

1996 - 0105D

Parcel No. 1 Description

Beginning at a point on the south line of the G. Anthony Kuhn and Linda K. Kuhn property as described in Instrument No. 95-00190, Deed Records of Douglas County, Oregon, and from which point of beginning the North 1/4 Section Corner of Section 34, T26S, R6W, W. M., Douglas County, Oregon bears N16°19'30"W a distance of 2,586.53 feet;

thence from point of beginning, leaving said south line of the Kuhn property and bearing N26°58'24"E a distance of 223.90 feet;

thence N1°19'56"W a distance of 86.02 feet;

thence S80°59'06"E a distance of 631.20 feet;

thence S20°45'12"E a distance of 120.55 feet;

thence S16°55'51"W a distance of 192.72 feet;

thence N86°57'39"W a distance of 601.97 feet to a point on the south line of said Kuhn property and on the centerline of a 60.00 foot wide easement for roadway access and utilities (said easement being 30.00 feet wide each side of centerline);

thence along said south line of the Kuhn property and along said easement centerline, following along a 220.00 foot radius curve to the left a distance of 136.06 feet (the long chord of which curve bears N54°05'02"W a distance of 133.90 feet) to the point of beginning, containing 5.15 acres, more or less, and all being situated in the NE 1/4 of Section 34, T26S, R6W, W.M., Douglas County, Oregon.

Parcel No. 2 Description

That parcel of land deeded to G. Anthony Kuhn and Linda K. Kuhn by Instrument No. 95-00190, Deed Records, Douglas County, Oregon, less the above described Parcel No. 1. This Parcel No. 2 contains an acreage of some 186.0 acres, more or less, and is all situated in Section 34 and the SW 1/4 of Section 35, T26S, R6W, W.M., Douglas County, Oregon.

NARRATIVE

The Kuhn property consists of Parcel No. 2 of the Land Partition, County Surveyor's File No. 1994-0099. This partition consists of the original Kuhn parcel with one 5.15 acre parcel being partitioned therein.

The property line survey was done only partially around the larger parcel at the request of Mr. Kuhn, i.e. a portion of the southerly and easterly boundary were not surveyed in this project.

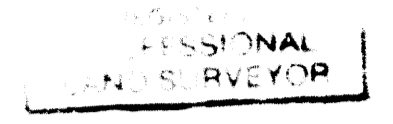
The following surveys are referred to herein and are on file at the Douglas County Surveyor's Office:

Reference No.	Surveyor	Date	County Surveyor Map File
B 1	Bentz	1990	MLP 1990-0025
B 2	Bentz	1994	LP 1994-0099
C 1	County Road Dept.	1965	Fisher Road No. 189 P&P

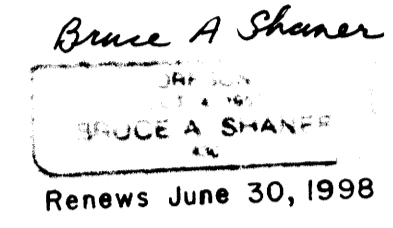
The survey field work was done in January, February and September, 1996. A Jena 0°00'01" theodolite and a Mac II distance meter were the instruments used.

SURVEYOR'S CERTIFICATE:

I, Bruce A. Shaner, being duly sworn, hereby depose and say that I have correctly surveyed and marked with proper monuments the land shown hereon, the boundaries of which are described hereon.



Bruce A. Shaner
Bruce A. Shaner, RLS 430



APPROVALS:

Keith L. Cubic 11/19/96
DOUGLAS COUNTY PLANNING DEPARTMENT DATE

Larry E. Morrison 11-19-96
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

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

Anne E. Schroeder 11/22/96
DOUGLAS COUNTY TAX COLLECTOR DATE

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

DECLARATION:

Known all people by these presents that G. Anthony Kuhn and Linda K. Kuhn, husband and wife owners of the land represented hereon and more particularly described herein, have caused the same to be partitioned and surveyed into parcels as shown on the annexed map.

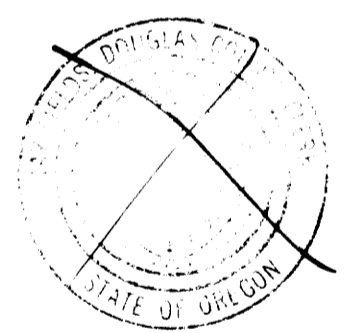
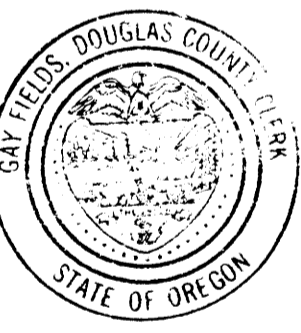
G. Anthony Kuhn
Linda K. Kuhn

State of Oregon)
County of Douglas) SS

ACKNOWLEDGEMENT

Know all people by these presents, that on this 8th day of OCTOBER, 1996, before me, a Notary Public in and for said State and County, personally appeared G. Anthony Kuhn and Linda K. Kuhn, who being duly sworn did say that they executed the Land Partition freely and voluntarily.

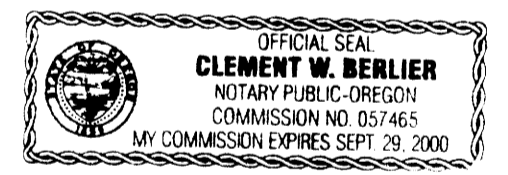
Clement W. