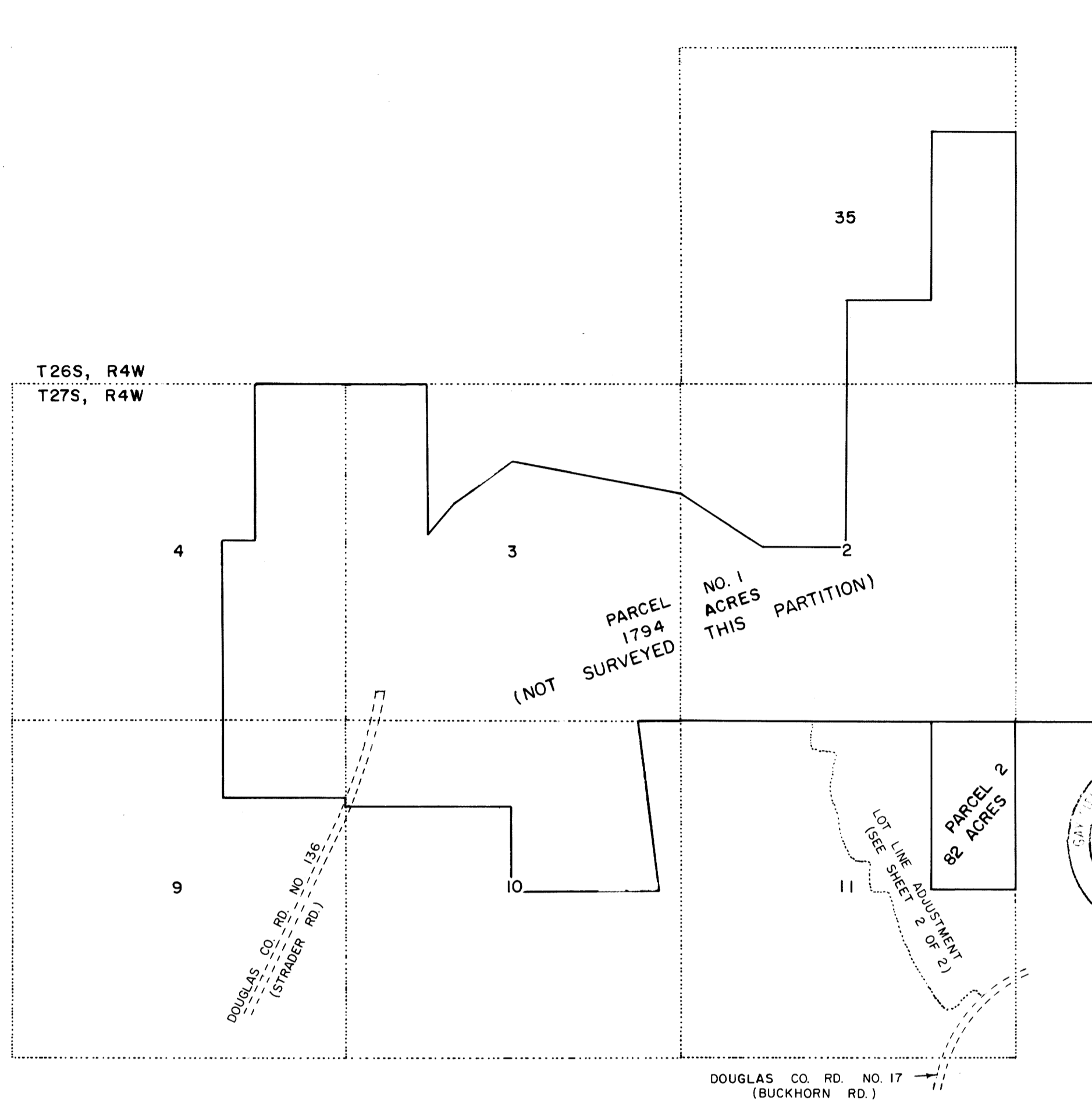
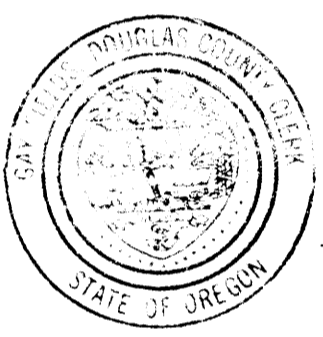


1996 - 0097 A



SCALE 1" = 1760'
FEBRUARY 20, 1996

STATE OF OREGON)
 COUNTY OF DOUGLAS) SS.
 I, GAY FIELDS, COUNTY CLERK AND RECORDER OF
 CONVEYANCES, DO HEREBY CERTIFY THAT THIS
 INSTRUMENT WAS RECORDED
 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
 BY Carol Engels DEPUTY
 96-23088 FEE 10



OWNER,
 W.L. SINGLETON
 3442 STRADER ROAD
 ROSEBURG, OREGON 97470

PARTITIONER,
 IVAN GAGNER
 P.O. BOX 115
 CURTIN, OREGON 97428
 PHONE 942-2501

Les Roberts 04-12-96
 LES ROBERTS - P.L.S. 1039 DATE

SURVEYORS CERTIFICATION, I, LES ROBERTS, A REGISTERED LAND SURVEYOR IN THE STATE OF OREGON, DO CERTIFY THAT I HAVE CORRECTLY SURVEYED (ON PAPER ONLY) THE LAND SHOWN HEREON. THE DESCRIPTION OF THE LAND, INCLUDED IN THIS PARTITION, IS AS FOLLOWS.

PROPERTY DESCRIPTIONS,
 SECTION 35, T26S, R4W, W.M., SE1/4NE1/4, E1/2SE1/4 AND SW1/4SE1/4 - CONTAINING 160 ACRES M/L, ALL IN SECTION 35
 SECTION 1, T27S, R4W, W.M., WEST 1/2 OF WEST 1/2 - CONTAINING 162 ACRES M/L, ALL IN SECTION 1
 SECTION 2, T27S, R4W, W.M., EAST 1/2, SW1/4 AND THE FOLLOWING DESCRIBED PARCEL, BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 2; THENCE EAST, ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 2, 20.00 CHAINS (M/L) TO THE C.W. 1/16 CORNER; THENCE N58°00'W, 23.75 CHAINS (M/L) TO A POINT ON THE WEST BOUNDARY OF SAID SECTION 2; THENCE SOUTH, ALONG SAID WEST BOUNDARY, 12.5 CHAINS (M/L) TO THE POINT OF BEGINNING - CONTAINING 497 ACRES (M/L), ALL IN SECTION 2.
 SECTION 3, T27S, R4W, W.M., ALL OF SECTION 3, EXCEPT THE FOLLOWING DESCRIBED PARCEL, BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 3; THENCE WEST, ALONG SAID NORTH LINE, 20.0 CHAINS TO A POINT; THENCE SOUTH 36.45 CHAINS TO A POINT; THENCE N30°00'E, 8.94 CHAINS TO A POINT; THENCE N60°00'E, 18.66 CHAINS TO A POINT MARKED BY A 8" BLACK OAK TREE. SAID TREE IS BEING USED FOR THE MOST EASTERLY GATE POST ON A 12' WIDE GATE; THENCE S79°00'E, 40.10 CHAINS (M/L) TO A POINT ON THE EAST LINE OF SAID SECTION 3; THENCE NORTH, ALONG SAID EAST LINE, 28.0 CHAINS (M/L) TO THE N.E. CORNER OF SAID SECTION 3; THENCE WEST, ALONG SAID NORTH LINE, 40.00 CHAINS (M/L) TO THE POINT OF BEGINNING AND CONTAINING 148 ACRES (M/L). SECTION 3 PROPERTY DESCRIPTION CONTAINS 494 ACRES (M/L).
 SECTION 4, T27S, R4W, W.M., BEGINNING AT THE N.E. CORNER OF SECTION 4; THENCE WEST, ALONG THE NORTH LINE OF SAID SECTION 4, 22.87 CHAINS (M/L) TO A POINT ON THE EAST LINE OF THE HENRY LIVINGSTON D.L.C. NO. 53; THENCE SOUTH, ALONG SAID EAST LINE, 36.35 CHAINS TO THE S.E. CORNER OF SAID D.L.C. NO. 53; THENCE WEST, ALONG THE SOUTH LINE OF SAID D.L.C. NO. 53, 8.13 CHAINS (M/L) TO THE NORTHERLY EXTENSION OF THE WEST LINE OF THE JOHNATHAN SIMMONS D.L.C. NO. 41; THENCE SOUTH, ALONG SAID NORTHERLY EXTENSION, 5.50 CHAINS (M/L) TO THE N.W. CORNER OF SAID D.L.C. NO. 41; THENCE CONTINUING SOUTH, ALONG THE WEST LINE OF D.L.C. NO. 41, 38.50 CHAINS (M/L) TO A POINT ON THE SOUTH LINE OF SECTION 4, T27S, R4W, W.M.; THENCE EAST, ALONG SAID SOUTH LINE, 31.52 CHAINS (M/L) TO THE S.E. CORNER OF SAID SECTION 4; THENCE NORTH, ALONG THE EAST LINE OF SAID SECTION 4, 40.00 CHAINS TO THE EAST 1/4 CORNER OF SAID SECTION 4; THENCE CONTINUING NORTH, ALONG

