

APPROVALS

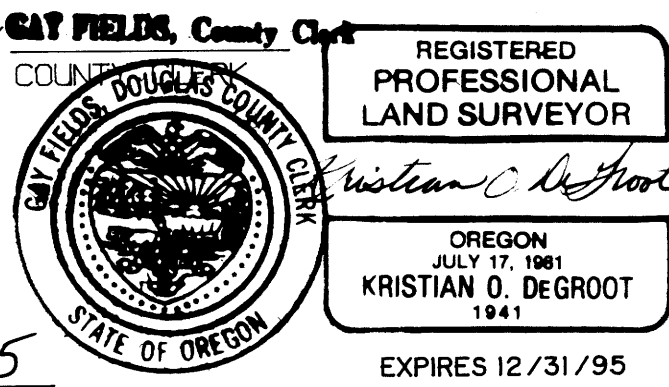
Keith L. Cubic 7/28/95
COUNTY PLANNING DIRECTOR DATE
Janet R. Sundeen 7/31/95
COUNTY SURVEYOR DATE

A LAND PARTITION

LOCATED IN THE NE 1/4 OF SE 1/4, SEC. 18, T26S, R3W, WM. DOUGLAS COUNTY, OREGON

SCALE: 1" = 100' AUGUST 1994

FILED THIS 1ST DAY OF August 1995 BY GAY FIELDS, County Clerk



SURVEYED BY: BT'S ENGINEERING & SURVEYING INC. 431 S.E. MAIN STREET ROSEBURG, OR 97470

SURVEYED FOR: VFW NORTH UMPQUA POST 4316 HAROLD PEDERSON, COMMANDER 118 SCHLOEMAN LANE GLIDE, OREGON 97443

TAX COLLECTOR CERTIFICATE: 95-14360
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

Suzanne C. Cates, Dep. 7-31-95
DOUGLAS COUNTY TAX COLLECTOR DATE

ZONING AND UTILITIES:

ZONE: RURAL RESIDENTIAL - IR
COMP. PLAN: RURAL COMMITTED ONE ACRE
WATER: GLIDE WATER ASSOCIATION
SEWER: GLIDE-IDLELYD SEWER DISTRICT
EXISTING WATER RIGHT: NONE APPURTENENT
PLANNING FILE NO. 94-049

