

SURVEYOR'S CERTIFICATE:

I, KRISTIAN O. DEGROOT, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE NOT SURVEYED BUT HAVE CORRECTLY PLATTED AND CREATED FROM EXISTING SURVEYS THE LANDS REPRESENTED AS PARCEL 1 ON THE ACCOMPANYING LAND PARTITION PLAT AND I FURTHER DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED AS PARCEL 2 AND PARCEL 3 ON THE ACCOMPANYING LAND PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

PARCEL 1: THE SOUTH 1/2 OF SECTION 16, T. 28 S., R. 6 W., W.M., DOUGLAS COUNTY, OREGON LYING NORTH OF LOOKINGGLASS COUNTY ROAD NO. 107 AND LYING NORTH AND WEST OF THE NORTH RIGHT OF WAY LINE OF OREGON HIGHWAY NO. 42 AS DESCRIBED IN BOOK 487, PAGE 185 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

EXCEPTING THEREFROM THOSE PARCELS OF LAND DESCRIBED IN DEEDS TO THE WINSTON-LILLARD WATER DISTRICT AS RECORDED IN VOL. 244 PAGE 593 AND VOL. 285 PAGE 510 OF THE RECORDS OF DOUGLAS COUNTY, OREGON, ALSO EXCEPTING THAT PARCEL OF LAND DESCRIBED IN A DEED TO SPARKY L. AND IVY M. TURNER AS RECORDED IN BOOK 620 PAGE 296 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

PARCEL 2: BEGINNING AT A 5/8" IRON ROD ON THE SOUTH RIGHT OF WAY LINE OF LOOKINGGLASS COUNTY ROAD NO. 107 FROM WHICH THE SOUTHEAST CORNER OF SECTION 16, T. 28 S., R. 6 W., W.M. BEARS S. 79°12'39"E., 2033.18 FEET; THENCE THE FOLLOWING COURSES ALONG SAID SOUTH RIGHT OF WAY LINE: N. 72°07'36"E., 59.00 FEET TO A 5/8" IRON ROD; N. 71°46'25"E., 249.93 FEET TO A 5/8" IRON ROD; N. 71°45'57"E., 294.64 FEET TO A 5/8" IRON ROD; 281.56 FEET ALONG THE ARC OF A 382.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S. 86°05'26"E., 275.23 FEET) TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF OREGON HIGHWAY NO. 42; THENCE THE FOLLOWING COURSES ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE: S. 37°37'37"W., 71.64 FEET TO A 5/8" IRON ROD; S. 32°26'17"W., 189.44 FEET TO A 5/8" IRON ROD; S. 32°05'03"W., 65.76 FEET TO A 5/8" IRON ROD; S. 37°21'08"W., 231.05 FEET TO A 5/8" IRON ROD; THENCE S. 0°34'49"W., LEAVING SAID NORTHWESTERLY RIGHT OF WAY LINE, 30.00 FEET TO A 5/8" IRON ROD; THENCE N. 89°25'11"W., 353.78 FEET TO A 5/8" IRON ROD; THENCE N. 0°34'49"E., 30.00 FEET TO A 5/8" IRON ROD; THENCE N. 89°25'11"W., 94.15 FEET TO A 5/8" IRON ROD TO THE EASTERLY RIGHT OF WAY LINE OF SAFARI ROAD, COUNTY ROAD NO. 107-C, THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE 90.76 FEET ALONG THE ARC OF A 550.87 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N. 12°30'59"W., 90.66 FEET) TO A 5/8" IRON ROD; THENCE N. 17°14'12"W., CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, 202.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.34 ACRES, MORE OR LESS, ALL BEING LOCATED IN THE SOUTH 1/2 OF SECTION 16, T. 28 S., R. 6 W., W.M.

PARCEL 3: BEGINNING AT A 5/8" IRON ROD ON THE SOUTH RIGHT OF WAY LINE OF LOOKINGGLASS COUNTY ROAD NO. 107 FROM WHICH THE SOUTHEAST CORNER OF SECTION 16, T. 28 S., R. 6 W., W.M. BEARS S. 80°00'05"E., 2086.03 FEET; THENCE S. 17°14'12"E., ALONG THE WESTERLY RIGHT OF WAY LINE OF SAFARI ROAD, COUNTY ROAD NO. 107-C, 201.68 FEET TO A 5/8" IRON ROD; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE 72.03 FEET ALONG THE ARC OF A 490.87 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S. 13°01'58"E., 71.96 FEET) TO A 5/8" IRON ROD ON THE NORTH RIGHT OF WAY LINE OF LOST LANE; THENCE N. 89°25'11"W., ALONG SAID NORTH RIGHT OF WAY LINE, 440.27 FEET TO A 5/8" IRON ROD; THENCE N. 89°34'40"W., CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, 374.36 FEET TO A 5/8" IRON ROD ON THE SOUTH RIGHT OF WAY LINE OF SAID LOOKINGGLASS COUNTY ROAD; THENCE N. 17°14'12"W., ALONG SAID SOUTH RIGHT OF WAY LINE, 21.40 FEET TO A 5/8" IRON ROD; THENCE N. 72°45'03"E., CONTINUING ALONG SAID RIGHT OF WAY LINE, 450.34 FEET TO A 5/8" IRON ROD; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE N. 72°07'36"E., 330.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.63 ACRES, MORE OR LESS LOCATED IN THE SOUTH 1/2 OF SECTION 16, T. 28 S., R. 6 W., W.M.

