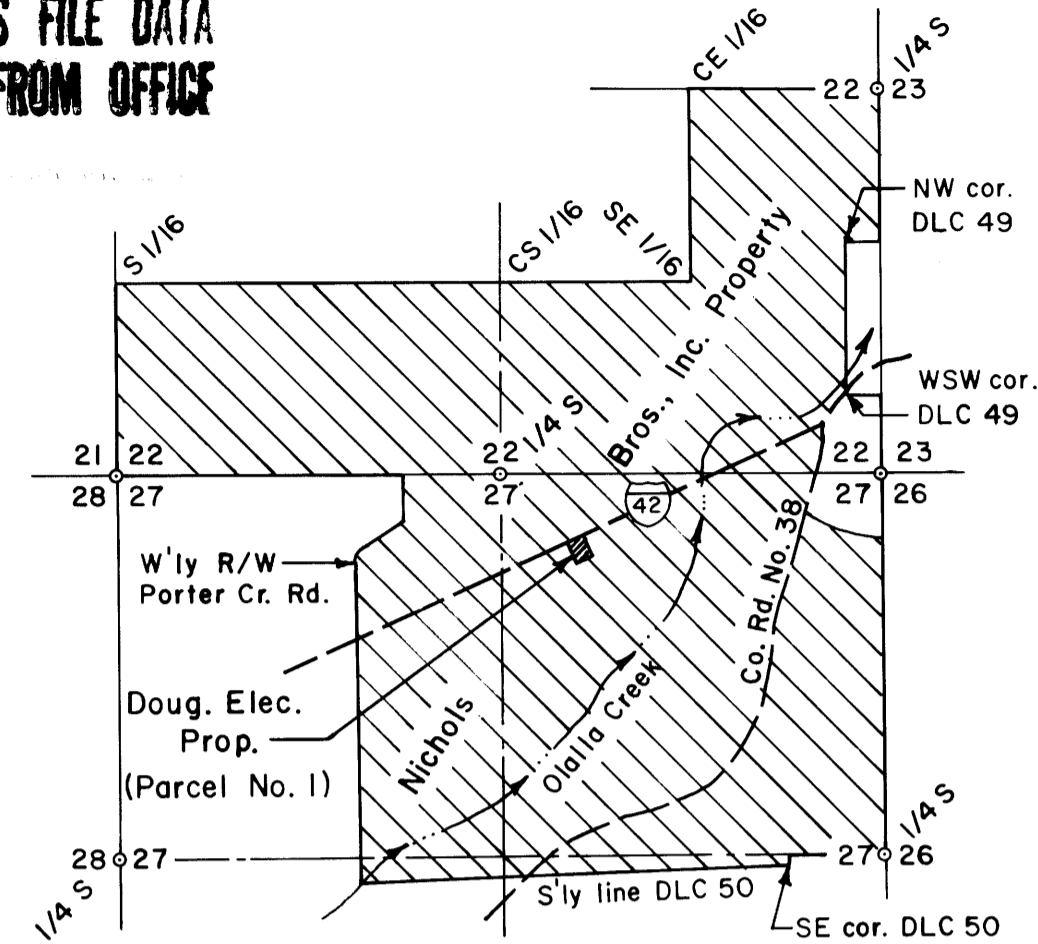


1996 - 0003 A

1996 - 0003 A

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE



Parcel No. 2
Nichols Bros., Inc. Property
Unsurveyed
(384.66 ac.)

Scale: 4" = 1 mile

LEGEND

- Corner found, 1/4" iron pipe, unless noted o
- Corner computed, not set •
- Fence -x-x-

- Notes:
1. Records shown here are deed record. No survey was filed.
 2. This property is NOT FOR RESIDENTIAL USE.

