

LAND PARTITION
 LYING IN THE SW 1/4 OF SECTION 7,
 TOWNSHIP 24 SOUTH, RANGE 5 WEST, W.M.
 DOUGLAS COUNTY, OREGON
 AUG 1995 1 inch : 100.0 feet

COUNTY SURVEYORS FILE DATA
 DO NOT REMOVE FROM OFFICE

N0°04'21"W
 588.86
 CALC'D. PER DEED
 S0°04'24"E 588.53

FD BRASS CAP
 1/4 CORNER
 SEC. 7, T24S, R5W
 SEC. 12, T34S, R4W

- LEGEND:
- Found 5/8" Iron Rod
 - Set 5/8"x30" Iron Rod w/Yellow Plastic Cap marked "AA SURVEYING INC."
- RECORD INFORMATION:
- () Survey M 45-70
 - (()) Survey M 33-30E

OWNER/PARTITONER: Henry and Betty Burford
 1699 Kelly Street N.E.
 Keizer, Or.97303

SEWER: Septic

WATER: Well

ZONING: 5-R

COMP. PLAN: RR-5

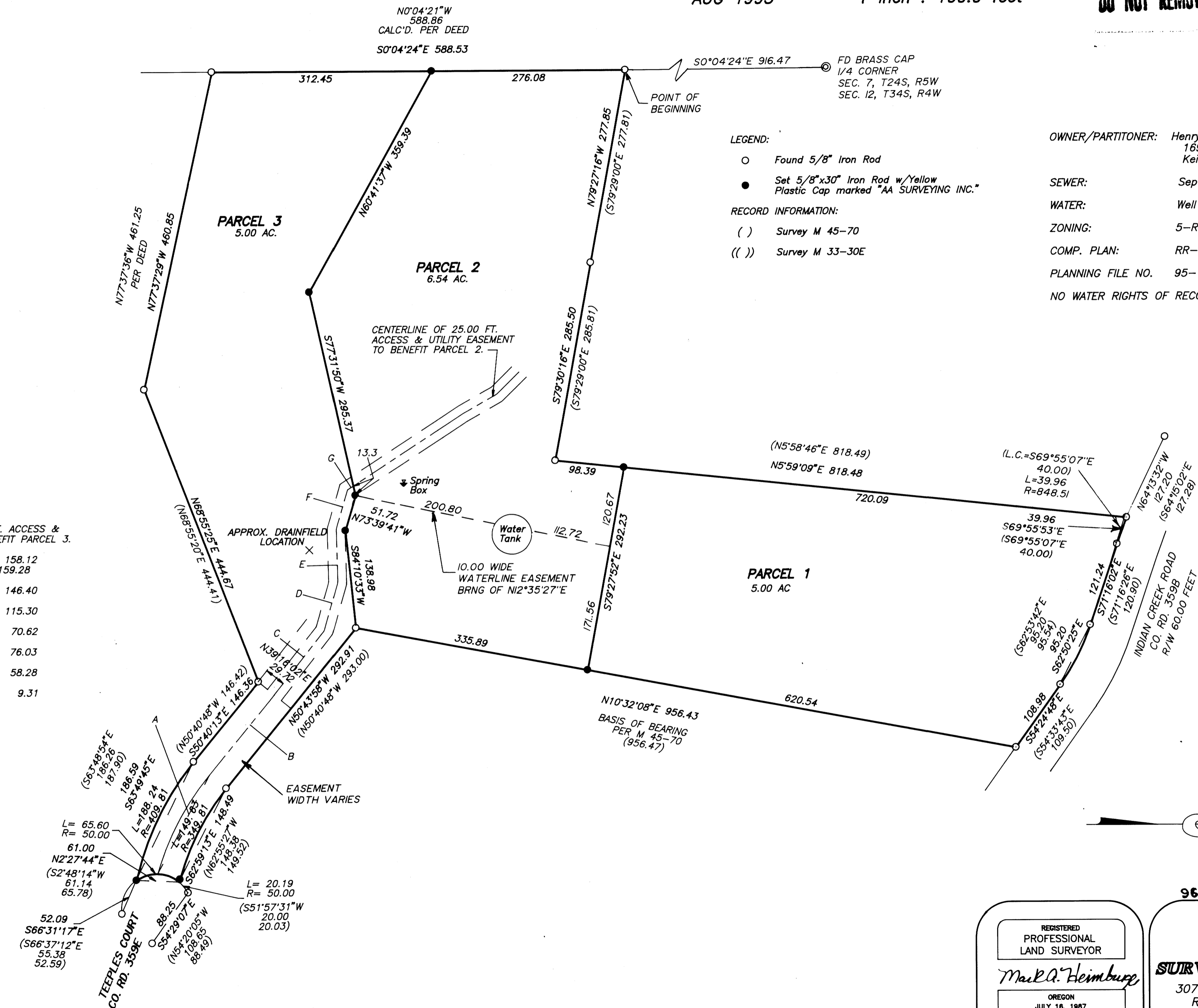
PLANNING FILE NO. 95-146

NO WATER RIGHTS OF RECORD

CENTERLINE OF 25.00 FT. ACCESS & UTILITY EASEMENT TO BENEFIT PARCEL 3.

- A N61°55'16"W 158.12
R= 379.81 L= 159.28
- B N50°42'06"W 146.40
- C N51°46'19"W 115.30
- D N74°05'41"W 70.62
- E S88°46'21"W 76.03
- F N73°39'41"W 58.28
- G N33°01'14"W 9.31

1996 - 0040 A



96-10304

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Mark A. Heimbarger

OREGON
 JULY 18, 1987
 MARK A. HEIMBURGER
 2287

EXP. DATE: 6/30/97

AA

SURVEYING SERVICE, INC.

3076 EAST DIAMOND LAKE BLVD.
 ROSEBURG, OREGON 97470
 TEL (503)672-2096
 FAX (503)672-0611

