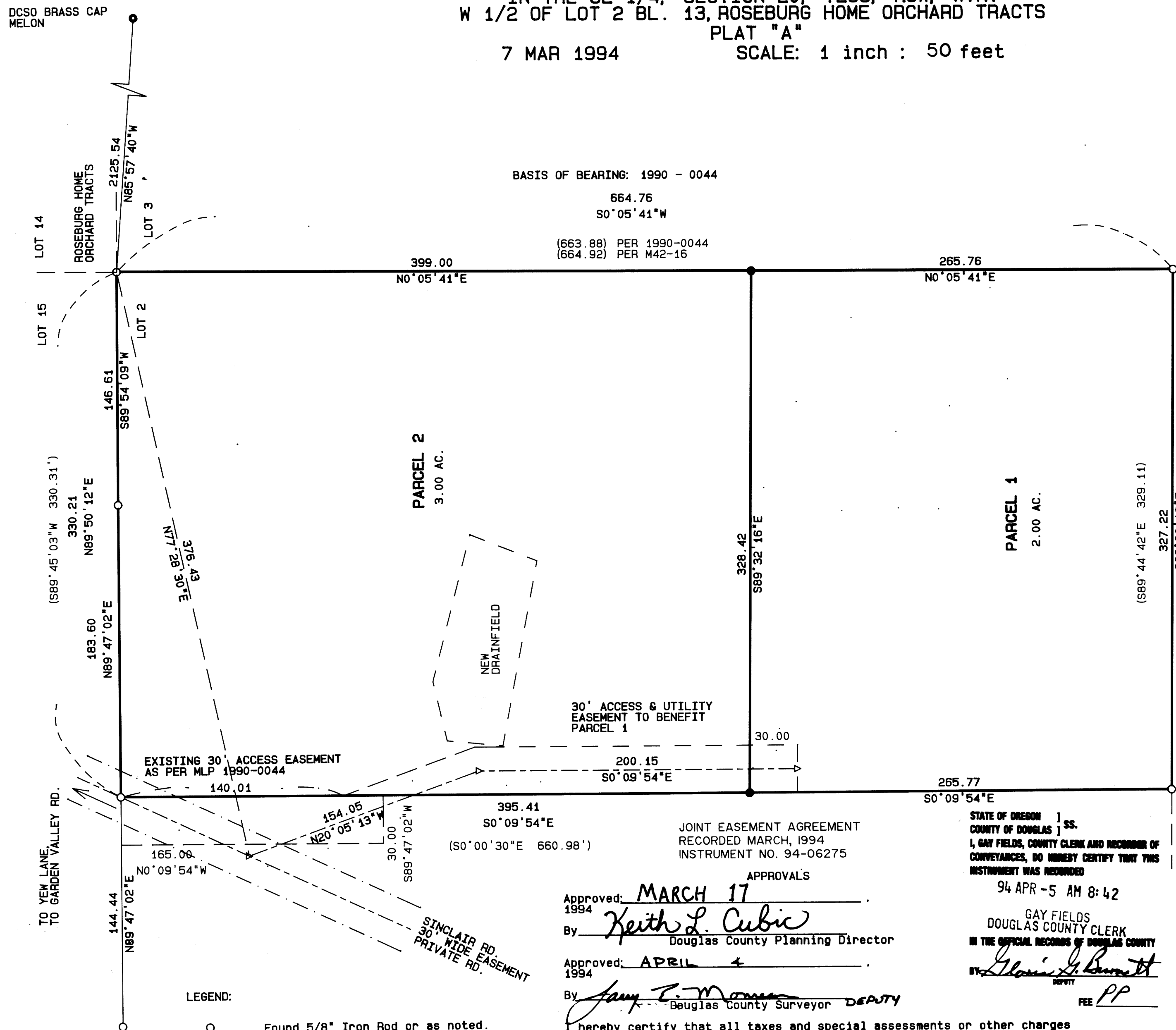


LAND PARTITION
IN THE SE 1/4, SECTION 20, T26S, R6W, W.M.
W 1/2 OF LOT 2 BL. 13, ROSEBURG HOME ORCHARD TRACTS
PLAT "A"
7 MAR 1994 SCALE: 1 inch : 50 feet

OWNER/PARTITONER: Tim & Lendia Weinberg
P.O. Box 1549
Roseburg, Oregon 97470
SEWER: Septic
WATER: Umpqua Basin Water Assoc.
ZONING: RR
COMP. PLAN: RC-2
PLANNING FILE NO. 93-111
NO WATER RIGHTS OF RECORD
SURVEYOR: AA Surveying Service, Inc.
2566 N. Stephens St.
Roseburg, OR 97470
(503) 672-2096



SURVEYOR'S AFFIDAVIT

I, Mark A. Heimbarger, being duly sworn, depose and say that I have correctly surveyed and monumented with proper monuments the corners so indicated on the annexed plat and that the boundaries are properly described hereon.

