

APPROVALS:

Keith L. Cubic 2/26/96
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Janet R. Sunderen 2/27/96
DOUGLAS COUNTY SURVEYOR DATE

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

Anne E. Schroeder 2/27/96
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 27th DAY OF February 1996 11:42 O'CLOCK AM

GAY FIELDS, County Clerk
DOUGLAS COUNTY CLERK



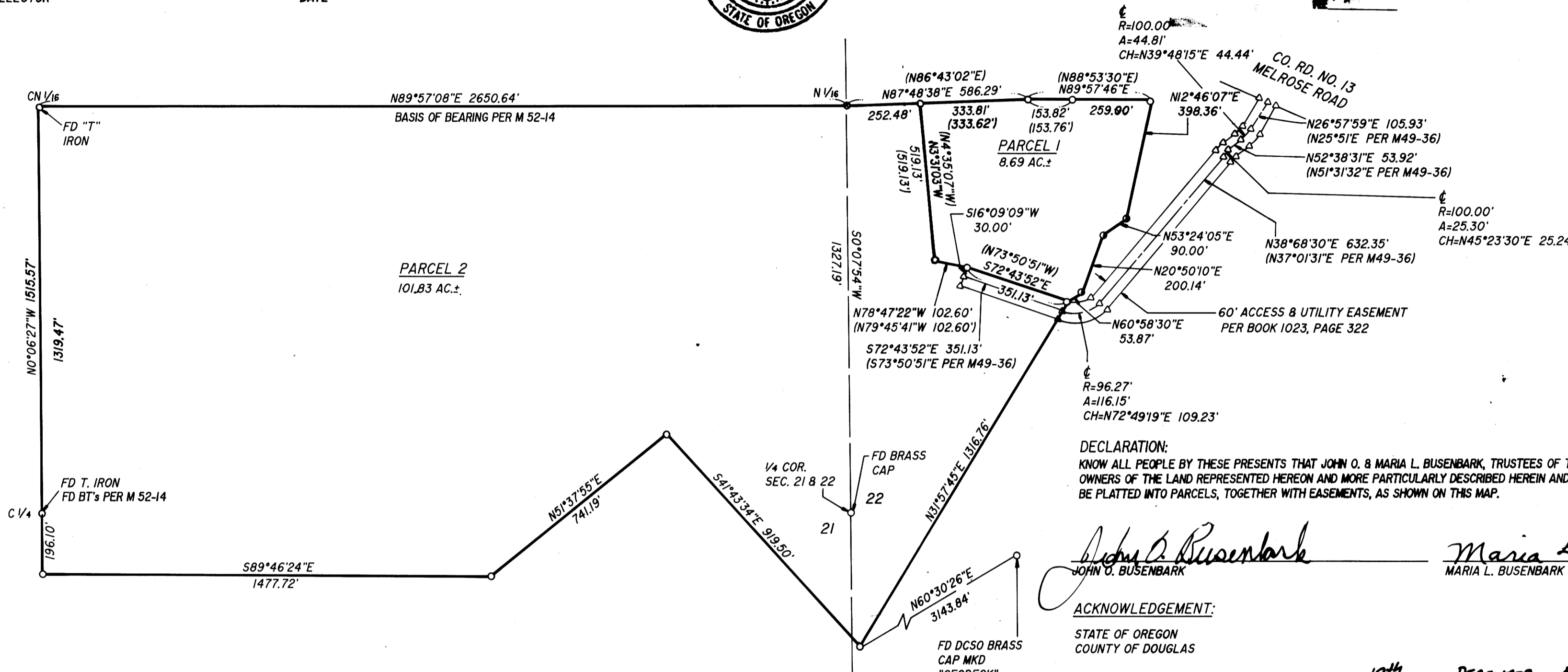
STATE OF OREGON
COUNTY OF DOUGLAS
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED

96 FEB 27 AM 11:42

GAY FIELDS
DOUGLAS COUNTY CLERK

IN THE OFFICE RECORDS OF DOUGLAS COUNTY
BY Gay Fields
96-04625

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE



DECLARATION:
KNOW ALL PEOPLE BY THESE PRESENTS THAT JOHN O. & MARIA L. BUSENBARK, TRUSTEES OF TRUST DATED 11-4-78, AS THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED INTO PARCELS, TOGETHER WITH EASEMENTS, AS SHOWN ON THIS MAP.

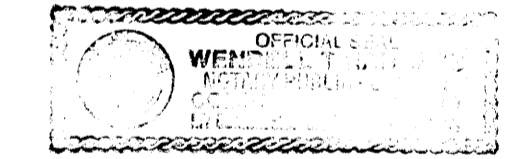
John O. Busenbark
Maria L. Busenbark

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 19th DAY OF DECEMBER 1995, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOHN O. & MARIA L. BUSENBARK, WHO DID SAY THAT THEY ARE THE IDENTICAL PEOPLE NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Wendell Tharress
MY COMMISSION EXPIRES: 1/18/99



SURVEYORS CERTIFICATE:

I, DONALD A. BENTZ, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION: BEGINNING AT THE CENTER 1/4 CORNER OF SECTION 21, TOWNSHIP 27 SOUTH, RANGE 6 WEST WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE N0°06'27"W 1319.47 FEET TO THE CENTER-NORTH 1/4 CORNER OF SAID SECTION; THENCE N89°57'08"E 2650.64 FEET TO A 3/4" IRON ROD, SAID POINT BEARS N0°07'54"E 1327.19 FEET FROM THE 1/4 CORNER COMMON TO SECTIONS 21 & 22 OF SAID TOWNSHIP AND RANGE; THENCE N87°48'38"E 252.48 FEET TO A 5/8" IRON ROD; THENCE CONTINUING N87°48'38"E 333.81 FEET TO A 5/8" IRON ROD; THENCE N89°57'46"E 153.82 FEET TO A 5/8" IRON ROD; THENCE CONTINUING N89°57'46"E 259.00 FEET TO A 5/8" IRON ROD; THENCE S12°46'07"W 398.36 FEET; THENCE S53°24'05"W 90.00 FEET TO A 1/2" IRON ROD; THENCE S20°50'10"W 200.14 FEET TO A 1/2" IRON ROD; THENCE S60°58'30"W 53.87 FEET TO A 5/8" IRON ROD; THENCE S31°57'45"W 1316.76 FEET TO A 5/8" IRON ROD; THENCE N41°43'34"W 919.50 FEET TO A 5/8" IRON ROD; THENCE S51°37'55"W 741.19 FEET TO A 5/8" IRON ROD; THENCE N89°46'24"W 1477.72 FEET TO A 5/8" IRON ROD; THENCE N0°06'27"W 196.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 110.52 ACRES OF LAND.

Donald A. Bentz P.L.S. #839

NARRATIVE:

LAND PARTITION TO LEGALIZE PARCEL PREVIOUSLY DEEDED. MONUMENTED PER M83-61, M49-36, AND M52-14 WERE VERIFIED AND USED. ROAD EASEMENT PER M49-36 ROTATED TO COMMON LINE WITH PARCEL NO. 1.

OFFICE: DON BENTZ
DRAFTING: TIM ADAMS

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT GREGORY L. BIERMAN & ANN WALKER - BIERMAN ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED INTO PARCELS TOGETHER WITH EASEMENTS AS SHOWN ON THIS MAP.

Gregory L. Bierman
Ann Walker - Bierman

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 6th DAY OF FEB. 1996, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED GREGORY L. BIERMAN & ANN WALKER - BIERMAN, WHO DID SAY THAT THEY IS THE IDENTICAL PEOPLE NAMED ON THE FOREGOING INSTRUMENT AND THAT HE DID EXECUTE SAID INSTRUMENT FREELY AND VOLUNTARILY.

Wendell Tharress
OFFICIAL SEAL
WENDELL THARRESS
NOTARY PUBLIC - OREGON
COMMISSION NO. 040813
MY COMMISSION EXPIRES JAN. 18, 1999
MY COMMISSION EXPIRES: 1/18/99

PLANNING DEPT. FILE NO.: 95-276

COMP. PLAN: FARM FOREST & COMMITTED RESIDENTIAL
ZONE: FARM FOREST & RURAL RESIDENTIAL - 2
WATER: UMPQUA BASIN WATER ASSOC.
SEWER: ON-SITE SEPTIC

- LEGEND:
O FD 5/8" IRON ROD
D FD 1/2" IRON ROD
* FD 3/4" IRON ROD
triangle CALCULATED POINT
RECORD DATA:
() REC. PER M 83-61 UNLESS OTHERWISE NOTED

LAND PARTITION

IN THE EAST 1/2 OF SEC. 21 & THE WEST 1/2 OF SEC. 22, T27S, R6W, W.M., DOUGLAS COUNTY, OREGON

SURVEYED FOR:
JOHN BUSENBARK
411 LONG MEADOWS LANE
ROSEBURG, OREGON 97470

SURVEYED BY:
i.e. ENGINEERING
548 S.E. Jackson Suite 3
Roseburg, Oregon 97470
PHONE (503) 673-0166
FAX (503) 440-9392

REGISTERED
OREGON
LAND SURVEYOR

JULY 12, 1988
DONALD A. BENTZ
839

EXPIRES 12-31-95

SCALE: 1" = 300'

DATE: NOV. 1995

1223-01

PAGE: 1 OF 1

1996 - 0020

1996 - 0020