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DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS: that Henry and Betty Burford and South Umpqua State Bank, owners of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, do hereby declare the annexed map to be a correct map of the partition plat of said property including the 25.00 foot wide access & utility easement and 10.00 foot wide waterline easement that they have caused this partition plat to be prepared and the property to be partitioned into parcels as shown in accordance with the provisions of Chapter 92 of Oregon Revised Statutes. There are no water rights appurtenant to subject property.

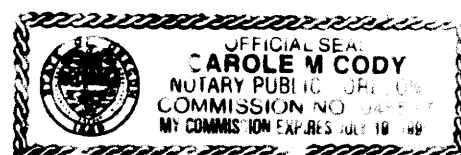
Henry Burford *Betty Burford*
 Henry Burford Betty Burford
Janice Light
 Janice Light, Commerical Loan Officer for South Umpqua State Bank

ACKNOWLEDGEMENT:

State of Oregon)
 County of Douglas) ss

KNOW ALL PEOPLE BY THESE PRESENTS: that on this 22nd day of April, 1996 before me a Notary Public in and for said State and County, did personally appear Henry and Betty Burford, who being duly sworn, did say that they were the identical persons named in the foregoing instrument and they executed said instrument freely and voluntarily.

Carole M. Cody
 Notary Public, State of Oregon



APPROVALS

Approved: MAY 13
 1996
 By *Keith L. Cubic*
 Douglas County Planning Director

Approved: MAY 14
 1996
 By *Janey L. M...*
 Douglas County Surveyor **DEPUTY**

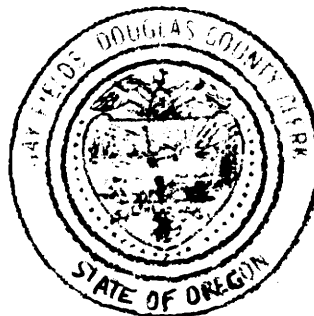
I hereby certify that all taxes and special assessments or other charges required by law, have been paid.