APPROVALS,
Keith L. Cubic 9/16/96
 DOUGLAS COUNTY PLANNING DIRECTOR DATE
Jerry E. Monahan 9-16-96
 DOUGLAS COUNTY SURVEYOR DEPUTY DATE

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.
Donna Mitchell Deputy 11/5/96
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 6th DAY OF November, 1996
 AT 11:33 O'CLOCK AM
 GAY FIELDS, County Clerk Carol Engels Deputy 11-6-96
 DOUGLAS COUNTY CLERK DATE

PLANNING DEPARTMENT FILE NO. 95-245
 ZONING, EXCLUSIVE FARM USE (FG) AND GRAZING AND FARM FOREST (F.F.)
 WATER - FROM SPRING LOCATED ON PARCEL 2.
 SEPTIC - SEE INSPECTION NO. 9610-003
 COMPREHENSIVE PLAN - AGG/FFT

LAND PARTITION PLAT
 AND
 BOUNDARY LINE ADJUSTMENT
 FOR
 IVAN GAGNER
 IN
 SECTION 35, T26S, R4W, W.M.
 (TAX LOT 500)
 SECTION 1, T27S, R4W, W.M.
 (TAX LOT 400)
 SECTION 2, T27S, R4W, W.M.
 (TAX LOT 100, 300 AND 400)
 SECTION 3, T27S, R4W, W.M.
 (TAX LOT 300, 400, 500, 600 & 700)
 SECTION 4, T27S, R4W, W.M.
 (TAX LOT 100 AND 600)
 SECTION 9, T27S, R4W, W.M.
 (TAX LOT 100)
 SECTION 10, T27S, R4W, W.M.
 (TAX LOT 200, 300, 400 AND 500)
 SECTION 11, T27S, R4W, W.M.
 (TAX LOT 100)
 DOUGLAS COUNTY, OREGON
 (PLANNING DEPARTMENT FILE NO. 95-245)
 BY
 ROBERTS SURVEYING INC.
 29 WEST 29TH STREET
 EUGENE, OREGON 97405
 PHONE 345-1112

