

LAND PARTITION

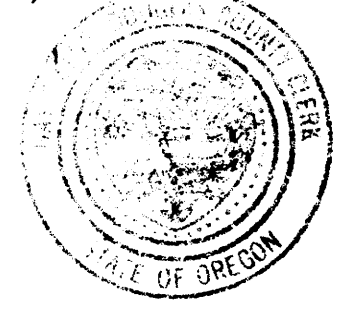
LOCATED IN THE

S. 1/2 OF SECTION 19
N.E. 1/4 OF SECTION 19
S.W. 1/4 OF SECTION 20
N.W. 1/4 OF SECTION 29
N.E. 1/4 OF SECTION 30
T. 28 S., R. 6 W., W.M.
SCALE 1"=400' JANUARY, 1996

SURVEYED BY:
BTS ENGINEERING & SURVEYING, INC.
431 S.E. MAIN STREET
ROSEBURG, OR 97470
(503) 673-0966 FAX (503) 673-0105

SURVEYED FOR:
NICHOLS BROS., INC.
700 OLD BROCKWAY ROAD
WINSTON, OR 97496

ZONING AND UTILITIES:
ZONE: A-0, RLA, RM
COMP. PLAN: A-0, RLA 4.5 DU/AC, RM 7 DU/AC.
WATER: WINSTON-DILLARD WATER DISTRICT
SEWER: CITY OF WINSTON



APPROVALS:

Wm S. Bergum 4-2-96
WINSTON PLANNING COMMISSION CHAIRMAN DATE

Raymond 4-2-96
WINSTON CITY ADMINISTRATOR DATE

Janet R. Sundeen 4-8-96
DOUGLAS COUNTY SURVEYOR DATE

FILED THIS 04 DAY OF APRIL 1996, BY

96-07636 9:01 A.M.
GAY FIELDS County Clerk
DOUGLAS COUNTY CLERK *Deputy*

DECLARATION:
KNOW ALL PEOPLE BY THESE PRESENTS THAT NICHOLS BROS., INC. IS THE OWNER OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS PARTITION PLAT.

Marvin L. Papst
MARVIN L. PAPST, PRESIDENT

ACKNOWLEDGEMENT:
STATE OF OREGON) SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 27 DAY OF April, 1996, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED MARVIN L. PAPST, PRESIDENT OF NICHOLS BROS. INC. TO ME KNOWN TO BE THE PERSON DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT HE EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET FORTH MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Edith L. Stone
NOTARY PUBLIC, STATE OF OREGON

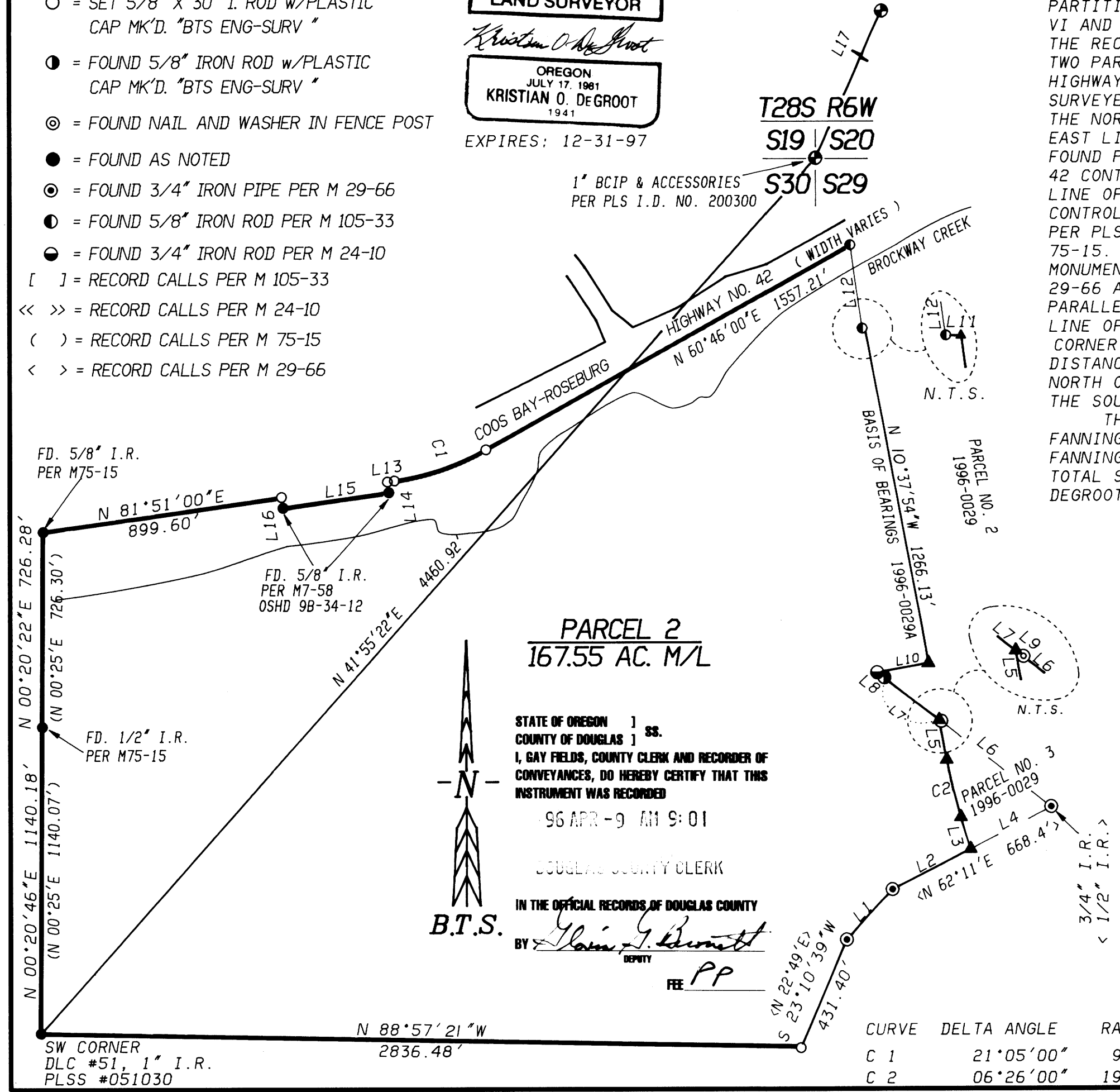
SURVEYOR'S CERTIFICATE:
I, KRISTIAN O. DEGROOT, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED AS PARCEL NO. 2 OF THE THIS LAND PARTITION PLAT AND THAT I HAVE NOT SURVEYED BUT HAVE CORRECTLY PLATTED THE LANDS REPRESENTED AS PARCEL NO. 1 OF THIS LAND PARTITION PLAT. THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION OF PARCEL NO. 1 AND PARCEL NO. 2:

- LEGEND:**
- = SET 5/8" X 30" I. ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
 - = FOUND 5/8" IRON ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
 - ⊙ = FOUND NAIL AND WASHER IN FENCE POST
 - = FOUND AS NOTED
 - ⊙ = FOUND 3/4" IRON PIPE PER M 29-66
 - = FOUND 5/8" IRON ROD PER M 105-33
 - = FOUND 3/4" IRON ROD PER M 24-10
 - [] = RECORD CALLS PER M 105-33
 - << >> = RECORD CALLS PER M 24-10
 - () = RECORD CALLS PER M 75-15
 - < > = RECORD CALLS PER M 29-66

REGISTERED PROFESSIONAL LAND SURVEYOR
Kristian O. Degroot
OREGON JULY 17, 1981
KRISTIAN O. DEGROOT 1941
EXPIRES: 12-31-97

DCSO BRASS DISC "BREMNER"
Y = 545,916.65
X = 1,216,802.07

NARRATIVE:
THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE REMAINING PORTION OF PARCEL VI AND PARCEL VII OF INST. NO. 322621 OF THE RECORDS OF DOUGLAS COUNTY, OREGON INTO TWO PARCELS--NORTH AND SOUTH OF STATE HIGHWAY NO. 42. PARCEL NO. 1 WAS NOT SURVEYED. PARCEL NO. 2 WAS SURVEYED AND THE NORTH, SOUTH, WEST AND PORTIONS OF THE EAST LINES WERE MONUMENTED. MONUMENTS FOUND PER 1989 OSHD PLANS FOR HIGHWAY NO. 42 CONTROLLED THE SOUTHERLY RIGHT OF WAY LINE OF OR 42. THE WEST LINE WAS CONTROLLED BY THE SW CORNER OF DLC NO. 51 PER PLSS #051030 AND MONUMENTS FOUND PER M 75-15. THE WEST LINE WAS CONTROLLED BY MONUMENTS FOUND PER M 105-33, M 24-10, M 29-66 AND A LINE 500 FEET WESTERLY OF AND PARALLEL TO THE 1922 WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 47. THE SOUTHWEST CORNER OF M 29-66 WAS COMPUTED AT RECORD DISTANCE ANGLE FROM THE NEXT COURSE TO THE NORTH OF IT AND WAS ACCEPTED AS A POINT ON THE SOUTH LINE OF DLC NO. 51 PER M 29-66. THIS SURVEY WAS PERFORMED BY LES FANNING, MATT DIXON, KIRK COPSEY AND AARON FANNING USING SOKKIA SET 2BII AND SET 5A TOTAL STATIONS WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.