A parcel of land being the west half of Lot 2, Block 13, Roseburg Home Orchard Tracts, Plat "A", Douglas County, Oregon, and described as Parcel Number 1, of a Land Partition, Plat Number 1990-0044, of the Partition Plat Records of Douglas County, Oregon, all lying in the SE 1/4 of Section 20, Township 26 South, Range 6 West, Willamette Meridian, and more particularly as follows:

Beginning at a 5/8" Iron Rod at the southwest corner of said Lot 2; thence N0°05'41"E 664.76 feet along the west line of said Lot 2 to a 5/8" Iron Rod; thence leaving said west line S89°32'16"E 327.22 feet to a 5/8" Iron Rod; thence S0°09'54"E 661.18 feet to a 5/8" Iron Rod on the south line of said Lot 2; thence S89°50'12"W 330.21 feet along the said south line of said Lot 2 to the Point of Beginning and containing 5.00 acres.

TOGETHER WITH: Easements as per instrument number 90-13690, as filed in the Douglas County Clerks Office, Douglas County, Oregon.

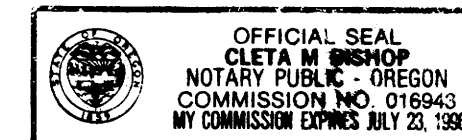
SUBJECT TO: Covenants and easement agreement, including the terms and provisions thereof, by William S. Moffitt, et al, recorded May 7, 1990, in Book 1097, Page 747, Recorder's No. 90-5993, Records of Douglas County, Oregon.

Mark A. Heimbarger
Mark A. Heimbarger

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS: that Tim Weinberg and Lendia Weinberg owners of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Affidavit, do hereby declare the annexed map to be a correct map of the partition plat of said property and that they have caused this partition plat to be prepared and the property to be partitioned into parcels as shown in accordance with the provisions of Chapter 92 of Oregon Revised Statutes. There are no water rights appurtenant to subject property.

Tim Weinberg
Lendia Weinberg
Lendia Weinberg



ACKNOWLEDGEMENT:

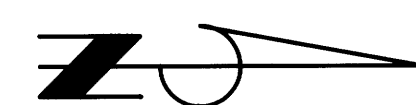
State of Oregon)
County of Douglas) ss

KNOW ALL PEOPLE BY THESE PRESENTS: that on this 15th day of March, 1994, before me a Notary Public in and for said State and County, did personally appear Tim Weinberg and Lendia Weinberg, who being duly sworn, did say that they are the identical persons named in the foregoing instrument and they executed said instrument freely and voluntarily.

Cleta M. Bishop
Notary Public, State of Oregon

NARRATIVE

The purpose of this survey was to partition the land described as Parcel Number 1, of Partition 1990-44, instrument number 90-13690, as filed in Douglas County Book of Plats, into two lots to conform with the preliminary as approved by the Douglas County Planning Department (see Planning Department file number 93-111.) Based on found monuments as shown, the lots were established.



BASIS OF BEARING: 1990 - 0044

664.76
S0°05'41"W

(663.88) PER 1990-0044
(664.92) PER M42-16

PARCEL 2
3.00 AC.

PARCEL 1
2.00 AC.

30' ACCESS & UTILITY
EASEMENT TO BENEFIT
PARCEL 1

EXISTING 30' ACCESS EASEMENT
AS PER MLP 1990-0044

JOINT EASEMENT AGREEMENT
RECORDED MARCH, 1994
INSTRUMENT NO. 94-06275

STATE OF OREGON)
COUNTY OF DOUGLAS) ss.
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF
CONVEYANCES, DO HEREBY CERTIFY THAT THIS
INSTRUMENT WAS RECORDED

94 APR -5 AM 8:42

GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

Gloria J. Burnett
DEPUTY
FEE PP

APPROVALS

Approved: MARCH 17 1994
By Keith L. Cubic
Douglas County Planning Director

Approved: APRIL 4 1994
By Jay E. Moman
Douglas County Surveyor DEPUTY

I hereby certify that all taxes and special assessments or other charges required by law, have been paid.

Approved: APRIL 4 1994
By Anne E. Schroeder
Douglas County Tax Collector

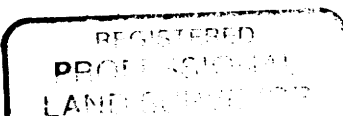
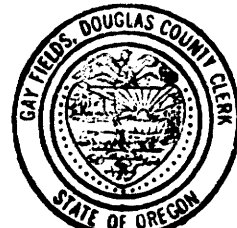
Filed this 5th day of APRIL 1994
By GAY FIELDS, County Clerk
Douglas County Clerk
Gloria J. Burnett
DEPUTY

LEGEND:

- Found 5/8" Iron Rod or as noted.
- Set 5/8" x 30" Iron Rod with Yellow Plastic Cap marked "AA SURVEYING INC."
- △ Calculated Point

RECORD INFORMATION:

Partition No. 1990-0044
Instrument Number 90-14487



MARK A. HEIMBURGER
JULY 18, 1987
2287
Exp. 6/95

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE