

LAND PARTITION

PLANNING DEPARTMENT FILE NUMBER 92-250.

Located in the:
 S. 1/2 of SECTION 31,
 TOWNSHIP 29 SOUTH, RANGE 5 WEST,
 and in the:
 W. 1/2 of SECTION 6,
 TOWNSHIP 30 SOUTH, RANGE 5 WEST,
 and in the:
 E. 1/2 of SECTION 1, and N.E. 1/4 of SECTION 12,
 TOWNSHIP 30 SOUTH, RANGE 6 WEST,
 WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

LEGAL OWNER OF RECORD AND PARTITIONER:
 MORNING STAR INVESTMENTS, L.L.C.
 2450 OAK HILL ROAD
 ROSEBURG, OREGON 97470.

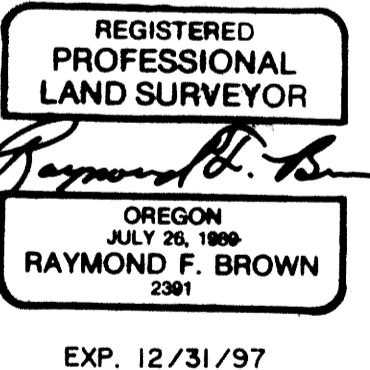
TOTAL NUMBER OF PARCELS: THREE (3)
 WATER SUPPLY: WELLS / SPRING.
 SEWER DISPOSAL: SEPTIC.
 ZONING: FARM FOREST & TIMBERLAND RESOURCE.
 COMPREHENSIVE PLAN DESIGNATION:
 FARM FOREST TRANSITIONAL AND TIMBER LANDS.

MAP PREPARED BY:
 RAYMOND F. BROWN - P.L.S. # 2391
 P. O. BOX 539
 CANYONVILLE, OREGON 97417
 PHONE: (541) 839-6185

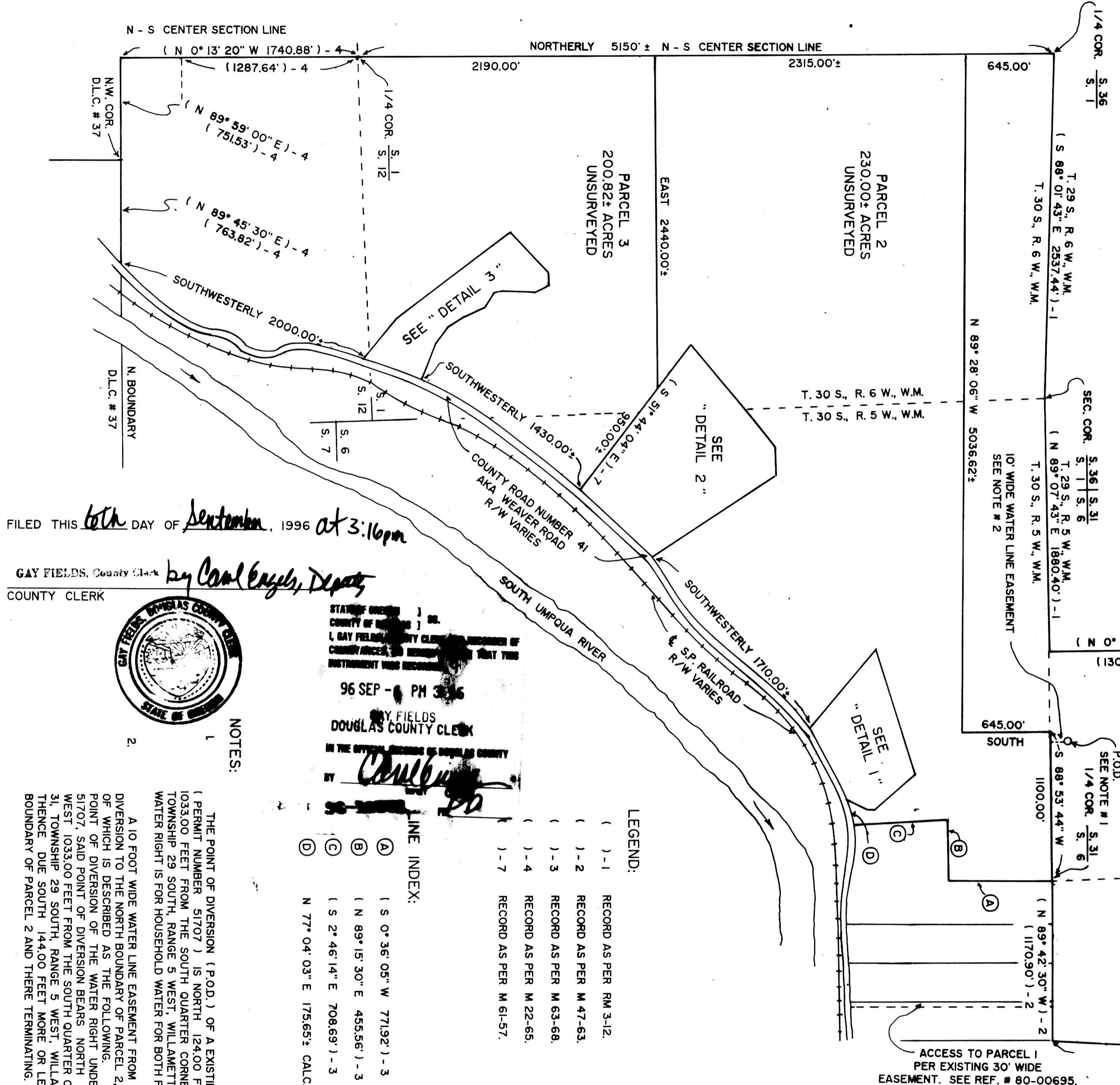
SURVEYOR'S CERTIFICATE:
 I, RAYMOND F. BROWN, BEING FIRST DULY SWORN, HEREBY, DEPOSE
 AND SAY THAT I HAVE NOT SURVEYED AND MAKE NO REPRESENTATION
 AS TO THE ACCURACY OF THE BOUNDARIES OF THIS LAND PARTITION.
 THE SAID BOUNDARIES OF WHICH ARE DESCRIBED ON PAGE 4.

Raymond F. Brown
 RAYMOND F. BROWN - P.L.S. # 2391

4-18-96
 DATE



COUNTY SURVEYORS FILE DATA
 DO NOT REMOVE FROM OFFICE



SCALE: 1" = 600'
 APRIL, 1996

FILED THIS 6th DAY OF September, 1996 at 3:16pm

GAY FIELDS, County Clerk by *Carol Engel, Deputy*
 COUNTY CLERK



STATE OF OREGON)
 COUNTY OF DOUGLAS)
 I, GAY FIELDS, COUNTY CLERK, DO HEREBY CERTIFY THAT THIS
 INSTRUMENT WAS RECORDED ON THIS DATE.

96 SEP - 6 PH 3:16
 GAY FIELDS
 DOUGLAS COUNTY CLERK
 IN THE OFFICE RECORDS OF DOUGLAS COUNTY
 BY *Carol Engel*

NOTES:

1 THE POINT OF DIVERSION (P.O.D.) OF AN EXISTING WATER RIGHT (PERMIT NUMBER 51707) IS NORTH 124.00 FEET AND WEST 1033.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 31, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN. THIS WATER RIGHT IS FOR HOUSEHOLD WATER FOR BOTH PARCEL 1 AND 2.

2 A 10 FOOT WIDE WATER LINE EASEMENT FROM THE SAID POINT OF DIVERSION TO THE NORTH BOUNDARY OF PARCEL 2, THE CENTER LINE OF WHICH IS DESCRIBED AS THE FOLLOWING: BEGINNING AT THE POINT OF DIVERSION OF THE WATER RIGHT UNDER PERMIT NUMBER 51707, SAID POINT OF DIVERSION BEARS NORTH 124.00 FEET AND WEST 1033.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 31, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN; THENCE DUE SOUTH 144.00 FEET MORE OR LESS TO THE NORTH BOUNDARY OF PARCEL 2 AND THERE TERMINATING.

- LEGEND:
- () - 1 RECORD AS PER RM 3-12.
 - () - 2 RECORD AS PER M 47-63.
 - () - 3 RECORD AS PER M 63-68.
 - () - 4 RECORD AS PER M 22-65.
 - () - 7 RECORD AS PER M 61-57.
- LINE INDEX:
- (A) (S 0° 36' 05" W 77192') - 3
 - (B) (N 89° 15' 30" E 455.56') - 3
 - (C) (S 2° 46' 14" E 708.69') - 3
 - (D) N 77° 04' 03" E 175.65± CALC.

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

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LAND PARTITION

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LEGEND for "DETAIL 1":

- RECORD 3/4" IRON ROD PER M 63-36, UNLESS OTHERWISE NOTED.
- () - 6 RECORD AS PER M 63-36.

1/4 CORNER
SEC. 31, T. 29 S., R. 5 W., W.M.
SEC. 6, T. 30 S., R. 5 W., W.M.
1/2" IRON PIPE PER M 63-36.

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TOWNSHIP 30 SOUTH, RANGE 5 WEST,
and in the:
E. 1/2 of SECTION 1, and N.E. 1/4 of SECTION 12,
TOWNSHIP 30 SOUTH, RANGE 6 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

LEGAL OWNER OF RECORD AND PARTITIONER:
MORNING STAR INVESTMENTS, L.L.C.
2450 OAK HILL ROAD
ROSEBURG, OREGON 97470.

TOTAL NUMBER OF PARCELS: THREE (3)
WATER SUPPLY: WELLS / SPRING.
SEWER DISPOSAL: SEPTIC.
ZONING: FARM FOREST & TIMBERLAND RESOURCE.
COMPREHENSIVE PLAN DESIGNATION:
FARM FOREST TRANSITIONAL AND TIMBER LANDS.

MAP PREPARED BY:
RAYMOND F. BROWN - P.L.S. # 2391
P.O. BOX 539
CANYONVILLE, OREGON 97417
PHONE: (541) 839-6185

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Raymond F. Brown

OREGON
JULY 26, 1989
RAYMOND F. BROWN
2391

EXP. 12/31/97

DECLARATION:

I, DENNIS D. DOUTHIT, MANAGER OF MORNING STAR INVESTMENTS, L.L.C., BEING FIRST DULY SWORN, DEPOSE AND SAY, THAT WE HAVE CAUSED THE LANDS DEPICTED HEREON TO BE LAYED OUT AND THE EASEMENTS SHOWN HEREON TO BE CREATED AS SET FORTH, OF OUR OWN FREE WILL.

Dennis D. Douthit
DENNIS D. DOUTHIT - MANAGER
MORNING STAR INVESTMENTS, L.L.C.

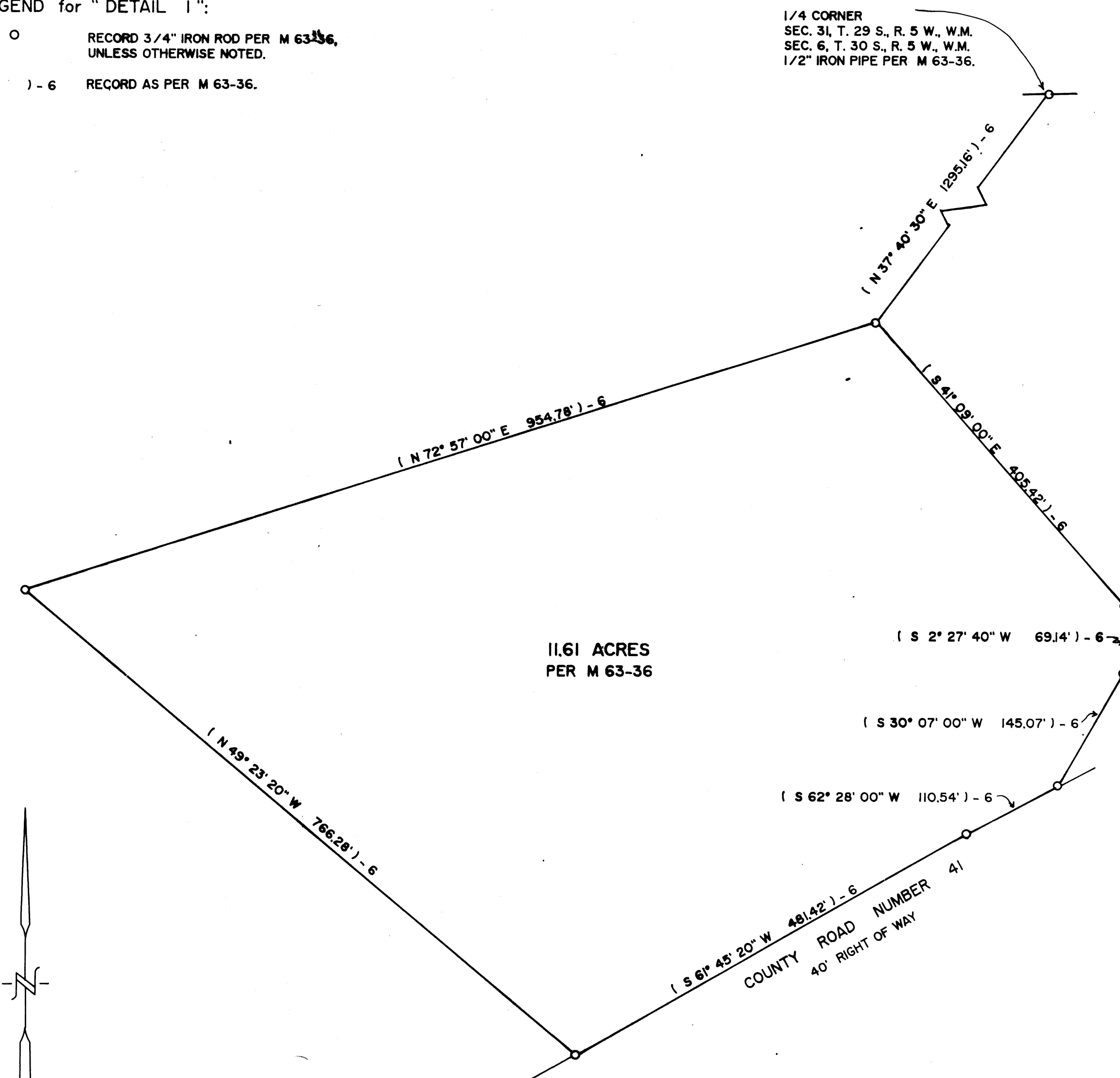
5/23/96
DATE

ACKNOWLEDGEMENT:

PERSONALLY APPEARED THE ABOVE NAMED DENNIS D. DOUTHIT, MANAGER OF MORNING STAR INVESTMENTS, L.L.C., AND ACKNOWLEDGED THE FOREGOING TO BE A VOLUNTARY AND FREE ACT.

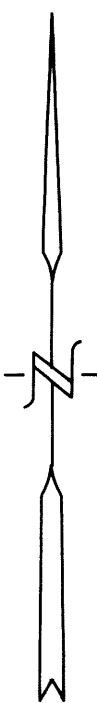
Vicki Hunt
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

VICKI HUNT
NOTARY PUBLIC - OREGON
COMMISSION NO. 02605.
MY COMMISSION EXPIRES AUG. 30, 1994



11.61 ACRES
PER M 63-36

"DETAIL 1"
SCALE: 1" = 100'



94-18973

1996 - 0072 B

1996 - 0072 B

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and in the:
E. 1/2 of SECTION 1, and the N.E. 1/4 of SECTION 12,
TOWNSHIP 30 SOUTH, RANGE 6 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

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TOTAL NUMBER OF PARCELS: THREE (3)
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SEPTIC DISPOSAL: SEPTIC.
ZONING: FARM FOREST & TIMBERLAND RESOURCES.
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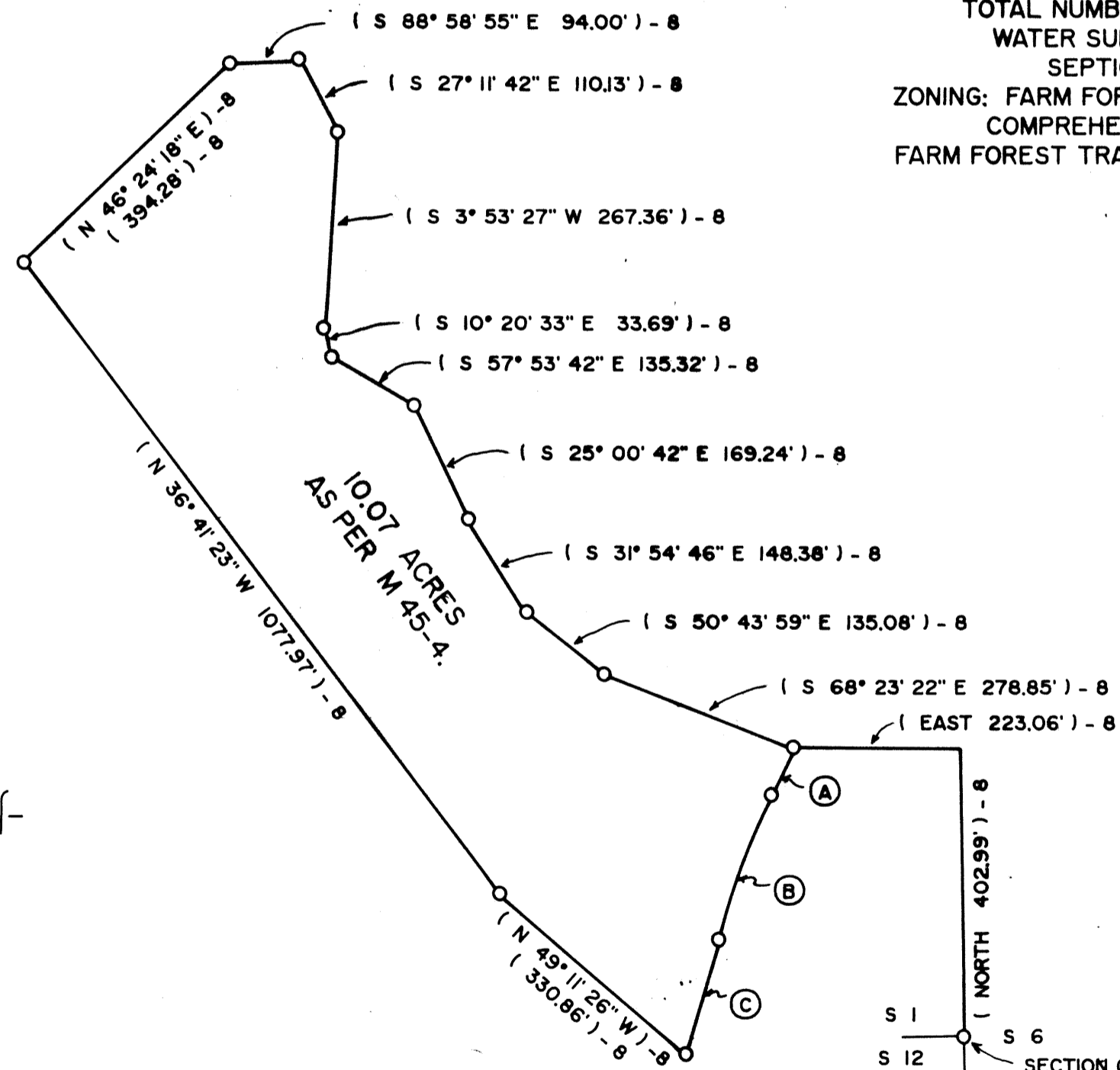
EXP. 12/31/97

LEGEND for "DETAIL 3":

