

LAND PARTITION

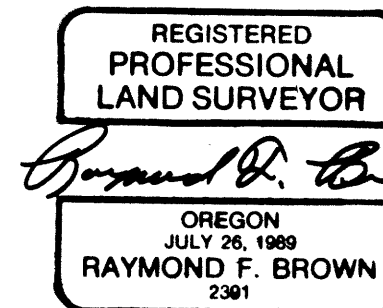
PLANNING DEPARTMENT FILE NUMBER 92-250.

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:
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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. Mann 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

95-16266

1996 - 0072 D

1996 - 0072 D