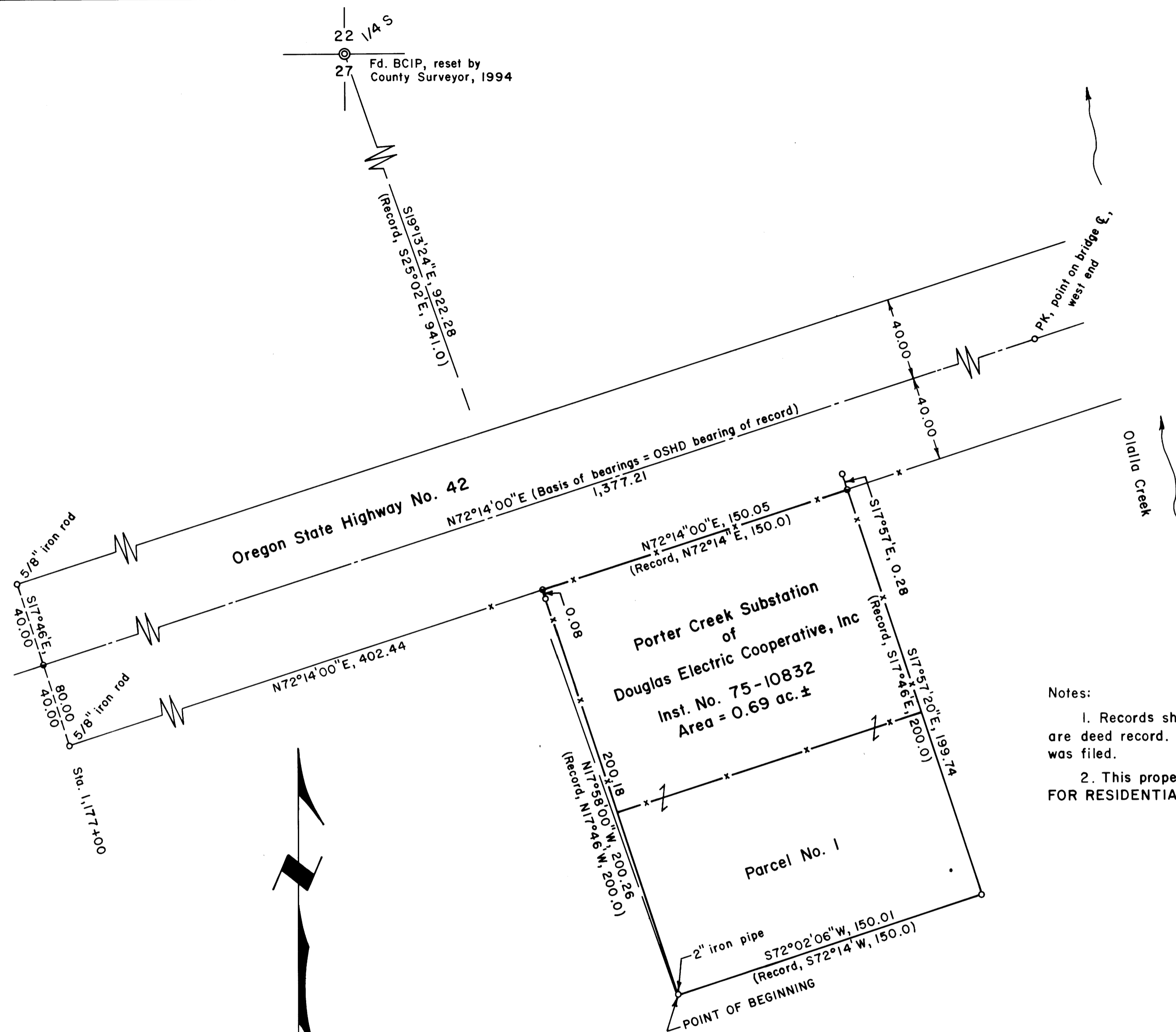
PLAT OF LAND PARTITION
in the Thomas Croxton DLC No. 50,
the S 1/2 of Section 22 and in Section 27, T28S,
R7W, W.M., Douglas County, Oregon

For: Douglas Electric Cooperative, Inc.
PO Box 1327
Roseburg, Oregon 97470

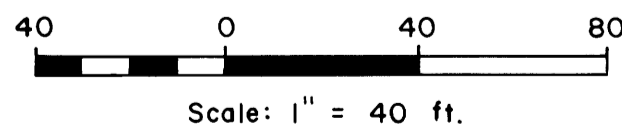
By: Shaner Engineering, Inc.
PO Box 1430
Roseburg, Oregon 97470

Sheet 1 of 2

December 29, 1995



Basis of bearings is
C State Highway
No. 42



96-00705

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Bruce A Shaner

OREGON
JULY 4, 1971
BRUCE A. SHANER
478

Renews June 30, 1996

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

Filed this 12th day of January, 1995 at 12:39 pm.

GAY FIELDS, County Clerk by Carol Engelhardt
Douglas County Clerk

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



96 JAN 12 PM 12:39

DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Carol Engelhardt

DEPUTY
36-00785

96-00705

DECLARATION:

Know all people by these presents that Nichols Bros., Inc., owner of the land represented hereon and more particularly described herein, by and thru Richard B. Nichols, Secretary-Treasurer, has caused the same to be partitioned and surveyed into parcels as shown on the annexed map.

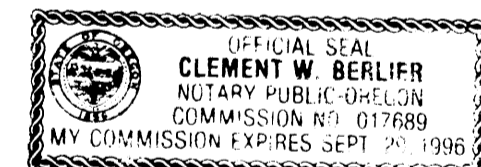
Richard B. Nichols
Richard B. Nichols, Secretary - Treasurer

ACKNOWLEDGEMENT:

State of Oregon)
County of Douglas) SS

Know all people by these presents, that on this 29th day of NOVEMBER, 1995, before me, a Notary Public in and for said State and County, personally appeared Richard B. Nichols, who being duly sworn, did say that he is the Secretary-Treasurer of Nichols Bros., Inc. and that he executed the Land Partition on behalf of said Corporation freely and voluntarily.

Clement W. Berlier



PLAT OF LAND PARTITION
in the Thomas Croxton DLC No. 50,
the S 1/2 of Section 22 and in Section 27, T28S,
R7W, W.M., Douglas County, Oregon

For: Douglas Electric Cooperative, Inc.
PO Box 1327
Roseburg, Oregon 97470

By: Shaner Engineering, Inc.
PO Box 1430
Roseburg, Oregon 97470

Sheet 2 of 2

December 29, 1995

NARRATIVE

The purpose of the Land Partition Plat & Survey is to comply with a Douglas County Planning Dept. directive. The 0.69 acre parcel owned by Douglas Electric Cooperative, Inc. was sold to them by Nichols Bros., Inc. in 1975, but no land partition was done then. In addition, no land survey was filed with the Douglas County Surveyor's Office at that time.

This Plat completes the transaction.

The survey was done in October, 1995, using a Jena 0°00'01" theodolite and a "Mac II" electronic distance meter.

PARCEL NO. 1 DESCRIPTION

This property is owned by Douglas Electric Cooperative, Inc. and it is described by Instrument No. 75-10832, Deed Records, Douglas County, Oregon. It includes an area of 0.69 acres.

PARCEL NO. 2 DESCRIPTION

The south half of the southwest quarter and the southwest quarter of the southeast quarter and Government Lots 1 & 2, Section 22, T28S, R7W, W.M. also Government Lots 1, 2, 5 & 6 in Section 27 and the east half of the Thomas Croxton DLC No. 50 in T28S, R7W, W.M., excepting the parts described in Vol. 204, pg. 389; Vol. 166, pg. 602; Vol. 136, pg. 498, Deed Records of Douglas County, Oregon and the public right of way.

DECLARATION:

Know all people by these presents that Douglas Electric Cooperative, Inc., owner of Parcel No. 1 of the land represented hereon and more particularly described herein, by and thru David G. Sabala, General Manager, has caused the same to be partitioned and surveyed as shown on the annexed map.

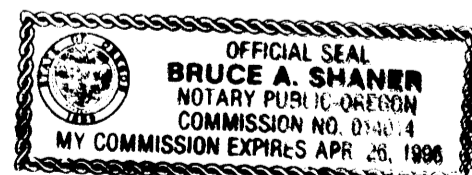
David G. Sabala
David G. Sabala, General Manager

ACKNOWLEDGEMENT:

State of Oregon)
County of Douglas) SS

Know all people by these presents, that on this 28th day of December, 1995, before me, a Notary Public in and for said State and County, personally appeared David G. Sabala, who being duly sworn, did say that he is the General Manager of Douglas Electric Cooperative, Inc. and that he executed the Land Partition on behalf of said Corporation freely and voluntarily.

Bruce A. Shaner



SURVEYOR'S CERTIFICATE:

I, Bruce A. Shaner, being duly sworn, hereby depose and say that I have correctly surveyed Parcel No. 1 and marked with proper monuments the land shown hereon, the boundaries of which are described hereon.

Bruce A. Shaner
Bruce A. Shaner, RLS 430

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

Vickery Sanjerani, deputy
Douglas County Tax Collector 1/11/96

WATER: None needed.

SEWER: None needed.

WATER RIGHTS: There are no water rights attached to this property.

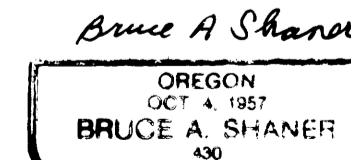
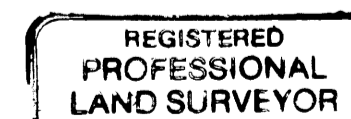
COMP. PLAN & ZONE: (FF) Farm Forest & (FG) Exclusive Farm Use - Grazing Zones.

PLANNING DEPT. FILE NO: 95-309

APPROVALS:

Keith L. Cubic 1/11/96
Douglas Co. Planning Dept. Date

Larry E. Monson 1-11-96
Douglas Co. Surveyor DEPUTY Date



1996 - 0003 B

1996 - 0003 B