SECTION 4 DESCRIPTION (CONTINUED) SAID EAST LINE, 39.86 CHAINS TO THE POINT OF BEGINNING, ALL IN DOUGLAS COUNTY, OREGON. SECTION 4 PROPERTY DESCRIPTION CONTAINS 219 ACRES (M/L).
 SECTION 9, T27S, R4W, W.M., BEGINNING AT THE N.E. CORNER OF SECTION 9, T27S, R4W, W.M.; THENCE WEST, ALONG THE NORTH LINE OF SAID SECTION 9, 31.52 CHAINS (M/L) TO A POINT ON THE WEST LINE OF THE JOHNATHAN SIMMONS D.L.C. NO. 41; THENCE SOUTH, ALONG SAID WEST LINE, 17.00 CHAINS TO THE S.W. CORNER OF SAID D.L.C. NO. 41; THENCE EAST, ALONG THE SOUTH LINE OF SAID D.L.C. NO. 41, 31.50 CHAINS (M/L) TO A POINT ON THE EAST LINE OF SAID SECTION 9; THENCE NORTH, ALONG SAID EAST LINE, 16.75 CHAINS (M/L) TO THE POINT OF BEGINNING, ALL IN DOUGLAS COUNTY, OREGON. SECTION 9 PROPERTY DESCRIPTION CONTAINS 53 ACRES (M/L).
 SECTION 10, T27S, R4W, W.M., BEGINNING AT THE N.E. CORNER OF SECTION 10, T27S, R4W, W.M.; THENCE WEST, ALONG THE NORTH LINE OF SAID SECTION 10, 40.0 RODS TO A POINT MARKING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING WEST, ALONG SAID NORTH LINE, 120.0 RODS (M/L) TO THE NORTH 1/4 CORNER OF SAID SECTION 10; THENCE CONTINUING WEST, ALONG SAID NORTH LINE, 39.67 CHAINS (M/L) TO THE N.W. CORNER OF SAID SECTION 10; THENCE SOUTH, ALONG THE WEST LINE OF SAID SECTION 10, 20.00 CHAINS (M/L) TO THE NORTH 1/16 CORNER OF SAID SECTION 10; THENCE EAST, ALONG THE E-W CENTERLINE OF THE NW1/4, 40.00 CHAINS (M/L) TO THE C.N. 1/16 CORNER; THENCE SOUTH, ALONG THE N-S CENTERLINE OF SAID SECTION 10, 20.00 CHAINS (M/L) TO THE CENTER 1/4 CORNER OF SAID SECTION 10; THENCE EAST, ALONG THE E-W CENTERLINE OF SAID SECTION 10, 140.0 RODS (M/L) TO A POINT 20.0 RODS WEST OF THE EAST 1/4 CORNER OF SAID SECTION 10; THENCE NORTHWESTERLY, 160.0 RODS (M/L) TO THE POINT OF BEGINNING, ALL IN DOUGLAS COUNTY, ORE. SECTION 10 PROPERTY DESCRIPTION CONTAINS 209± ACES.
 SECTION 11, T27S, R4W, W.M., EAST 1/2 OF N.E. 1/4 OF SECTION 11, CONTAINING 80 ACRES (M/L). ALSO, THAT PARCEL DESCRIBED IN BOOK 1395, PAGES 558 AND 559, CONTAINING 7.66± ACRES, EXCEPT, THAT PARCEL DESCRIBED IN BOOK 1395, PAGE 560 AND CONTAINING 5.41± ACRES.
 ACREAGE, THE AREA OF LAND, INCLUDED IN THIS PARTITION, IS 1794 ACRES (M/L) FOR PARCEL 1 AND 82 ACRES (M/L) FOR PARCEL 2.

NARRATIVE, THE PURPOSE OF THIS MINOR PARTITION SURVEY IS TO DIVIDE THE LAND, SHOWN HEREON, INTO 2 PARCELS AS SET FORTH IN DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 95-245. PARCEL 1 CONTAINS 1794 ACRES (M/L) AND PARCEL 2 CONTAINS 80 ACRES (M/L). NO FIELD WORK WAS DONE FOR THIS MINOR PARTITION SURVEY AND NO PERMANENT MONUMENTS WERE SET IN THE FIELD. A TRUE AND ACCURATE BOUNDARY SURVEY AT A LATER DATE, OF THE PROPERTY SHOWN HEREON, MAY RESULT IN SOMEWHAT DIFFERENT BEARINGS, DISTANCES AND ACREAGES THAN SHOWN HEREON.

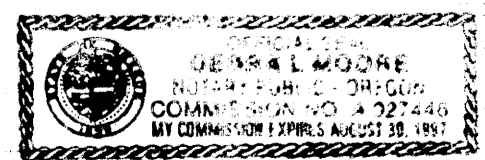
OWNERS DECLARATION, KNOW ALL PERSONS BY THESE PRESENT THAT WILLIAM L. SINGLETON, ELSIE J. SINGLETON, CHARLES L. SINGLETON, NORMA E. SINGLETON AND IVAN GAGNER ARE THE OWNERS OF THE LAND SHOWN HEREON AND DESCRIBED IN THE SURVEYORS CERTIFICATION SHOWN TO THE RIGHT AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO PARCELS AS SHOWN HEREON.

