

LAND PARTITION

PLANNING DEPARTMENT FILE NUMBER 92-250.

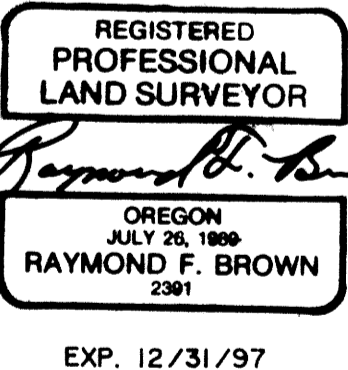
Located in the:
S. 1/2 of SECTION 31,
TOWNSHIP 29 SOUTH, RANGE 5 WEST,
and in the:
W. 1/2 of SECTION 6,
TOWNSHIP 30 SOUTH, RANGE 5 WEST,
and in the:
E. 1/2 of SECTION 1, and N.E. 1/4 of SECTION 12,
TOWNSHIP 30 SOUTH, RANGE 6 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

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

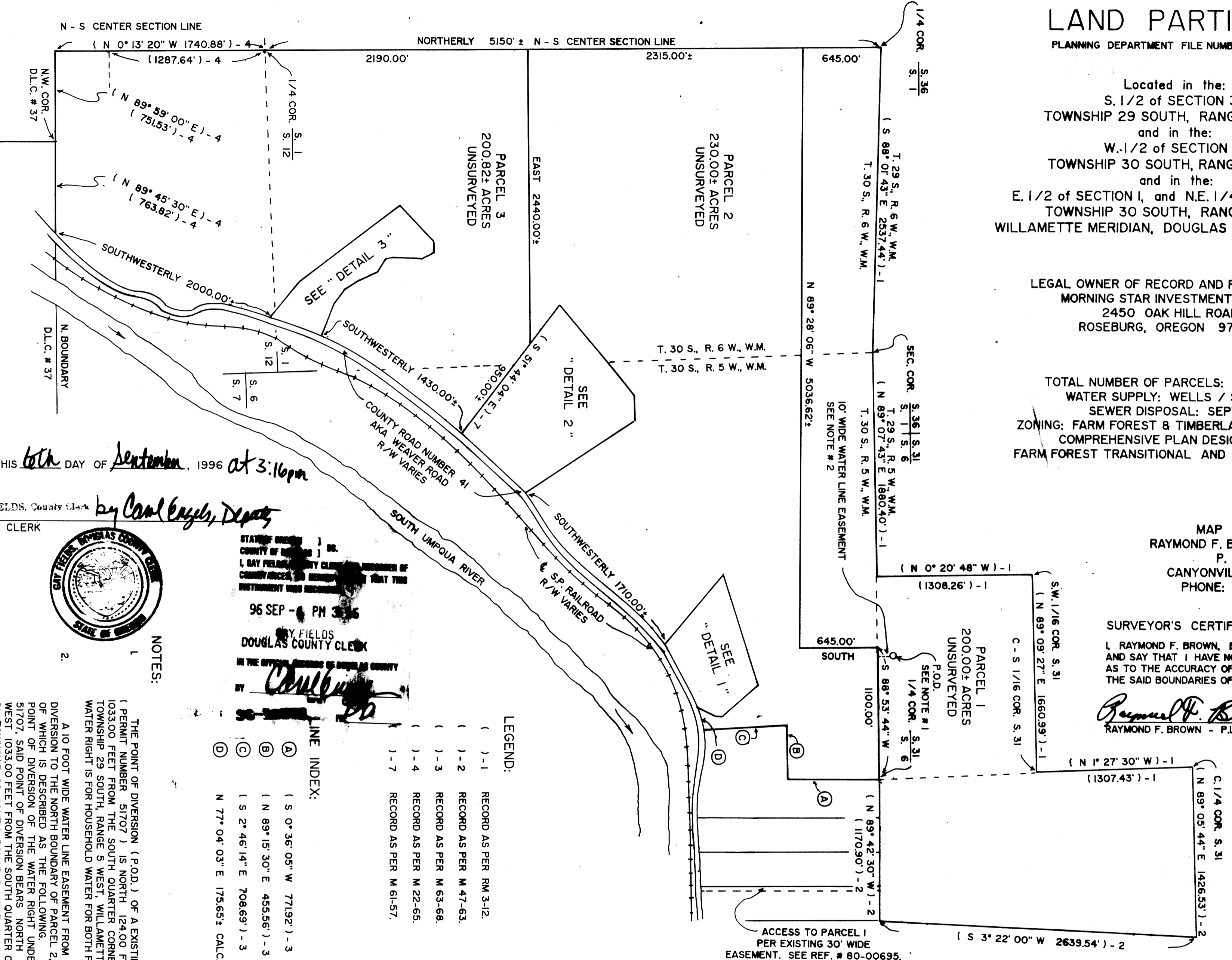
TOTAL NUMBER OF PARCELS: THREE (3)
WATER SUPPLY: WELLS / SPRING.
SEWER DISPOSAL: SEPTIC.
ZONING: FARM FOREST & TIMBERLAND RESOURCE.
COMPREHENSIVE PLAN DESIGNATION:
FARM FOREST TRANSITIONAL AND TIMBER LANDS.

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

NOTES:

1
2
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.
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 771.92') - 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.