A LAND PARTITION

IN S1/2 OF SECTION 16 T28S. R6W. W.M.
DOUGLAS COUNTY, OREGON

SCALE: 1" = 100'

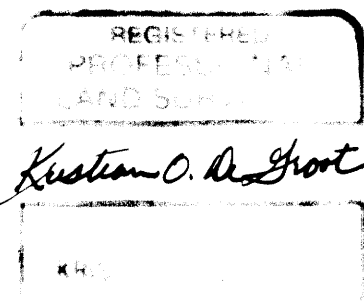
JUNE 1994

PREPARED BY:
BTS ENGINEERING & SURVEYING INC.
431 S.E. MAIN STREET
ROSEBURG, OR 97470

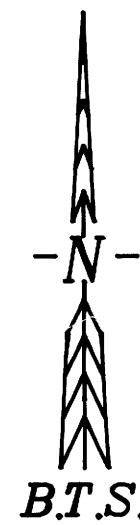
PREPARED FOR:
SOUTH UMPQUA INVESTMENT CORP.
1717 WHISTLERS PARK DRIVE
ROSEBURG, OREGON 97470

&

JEHOVAH'S WITNESS OF WINSTON, INC.
P.O. BOX 438
WINSTON, OREGON 97496



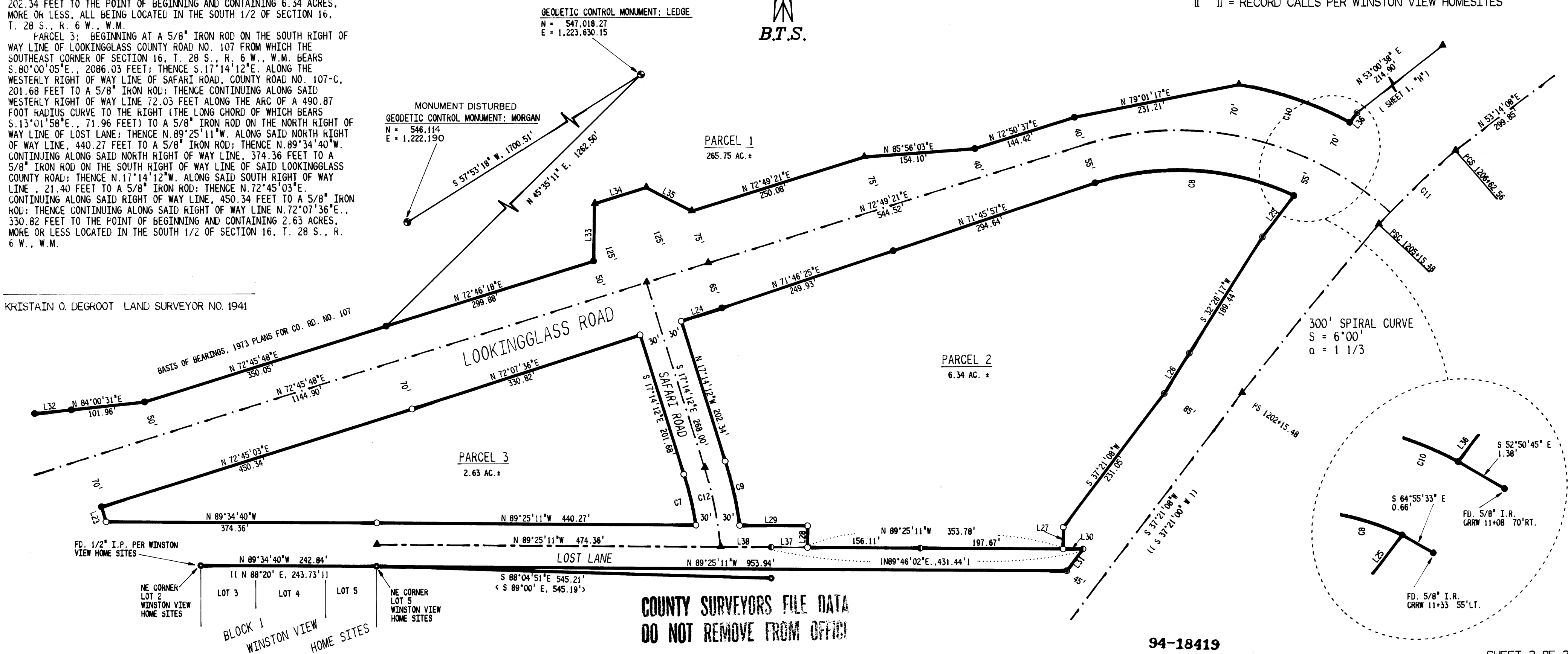
EXPIRES: 12-31-95



LINE	BEARING	DISTANCE	CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
L 1	S 17°14'12"E	201.68'	C 1	08°24'27"	490.87'	72.03'	36.08'	71.96'	S 13°01'58"E
L 2	N 17°14'12"W	21.40'	C 2	42°13'46"	382.01'	281.56'	147.52'	275.23'	S 86°05'26"E
L 3	N 72°07'36"E	59.00'	C 3	09°26'24"	550.87'	90.76'	45.48'	90.66'	N 12°30'59"W
L 4	S 37°37'37"W	71.64'	C 4	18°24'43"	507.00'	162.92'	82.17'	162.22'	S 11°05'47"E
L 5	S 32°26'17"W	189.44'	C 5	05°53'00"	1432.39'	147.08'	73.61'	147.02'	N 46°17'38"E
L 6	S 32°05'03"W	65.76'	C 6	12°16'50"	520.87'	111.64'	56.04'	111.43'	S 11°05'47"E
L 7	S 00°34'49"W	30.00'	C 7	08°24'27"	490.87'	72.03'	36.08'	71.96'	S 13°01'58"E
L 8	N 00°34'49"E	30.00'	C 8	42°13'46"	382.00'	281.56'	147.52'	275.23'	S 86°05'26"E
L 9	N 89°25'11"W	94.15'	C 9	09°26'24"	550.87'	90.76'	45.48'	90.66'	N 12°30'59"W
L 10	N 17°14'12"W	202.34'	C 10	18°24'43"	507.00'	162.92'	82.17'	162.22'	S 11°05'47"E
L 11	S 89°30'23"E	27.50'	C 11	05°53'00"	1432.39'	147.08'	73.61'	147.02'	S 11°05'47"E