WILLIAM L. SINGLETON	DATE	ELSIE J. SINGLETON	DATE
CHARLES L. SINGLETON	DATE	NORMA E. SINGLETON	DATE
		IVAN GAGNER	DATE

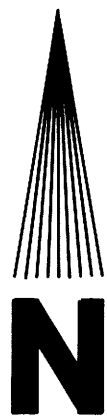
STATE OF OREGON)
) S.S.
 COUNTY OF DOUGLAS)

ACKNOWLEDGEMENT, PERSONALLY APPEARED BEFORE ME WILLIAM L. SINGLETON, ELSIE J. SINGLETON, CHARLES L. SINGLETON, NORMA E. SINGLETON AND IVAN GAGNER, WHO ARE KNOWN TO ME TO BE THE PERSONS NAMED HEREON AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SAID ACTION TO BE THEIR VOLUNTARY ACT AND DEED. SIGNED AND ATTESTED TO BEFORE ME ON THIS 11th DAY OF May, 1996.

NOTARY PUBLIC FOR THE STATE OF OREGON, COUNTY OF DOUGLAS



1996 - 0097 A



SCALE 1" = 400'
FEBRUARY 20, 1996

DATA OF RECORD FROM M111-24

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
"1"	N54°56'38"W	30.60'	"28"	S57°52'17"W	80.39'
"2"	S71°10'36"W	267.24'	"29"	S45°50'13"W	82.82'
"3"	S33°52'47"W	162.06'	"30"	S76°26'05"W	60.83'
"4"	S83°42'50"W	298.14'	"31"	N54°48'29"W	54.41'
"5"	N83°22'36"W	101.38'	"32"	N17°21'01"W	86.32'
"6"	N33°52'30"W	352.32'	"33"	N04°43'08"W	243.04'
"7"	N08°35'52"W	181.00'	"34"	N87°19'25"W	156.53'
"8"	N10°43'32"E	81.69'	"35"	S76°10'05"W	169.79'
"9"	N03°34'20"E	109.88'	"36"	N46°14'41"W	54.90'
"10"	N21°00'10"W	136.25'	"37"	N31°19'36"W	74.20'
"11"	N29°53'47"W	117.05'	"38"	N12°40'34"W	142.58'
"12"	N08°24'03"W	55.50'	"39"	N04°04'28"W	122.42'
"13"	N50°05'06"W	133.07'	"40"	N02°21'17"W	169.27'
"14"	N17°19'17"W	96.48'	"41"	N04°09'17"W	127.42'
"15"	N36°16'23"W	82.77'	"42"	N39°11'23"W	414.17'
"16"	N71°55'58"W	110.89'	"43"	N17°15'13"W	72.81'
"17"	N43°00'09"W	67.50'	"44"	N02°35'44"E	107.75'
"18"	N88°30'28"W	47.60'	"45"	N00°46'08"E	247.38'
"19"	N83°22'09"W	57.96'	"46"	N15°42'27"W	238.98'
"20"	N53°13'13"W	93.80'	"47"	N53°00'32"W	109.99'
"21"	N30°36'23"W	128.75'	"48"	N29°31'13"E	234.14'
"22"	S80°32'40"W	139.57'	"49"	N18°25'28"W	55.95'
"23"	N57°01'36"W	57.25'	"50"	N72°54'37"W	80.02'
"24"	N30°58'02"W	94.21'	"51"	S61°12'50"W	152.89'
"25"	N06°59'34"W	98.37'	"52"	S82°34'04"W	121.33'
"26"	N16°52'38"W	69.54'	"53"	N03°47'35"E	493.14'
"27"	S82°31'20"W	33.23'			