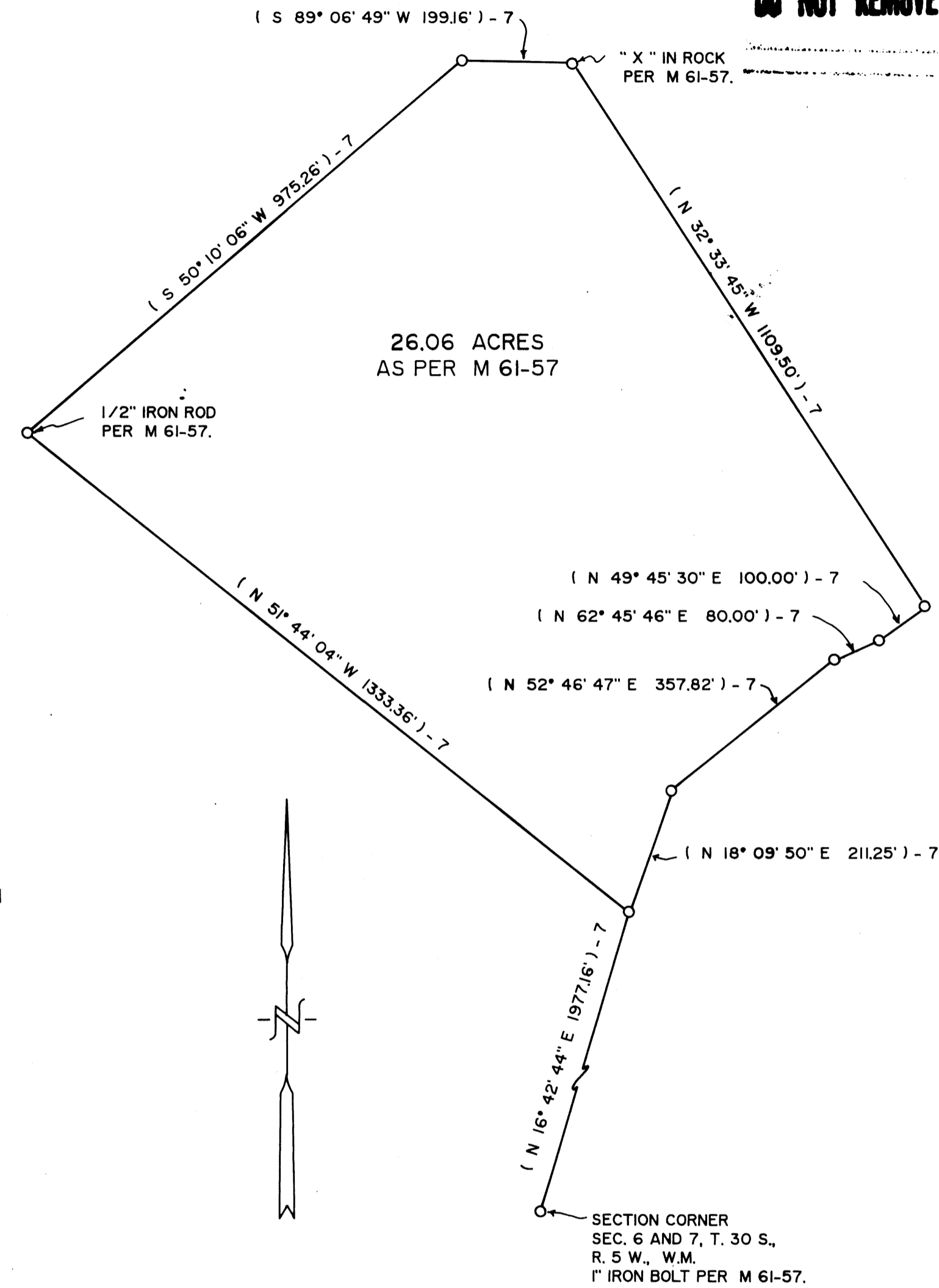
- RECORD 5/8" IRON ROD PER M 45-4, UNLESS OTHERWISE NOTED.
- () - 8 RECORD AS PER M 45-4.

LINE INDEX for "DETAIL 3":

- (A) (N 27° 22' 55" E 73.68') - 8
- (B) R = (974.93') - 8
D = (5° 52' 37") - 8
L = (204.45') - 8
L.C. BEARS (N 21° 22' 27" E 204.07') - 8
- (C) (N 15° 22' 00" E 163.96') - 8



"DETAIL 3"
SCALE: 1" = 200'



"DETAIL 2"
SCALE: 1" = 200'

LEGEND for "DETAIL 2":

- RECORD 5/8" IRON ROD PER M 61-57, UNLESS OTHERWISE NOTED.
- () - 7 RECORD AS PER M 61-57.

LAND PARTITION

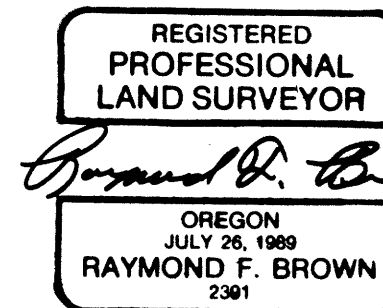
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and in the:
E. 1/2 of SECTION 1, and N.E. 1/4 of SECTION 12,
TOWNSHIP 30 SOUTH, RANGE 6 WEST,
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FARM FOREST TRANSITIONAL AND TIMBER LANDS.

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P.O. BOX 539
CANYONVILLE, OREGON 97417
PHONE: (541) 839-6185



EXP. 12/31/97

NARRATIVE:

THE PURPOSE OF THIS MAP IS TO SHOW THE DIVISION OF A 630± ACRE PARCEL OF LAND INTO THE THREE PARCELS SHOWN. THIS LAND PARTITION MAP WAS CREATED BY USING RECORD BEARINGS AND DISTANCES MAINLY FROM THE FOLLOWING RECORDED SURVEYS, RM 3-12, M 47-63, M 63-68, M 22-65, M 61-57, M 63-36, AND M 45-4. ALTHOUGH THE SAID RECORDED SURVEYS WERE USED, ALL OTHER RECORDED AREA SURVEYS WERE CONSIDERED. BECAUSE ALL PARCELS ARE OVER 10 ACRES, NO FIELD SURVEY WAS REQUIRED.