L 12	S 37°17'30"W	37.47'	C 12	12°16'50"	520.87'	111.64'	56.04'	111.43'	S 11°05'47"E
L 13	N 84°29'32"E	51.13'							
L 14	N 84°00'31"E	101.96'							
L 15	N 01°08'11"E	79.07'							
L 16	N 72°45'48"E	75.00'							
L 17	S 62°14'11"E	70.71'							
L 18	N 85°56'03"E	154.10'							
L 19	N 72°50'37"E	144.42'							
L 20	N 37°37'37"E	16.81'							
L 21	N 37°21'08"E	65.48'							
L 22	N 89°22'05"W	50.21'							
L 23	N 17°14'12"W	21.40'							
L 24	N 72°07'36"E	59.00'							
L 25	S 37°37'37"W	71.64'							
L 26	S 32°05'03"W	65.76'							
L 27	S 00°34'49"W	30.00'							
L 28	N 00°34'49"E	30.00'							
L 29	N 89°25'11"W	94.15'							
L 30	S 89°30'23"E	27.50'							
L 31	S 37°17'30"W	37.47'							
L 32	N 84°29'32"E	51.13'							
L 33	N 01°08'11"E	79.07'							
L 34	N 72°45'48"E	75.00'							
L 35	S 62°14'11"E	70.71'							
L 36	N 37°37'37"E	16.81'							
L 37	N 89°22'05"W	50.21'							
L 38	N 89°27'24"W	70.49'							

LEGEND:

- = FD. 5/8" IROD PER CO. RD. NO. 107, 1973 PLANS
- = SET 5/8" x 30" IR. w/PLASTIC CAP MK'D. "BTS ENG-SURV"
- ⊙ = FD. 5/8" IROD PER SHRW
- ⊙ = FD. 5/8" IROD PER M117-40
- ⊙ = FD. 5/8" IROD PER M42-25, OR AS NOTED
- ⊙ = FD. MONUMENT AS NOTED
- ▲ = COMPUTED POINT, NOT SET
- () = RECORD CALLS PER M105-55
- < > = RECORD CALLS PER M42-25
- [] = RECORD CALLS PER M117-40
- (()) = OREGON STATE HIGHWAY DIVISION MAP #9B-7-5
- (| |) = RECORD CALLS PER WINSTON VIEW HOMESITES



KRISTIAN O. DEGROOT LAND SURVEYOR NO. 1941

**COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE**

94-18419

SHEET 2 OF 2

1994 - 0068 B

1994 - 0068 B