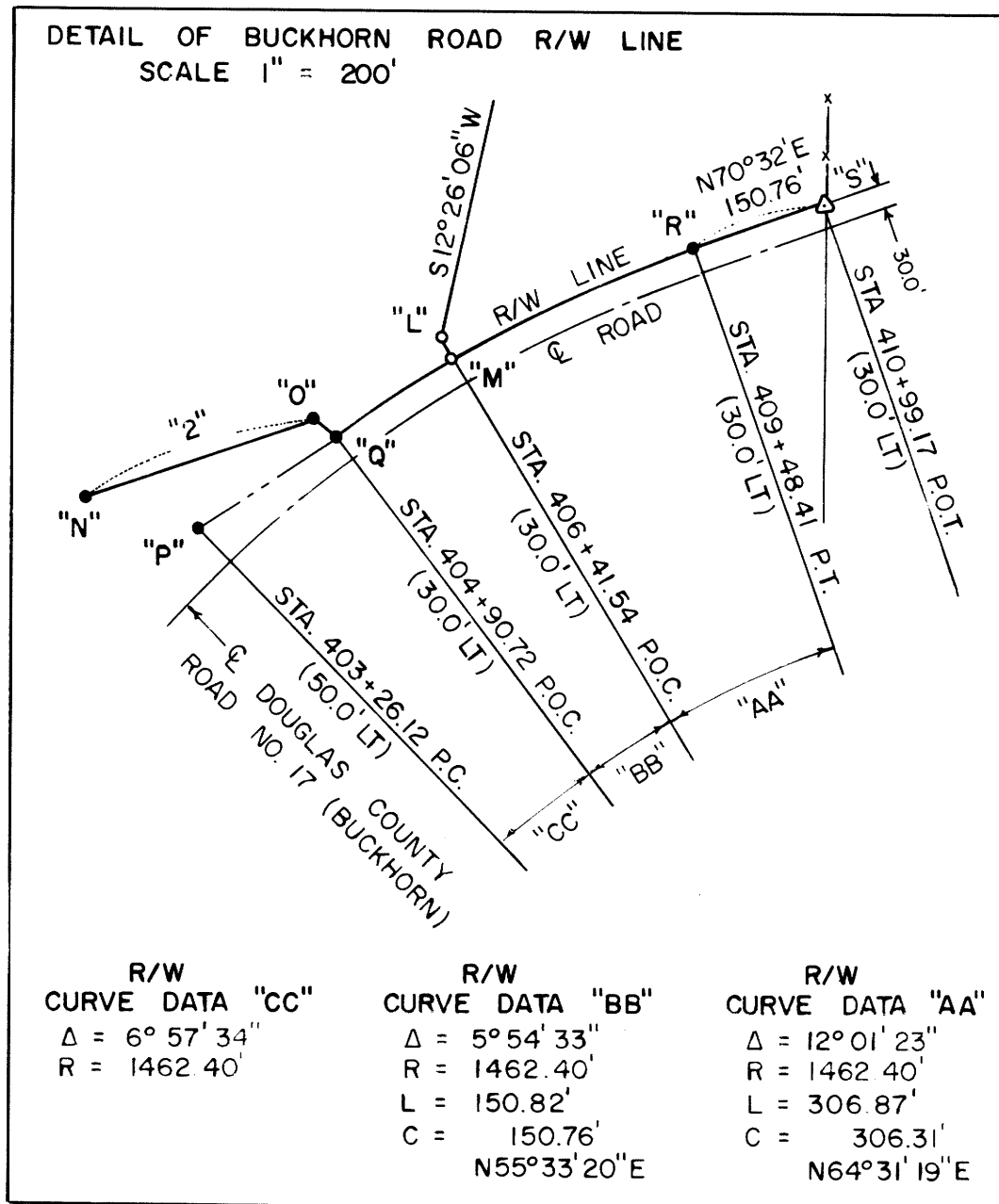
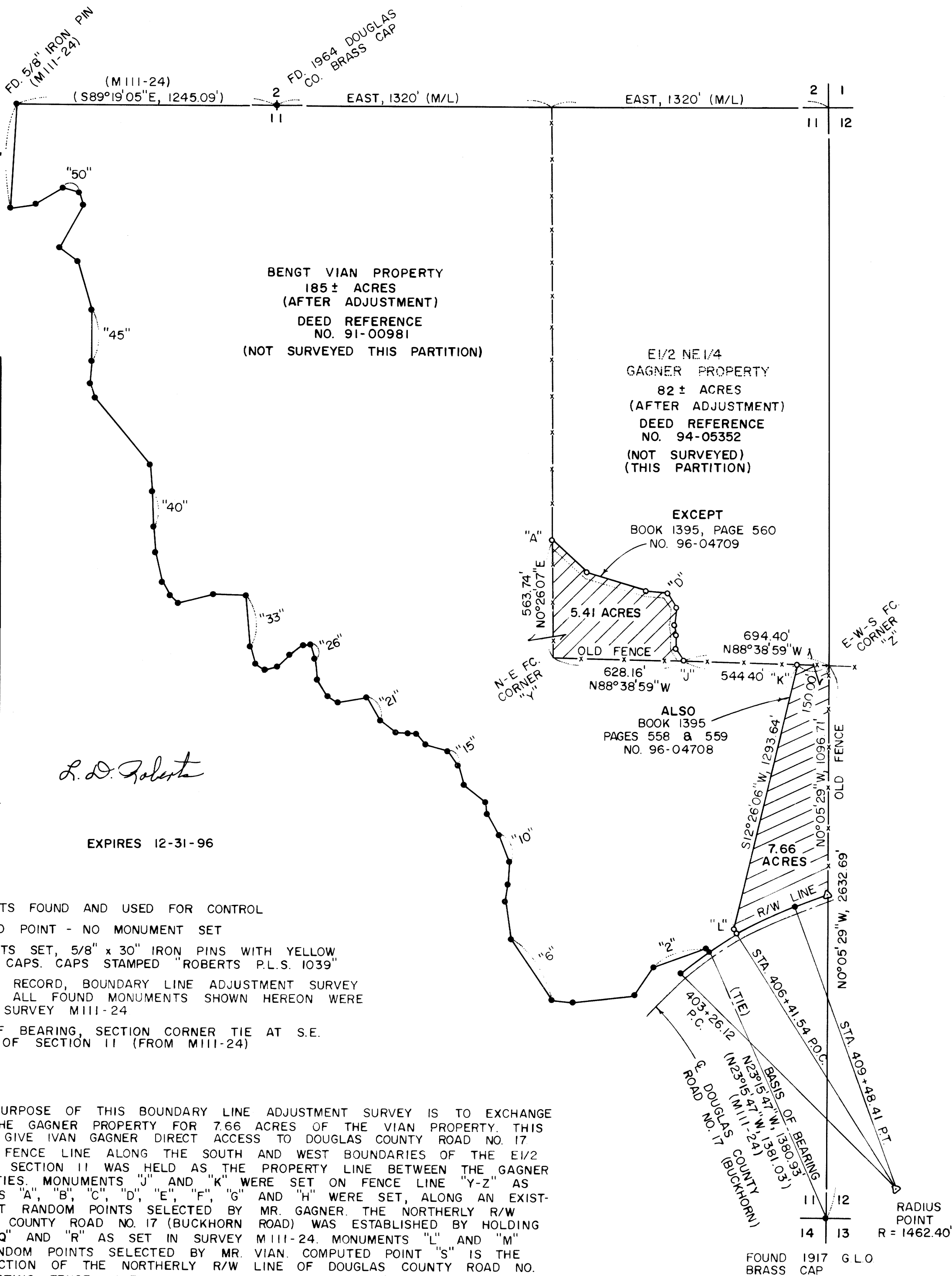
ADDITIONAL BEARINGS & DIST.

"A" = SET	5/8" IRON PIN	S47°22'26"E, 225.50'
"B" = SET	5/8" IRON PIN	S72°14'14"E, 298.51'
"C" = SET	5/8" IRON PIN	S82°56'00"E, 106.71'
"D" = SET	5/8" IRON PIN	S34°59'55"E, 75.44'
"E" = SET	5/8" IRON PIN	S5°26'03"W, 86.67'
"F" = SET	5/8" IRON PIN	S9°39'25"E, 41.34'
"G" = SET	5/8" IRON PIN	S0°17'26"E, 67.15'
"H" = SET	5/8" IRON PIN	S21°03'10"E, 70.32'
"J" = SET	5/8" IRON PIN	S88°38'59"E, 544.40'
"K" = SET	5/8" IRON PIN	S12°26'06"W, 1293.64'
"L" = SET	5/8" IRON PIN	S31°29'23"E, 22.23'
"M" = SET	5/8" IRON R/W PIN	
"N" = FD.	5/8" IRON PIN	N71°10'36"E, 267.24'
"O" = FD.	5/8" IRON PIN	S54°56'38"E, 30.60'
"Q" = FD.	5/8" IRON R/W PIN	
"P" = FD.	5/8" IRON R/W PIN	N55°30'00"E, 179.87'
"Q" = FD.	5/8" IRON R/W PIN	N55°33'20"E, 150.76'
"M" = SET	5/8" IRON R/W PIN	N64°31'19"E, 306.31'
"R" = FD.	5/8" IRON R/W PIN	N70°32'00"E, 150.76'
"S" = COMPUTED POINT		