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

LEGAL DESCRIPTION:

THE FOLLOWING REAL DESCRIBED PROPERTY IS LOCATED IN THE SOUTH HALF OF SECTION 31, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, IN THE WEST HALF OF SECTION 6, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, IN THE EAST HALF OF SECTION 1, AND IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, LYING WESTERLY OF WEAVER ROAD (COUNTY ROAD NUMBER 41).

BEGINNING AT THE QUARTER CORNER COMMON TO SECTION 36, TOWNSHIP 29 SOUTH, RANGE 6 WEST AND SECTION 1, TOWNSHIP 30 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE ALONG THE NORTH BOUNDARY OF SAID SECTION 1, TOWNSHIP 30 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, SOUTH 88° 01' 43" EAST 2537.44 FEET TO THE SECTION CORNER COMMON TO SECTION 36, TOWNSHIP 29 SOUTH, RANGE 6 WEST, W.M., SECTION 1, TOWNSHIP 30 SOUTH, RANGE 6 WEST, W.M., SECTION 31, TOWNSHIP 29 SOUTH, RANGE 5 WEST, W.M., AND TO SECTION 6, TOWNSHIP 30 SOUTH, RANGE 5 WEST, W.M.; THENCE ALONG THE NORTH BOUNDARY OF SAID SECTION 6, TOWNSHIP 30 SOUTH, RANGE 5 WEST, NORTH 89° 07' 43" EAST 1880.40 FEET TO THE WEST SIXTEENTH CORNER COMMON TO SAID SECTION 31, TOWNSHIP 29 SOUTH, RANGE 5 WEST AND SECTION 6, TOWNSHIP 30 SOUTH, RANGE 5 WEST; THENCE NORTH 0° 20' 48" WEST 1308.26 FEET TO THE SOUTHWEST SIXTEENTH CORNER OF SAID SECTION 31; THENCE NORTH 89° 09' 27" EAST 1660.99 FEET TO THE CENTER-SOUTH SIXTEENTH CORNER OF SAID SECTION 31; THENCE NORTH 1° 27' 30" WEST 1307.43 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 31; THENCE ALONG THE EAST-WEST CENTER OF SECTION LINE FOR SAID SECTION 31, NORTH 89° 05' 44" EAST 1426.53 FEET TO A POINT; THENCE SOUTH 3° 22' 00" WEST 2639.54 FEET TO A POINT LOCATED ON THE SAID NORTH BOUNDARY OF SAID SECTION 6; THENCE ALONG THE NORTH BOUNDARY OF SAID SECTION 6, NORTH 89° 42' 30" WEST 1170.90 FEET TO THE QUARTER CORNER COMMON TO SAID SECTION 6, TOWNSHIP 30 SOUTH, RANGE 5 WEST AND SECTION 31, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN; THENCE SOUTH 0° 36' 05" WEST 771.92 FEET TO A POINT; THENCE SOUTH 89° 15' 30" WEST 455.56 FEET TO A POINT; THENCE SOUTH 2° 46' 14" EAST 708.69 FEET TO A POINT LOCATED ON THE NORTHWESTERLY RIGHT OF WAY BOUNDARY OF COUNTY ROAD NUMBER 41; THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY BOUNDARY OF SAID COUNTY ROAD NUMBER 41, SOUTH 77° 04' 03" WEST 175.65 FEET MORE OR LESS TO A POINT LOCATED ON THE EASTERLY END OF THAT PROPERTY DEFINED BY DOUGLAS COUNTY SURVEYOR'S OFFICE FILE NUMBER M 63-36; THENCE ALONG SAID PROPERTY DEFINED BY SAID DOUGLAS COUNTY SURVEYOR'S OFFICE FILE NUMBER M 63-36, THE FOLLOWING COURSES AND DISTANCES, NORTH 30° 07' 00" EAST 145.07 FEET, NORTH 2° 27' 40" EAST 69.14 FEET, NORTH 41° 09' 00" WEST 405.42 FEET, SOUTH 72° 57' 00" WEST 954.78 FEET, AND SOUTH 49° 23' 20" EAST 766.28 FEET TO A POINT LOCATED ON THE SAID NORTHWESTERLY RIGHT OF WAY OF SAID COUNTY ROAD NUMBER 41; THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY OF SAID COUNTY ROAD NUMBER 41, IN A SOUTHWESTERLY DIRECTION FOR 1710.00 FEET MORE OR LESS TO A POINT LOCATED ON THE EASTERLY END OF THAT PROPERTY DEFINED BY DOUGLAS COUNTY SURVEYOR'S OFFICE FILE NUMBER M 61-57; THENCE ALONG SAID PROPERTY DEFINED BY SAID DOUGLAS COUNTY SURVEYOR'S OFFICE FILE NUMBER M 61-57, THE FOLLOWING COURSES AND DISTANCES, NORTH 32° 33' 45" WEST 1109.50 FEET, SOUTH 89° 06' 49" WEST 199.16 FEET, SOUTH 50° 10' 06" WEST 975.26 FEET, AND SOUTH 51° 44' 04" EAST 1333.36 FEET TO A POINT LOCATED ON THE SAID NORTHWESTERLY RIGHT OF WAY OF SAID COUNTY ROAD NUMBER 41; THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY OF SAID COUNTY ROAD NUMBER 41, IN A SOUTHWESTERLY DIRECTION FOR 1430.00 FEET MORE OR LESS TO A POINT LOCATED ON THE EASTERLY END OF THAT PROPERTY DEFINED BY DOUGLAS COUNTY SURVEYOR'S OFFICE FILE NUMBER M 45-4; THENCE ALONG SAID PROPERTY DEFINED BY SAID DOUGLAS COUNTY SURVEYOR'S OFFICE FILE NUMBER M 45-4, THE FOLLOWING COURSES AND DISTANCES, NORTH 68° 23' 22" WEST 278.85 FEET, NORTH 50° 43' 59" WEST 135.08 FEET, NORTH 31° 54' 46" WEST 148.38 FEET, NORTH 25° 00' 42" WEST 169.24 FEET, NORTH 57° 53' 42" WEST 135.32 FEET, NORTH 10° 20' 33" WEST 33.69 FEET, NORTH 3° 53' 27" EAST 267.36 FEET, NORTH 27° 11' 42" WEST 110.13 FEET, NORTH 88° 58' 55" WEST 94.00 FEET, SOUTH 46° 24' 18" WEST 394.28 FEET, SOUTH 36° 41' 23" EAST 1077.97 FEET, AND SOUTH 49° 11' 26" EAST 330.86 FEET TO A POINT LOCATED ON THE SAID NORTHWESTERLY RIGHT OF WAY OF SAID COUNTY ROAD NUMBER 41; THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY OF SAID COUNTY ROAD NUMBER 41, IN A SOUTHWESTERLY DIRECTION FOR 2000.00 FEET MORE OR LESS TO A POINT LOCATED ON THE NORTH BOUNDARY OF DONATION LAND CLAIM NUMBER 37, TOWNSHIP 30 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN; THENCE ALONG SAID NORTH BOUNDARY OF SAID DONATION LAND CLAIM NUMBER 37, SOUTH 89° 45' 30" WEST 763.82 FEET TO THE NORTHWEST CORNER OF SAID DONATION LAND CLAIM NUMBER 37; THENCE SOUTH 89° 59' 00" WEST 751.53 FEET TO A POINT LOCATED ON THE NORTH-SOUTH CENTER SECTION LINE OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN; THENCE ALONG SAID NORTH-SOUTH CENTER OF SECTION LINE FOR SAID SECTION 12, NORTH 0° 13' 20" WEST 1740.88 FEET TO THE QUARTER CORNER COMMON TO SECTION 1 AND SECTION 12, TOWNSHIP 30 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN; THENCE ALONG THE NORTH-SOUTH CENTER OF SECTION LINE FOR SAID SECTION 1, IN A NORTHERLY DIRECTION FOR 5150.00 FEET MORE OR LESS TO THE POINT OF BEGINNING.

TOGETHER WITH AND RESERVING THEREFROM ALL EXISTING EASEMENTS, RIGHT OF WAYS AGREEMENTS, AND ENCUMBRANCES OF RECORD PER DEED REFERENCE NUMBER 95-16266, DEED RECORDS, DOUGLAS COUNTY, OREGON.

APPROVALS:

Keith L. Cubic 8/30/96
DOUGLAS COUNTY PLANNING DEPARTMENT DATE

John E. M... 9-2-96
DOUGLAS COUNTY SURVEYOR'S OFFICE DEPUTY DATE

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

Anne E. Schroeder 9/6/96
DOUGLAS COUNTY TAX COLLECTOR DATE

1996 - 0072 D

1996 - 0072 D

95-16266