Approved: 5/14/96
 1996
 By *Anne E. Schroeder*
 Douglas County Tax Collector

8:35 A.M. **96-10304**

Filed this 15th day of MAY, 1996

By GAY FIELDS, County Clerk *Glen L. Bennett*
 Douglas County Clerk - **DEPUTY**



SURVEYOR'S CERTIFICATE

I, Mark A. Heimburger, do hereby certify that I have correctly surveyed and monumented with proper monuments the corners so indicated on the annexed plat and that the boundaries are properly described hereon.

Beginning at a 5/8 inch iron rod on the west line of Section 7, Township 24 South, Range 5 West, Willamette Meridian, Douglas County Oregon, said point being N0°04'24"W 916.47 from the 1/4 corner common to Section 7, Township 24 South, Range 5 West and Section 12, Township 24 South, Range 6 West, Willamette Meridian:

Thence leaving said west line S79°27'16"E 277.85 feet to a 5/8 inch iron rod; thence S79°30'16"E 285.50 feet to a 5/8 inch iron rod; thence N5°59'09"E 818.48 feet to a 5/8 inch iron rod on the southerly Right-Of-Way line of Indian Creek Road; thence along said Right-Of-Way line the following: along the arc of an 848.51 foot radius curve to the right (the Long Chord of which bears S69°55'05"E 39.96 feet) 39.96 feet to a 5/8 inch iron rod, S71°16'02"E 121.24 feet to a 5/8 inch iron rod, along the 324.80 foot radius curve to the right (the Long Chord of which bears S62°50'25"E 95.20 feet) 95.54 feet to a 5/8 inch iron rod and S54°24'48"E 108.98 feet to a 5/8 inch iron rod; thence leaving said southerly Right-Of-Way line S10°32'08"W 956.43 feet to a 5/8 inch iron rod; thence S50°43'58"E 292.91 feet to a 5/8 inch iron rod; thence along the arc of a 349.81 foot radius curve to the left (the Long Chord of which bears S62°59'13"E 148.49 feet) 149.63 feet to a 5/8 inch iron rod on the Cul-De-Sac of Teeple's Court; thence along the arc of a 50.00 foot radius curve to the left (the Long Chord of which bears S2°27'44"W 61.00 feet) 65.60 feet along said Cul-De-Sac Right-Of-Way to a 5/8 inch iron rod; thence leaving said Cul-De-Sac along the arc of a 409.81 foot radius curve to the right (the Long Chord of which bears N63°49'45"W 186.59 feet) 188.24 feet to a 5/8 inch iron rod; thence N50°40'13"W 146.36 feet to a 5/8 inch iron rod; thence S68°55'25"W 444.67 feet to a 5/8 inch iron rod; thence N77°37'29"W 460.85 feet to a 5/8 inch iron rod on the west line of said Section 7, Township 24 South, Range 5 West, Willamette Meridian; thence N0°04'24"W 588.53 feet along said west line to the Point of Beginning and containing 16.55 acres more or less.

Mark A. Heimburger
 Mark A. Heimburger

NARRATIVE

The purpose of this plat is to show the partitioning of the property described in Deed Reference No. 94-12080 of the Deed Records of Douglas County in conformance with a tentative plan shown in Douglas County Planning Commission's File No 95-146.

The exterior boundary was determined by holding the monuments found as shown. The radius of the Cul-De-Sac at Teeple's Court was calculated by holding the monuments found on the Right-Of-Way of said Cul-De-Sac. The arcs of the access off of Teeple's Ct. were determined by holding the northerly and southerly tangents of said access, then creating the radius points for both arcs at record distance. A distance/distance intersection was calculated to determine the intersection of the Right-Of-Way with the beginning of the access onto the subject property. The parcels were as per the discretion the owner of the property and monuments were set as shown.

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 MAY 15 AM 8:35

DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Glen L. Bennett*
 DEPUTY
 FEE PP



PAGE 2 OF 2

AA

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