LINE	BEARING	DISTANCE
L 1	S 42°54'39"W	253.58'
	< N 42°33'E	253.6' >
L 2	S 62°33'51"W	328.02'
L 3	N 17°03'54"W	124.46'
L 4	S 62°33'51"W	339.26'
L 5	N 10°37'54"W	151.09'
L 6	S 52°13'26"W	519.57'
L 7	S 52°16'07"E	267.59'
L 8	S 54°09'37"E	32.72'
L 9	S 52°16'07"E	9.20'
L 10	S 79°34'20"W	194.22'
L 11	S 89°29'57"E	9.75'
L 12	N 08°16'18"W	314.82'
	[N 08°48'38"W	314.61']
L 13	N 81°51'00"E	26.62'
L 14	N 08°09'00"W	39.99'
L 15	N 81°48'07"E	399.85'
L 16	N 08°09'00"W	40.32'
L 17	N 24°23'51"E	5642.21'

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	21°05'00"	984.93'	362.43'	183.29'	360.39'	N 71°18'30"E
C 2	06°26'00"	1952.39'	219.22'	109.73'	219.11'	N 13°50'54"W

PARCEL NO. 1
ALL THAT PORTION OF THOSE PARCELS OF LAND DESCRIBED AS PARCEL VI AND PARCEL VII IN A DEED TO NICHOLS BROS., INC AS RECORDED IN INST. NO. 322621 OF THE RECORDS OF DOUGLAS COUNTY, OREGON LYING NORTH OF THE RELOCATED NORTHERLY RIGHT OF WAY LINE OF THE COOS BAY-ROSEBURG STATE HIGHWAY NO. 42 DESCRIBED IN A STIPULATED FINAL JUDGEMENT RECORDED IN INST. NO. 91-09832 OF THE RECORDS OF DOUGLAS COUNTY, OREGON AND EXCEPTING THOSE PARCELS OF LAND DESCRIBED IN INST. NO'S. 73-16346, 75-2808, 79-07044, 85-00595, 86-17331, 92-14918, 93-18112 AND 93-26414 OF THE RECORDS OF DOUGLAS COUNTY, OREGON. ALSO EXCEPTING THAT PORTION FALLING WITHIN THE RIGHT OF WAY OF OLD BROCKWAY COUNTY ROAD NO. 47-A.

PARCEL NO. 2
A PORTION OF THAT PARCEL OF LAND DESCRIBED AS PARCEL VII IN A DEED TO NICHOLS BROS., INC AS RECORDED IN INST. NO. 322621 OF THE RECORDS OF DOUGLAS COUNTY, OREGON LYING SOUTH OF THE SOUTH RIGHT OF WAY LINE OF THE COOS BAY-ROSEBURG STATE HIGHWAY NO. 42, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SW CORNER OF THE JOSEPH GAGE D.L.C. NO. 51 FROM WHICH THE SECTION CORNER COMMON TO SECTIONS 19, 20, 29 AND 30 OF T.28S., R.6W., W.M. BEARS N.41°55'22"E., 4460.92 FEET; THENCE N.0°20'46"E. ALONG THE WEST LINE OF SAID D.L.C. NO. 51, 1140.18 FEET TO A 1/2" IRON ROD; THENCE N.0°20'22"E. CONTINUING ALONG SAID WEST LINE, 726.28 FEET TO A 5/8" IRON ROD ON THE SOUTH RIGHT OF WAY LINE OF THE COOS BAY-ROSEBURG STATE HIGHWAY NO. 42; THENCE THE FOLLOWING COURSES ALONG SAID SOUTH RIGHT OF WAY LINE: N.81°51'00"E., 899.60 FEET TO A 5/8" IRON ROD, S.8°09'00"E., 40.32 FEET TO A 5/8" IRON ROD, N.81°48'07"E., 399.85 FEET TO A 5/8" IRON ROD, N.8°09'00"W., 39.99 FEET TO A 5/8" IRON ROD, N.81°51'00"E., 26.62 FEET TO A 5/8" IRON ROD, 362.43 FEET ALONG THE ARC OF A 984.93 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N.71°18'30"E., 360.39 FEET TO A 5/8" IRON ROD, N.60°46'00"E., 1557.31 FEET TO THE NORTHWEST CORNER OF PARCEL #1 OF THAT MINOR LAND PARTITION RECORDED IN BOOK 10, PAGES 42 A AND B OF THE LAND PARTITION RECORDS OF DOUGLAS COUNTY, OREGON; THENCE, S.8°16'18"E., 314.82 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF SAID PARCEL #1; THENCE S.89°29'57"E., 9.75 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL VII; THENCE THE FOLLOWING COURSES ALONG SAID EASTERLY LINE: S.10°37'54"E., 1266.13 FEET TO A POINT, S.79°34'20"W., 194.22 FEET TO A 3/4" IRON PIPE, S.54°09'37"E., 32.72 FEET TO A 5/8" IRON ROD, S.52°15'07"E., 258.39 FEET TO A POINT; S.10°37'54"E., 151.09 FEET TO A POINT, 219.22 FEET ALONG THE ARC OF A 1952.39 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S.13°50'54"E., 219.11 FEET) TO A POINT, S. 17°03'54"E., 124.46 FEET TO A POINT, S.62°33'51"W., 328.02 FEET TO A 3/4" IRON PIPE, S.42°54'39"W., 253.58 FEET TO A 3/4" IRON PIPE, S.23°10'39"W., 431.40 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF SAID PARCEL VII; THENCE N.88°57'21"W., 2836.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 167.55 ACRES, MORE OR LESS ALL LOCATED IN THE JOSEPH GAGE D.L.C. NO. 51, IN SECTIONS 29 AND 30 OF T.28S., R.6W., W.M.

Kristian O. Degroot
KRISTIAN O. DEGROOT, P.L.S. 1941

96-07636