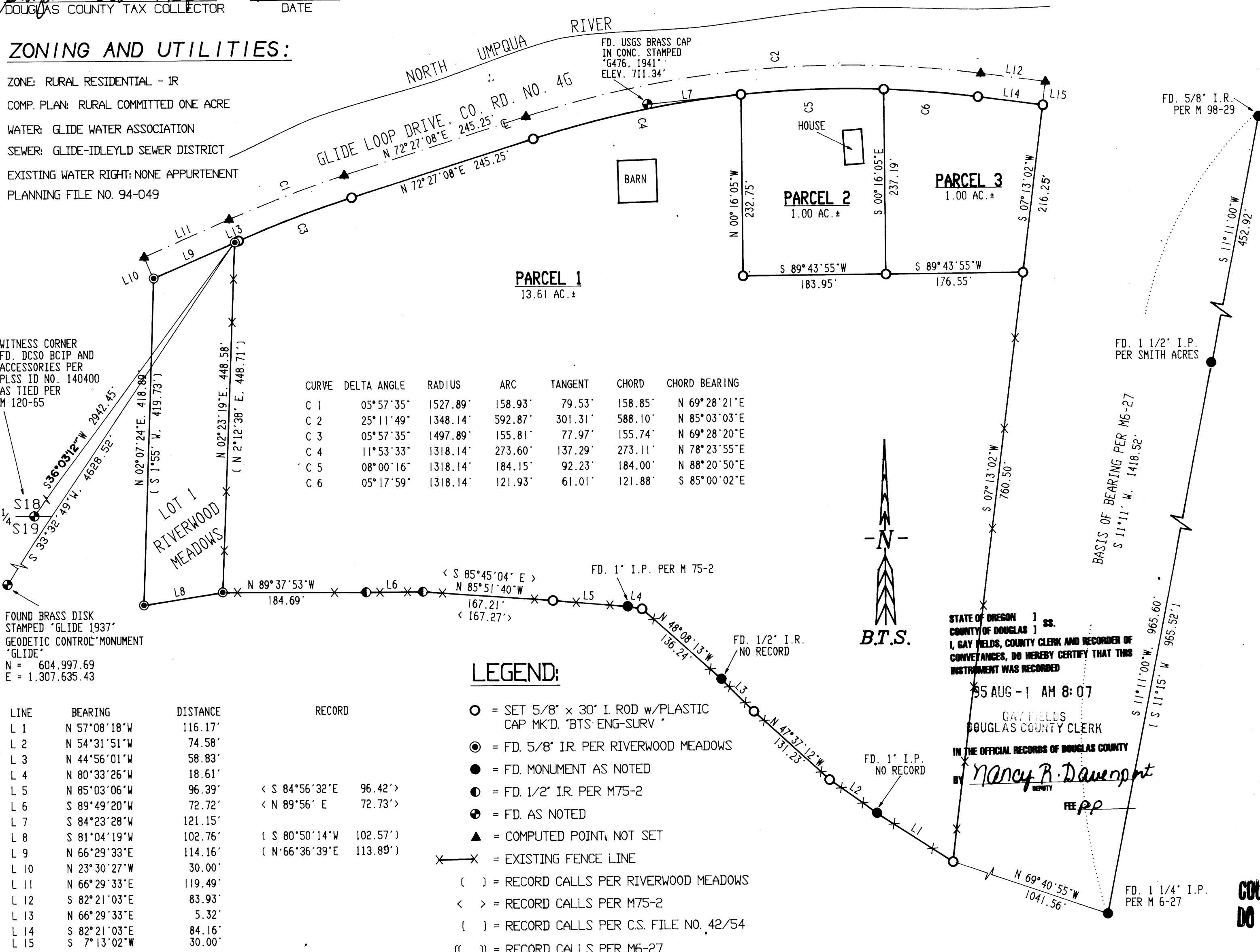


Table with columns: CURVE, DELTA ANGLE, RADIUS, ARC, TANGENT, CHORD, CHORD BEARING. Contains data for curves C1 through C6.

WITNESS CORNER
FD. DCSO BCIP AND ACCESSORIES PER PLSS ID NO. 140400 AS TIED PER M 120-65

FOUND BRASS DISK STAMPED "GLIDE 1937" GEODETIC CONTROL MONUMENT "GLIDE"
N = 604,997.69
E = 1,307,635.43

LEGEND:

- Legend items: SET 5/8" x 30" I ROD w/PLASTIC CAP MK'D. 'BTS-ENG-SURV', FD. 5/8" IR. PER RIVERWOOD MEADOWS, FD. MONUMENT AS NOTED, FD. 1/2" IR. PER M75-2, FD. AS NOTED, COMPUTED POINT, NOT SET, EXISTING FENCE LINE, RECORD CALLS PER RIVERWOOD MEADOWS, RECORD CALLS PER M75-2, RECORD CALLS PER C.S. FILE NO. 42/54, RECORD CALLS PER M6-27.

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS THAT BEN SERAFIN IS THE OWNER OF THE LAND REPRESENTED ON THIS MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THE MAP.

Ben Serafin
BEN SERAFIN

ACKNOWLEDGMENT:

STATE OF OREGON )
COUNTY OF DOUGLAS ) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 10 DAY OF Jan. 1995 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BEN SERAFIN, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO BEING DULY SWORN, DID SAY THAT THEY EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10. DAY OF January 1995