LEGEND,

- MONUMENTS FOUND AND USED FOR CONTROL
 - △ COMPUTED POINT - NO MONUMENT SET
 - MONUMENTS SET, 5/8" x 30" IRON PINS WITH YELLOW PLASTIC CAPS. CAPS STAMPED "ROBERTS P.L.S. 1039"
 - () DATA OF RECORD, BOUNDARY LINE ADJUSTMENT SURVEY M111-24. ALL FOUND MONUMENTS SHOWN HEREON WERE SET IN SURVEY M111-24
- BASIS OF BEARING, SECTION CORNER TIE AT S.E. CORNER OF SECTION 11 (FROM M111-24)

NARRATIVE, THE PURPOSE OF THIS BOUNDARY LINE ADJUSTMENT SURVEY IS TO EXCHANGE 5.41 ACRES OF THE GAGNER PROPERTY FOR 7.66 ACRES OF THE VIAN PROPERTY. THIS EXCHANGE WOULD GIVE IVAN GAGNER DIRECT ACCESS TO DOUGLAS COUNTY ROAD NO. 17 AN OLD EXISTING FENCE LINE ALONG THE SOUTH AND WEST BOUNDARIES OF THE E1/2 OF THE NE1/4 OF SECTION 11 WAS HELD AS THE PROPERTY LINE BETWEEN THE GAGNER AND VIAN PROPERTIES. MONUMENTS "J" AND "K" WERE SET ON FENCE LINE "Y-Z" AS SHOWN. MONUMENTS "A", "B", "C", "D", "E", "F", "G" AND "H" WERE SET, ALONG AN EXISTING RIDGE TOP, AT RANDOM POINTS SELECTED BY MR. GAGNER. THE NORTHERLY R/W LINE OF DOUGLAS COUNTY ROAD NO. 17 (BUCKHORN ROAD) WAS ESTABLISHED BY HOLDING MONUMENTS "P", "Q" AND "R" AS SET IN SURVEY M111-24. MONUMENTS "L" AND "M" WERE SET AT RANDOM POINTS SELECTED BY MR. VIAN. COMPUTED POINT "S" IS THE POINT OF INTERSECTION OF THE NORTHERLY R/W LINE OF DOUGLAS COUNTY ROAD NO. 17 WITH THE EXISTING FENCE LINE ALONG THE EAST LINE OF THE VIAN PROPERTY. FOR THE PURPOSES OF THIS BOUNDARY LINE ADJUSTMENT, SAID EXISTING FENCE LINE IS ASSUMED TO BE CONSTRUCTED ON EAST LINE OF SECTION 11.



LAND PARTITION PLAT
AND
BOUNDARY LINE ADJUSTMENT
FOR
IVAN GAGNER
IN
SECTION 35, T26S, R4W, W.M.
(TAX LOT 500)
SECTION 1, T27S, R4W, W.M.
(TAX LOT 400)
SECTION 2, T27S, R4W, W.M.
(TAX LOT 100, 300 AND 400)
SECTION 3, T27S, R4W, W.M.
(TAX LOT 300, 400, 500, 600 & 700)
SECTION 4, T27S, R4W, W.M.
(TAX LOT 100 AND 600)
SECTION 9, T27S, R4W, W.M.
(TAX LOT 100)
SECTION 10, T27S, R4W, W.M.
(TAX LOT 200, 300, 400 AND 500)
SECTION 11, T27S, R4W, W.M.
(TAX LOT 100)
DOUGLAS COUNTY, OREGON
(PLANNING DEPARTMENT FILE NO. 95-245)
BY
ROBERTS SURVEYING INC.
29 WEST 29TH STREET
EUGENE, OREGON 97405
PHONE 345-1112

96-23088

1996 - 0097 B.

1996 - 0097 B