Ethel L. Kame
NOTARY PUBLIC, STATE OF OREGON



NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THAT PARCEL OF LAND DESCRIBED IN VOL. 96 PAGE 296 OF THE RECORDS OF DOUGLAS COUNTY AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 94-049. BECAUSE OF ERRORS IN LEGAL DESCRIPTIONS AND MAJOR DISCREPANCIES BETWEEN DEED LINES AND EXISTING LONG STANDING FENCE LINES THE EASTERLY PORTION OF THE SOUTH LINE AND THE EAST LINE WERE ADJUSTED TO THE FENCE LINES AS APPROVED UNDER PLANNING DEPARTMENT FILE NO. 94-330. A POINT COMPUTED AT VOL. 96 PAGE 296 DEED DISTANCE ALONG THE EAST LINE FROM THE SE CORNER OF LOT 1, RIVERWOOD MEADOWS CLOSELY MATCHED THE DEED DISTANCE TIE TO THE SOUTH 1/4 CORNER OF SECTION 18, THEREFORE, I ACCEPTED THE EAST LINE OF LOT 1 AS THE WEST LINE OF VOL. 96 PAGE 296. THE EXISTING CENTERLINE OF GLIDE LOOP DRIVE, COUNTY ROAD NO. 4G, WAS SURVEYED AND THE SOUTHERLY RIGHT OF WAY LINE WAS MONUMENTED AT 30 FEET RIGHT OF CENTERLINE AS PER INST. NO. 74-6194. THIS SURVEY WAS PERFORMED BY LES FANNING, MATT DIXON, KIRK COPSEY AND VINCE HALL USING SOKKIA SET 4 AND SET 5 TOTAL STATIONS WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

SURVEYOR'S CERTIFICATE:

I, KRISTIAN O. DEGROOT, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ACCOMPANYING LAND PARTITION MAP OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION: BEGINNING AT A 5/8" IRON ROD AT THE NE CORNER OF LOT 1, RIVERWOOD MEADOWS, A SUBDIVISION RECORDED IN VOL. 17, PAGE 14 OF THE SUBDIVISION RECORDS OF DOUGLAS COUNTY, OREGON FROM WHICH THE 1/4 CORNER OF SECTION 18 & 19, T26S, R3W, WM, BEARS S 36°03'12" W, 2942.45 FEET, THENCE THE FOLLOWING COURSES ALONG GLIDE LOOP DRIVE, COUNTY ROAD NO. 4G, N66°29'33"E, 532 FEET TO A 5/8" IRON ROD; 155.81 FEET ALONG THE ARC OF A 1497.89 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N69°28'20"E, 155.74 FEET) TO A 5/8" IRON ROD; N72°27'08"E, 245.25 FEET TO A 5/8" IRON ROD; 579.68 FEET ALONG THE ARC OF A 1318.14 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N85°03'03"E, 575.32 FEET) TO A 5/8" IRON ROD; S82°21'03"E, 84.16 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID COUNTY ROAD NO. 4G, S71°13'02"W, 976.75 FEET TO A 5/8" IRON ROD; THENCE N57°08'18"W, 116.17 FEET TO A 1" IRON PIPE; THENCE N54°31'51"W, 74.58 FEET TO A 5/8" IRON ROD; THENCE N47°37'12"W, 131.23 FEET TO A 5/8" IRON ROD; THENCE N44°56'01"W, 58.83 FEET TO A 1/2" IRON ROD; THENCE N48°08'13"W, 136.24 FEET TO A 5/8" IRON ROD; THENCE N80°33'26"W, 186.1 FEET TO A 1" IRON PIPE; THENCE N85°03'06"W, 96.39 FEET TO A 5/8" IRON ROD; THENCE N85°51'40"W, 167.21 FEET TO A 1/2" IRON ROD; THENCE N89°37'53"W, 184.69 FEET TO A 1/2" IRON ROD; THENCE N89°37'53"W, 184.69 FEET TO A 5/8" IRON ROD LOCATED AT THE SOUTHEAST CORNER OF LOT 1, RIVERWOOD MEADOWS; THENCE N2°23'19"E, 448.58 FEET ALONG THE EAST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING, AND CONTAINING 15.61 ACRES, MORE OR LESS.

Kristian O. Degroot
KRISTIAN O. DEGROOT LAND SURVEYOR NO. 1941

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

95-14360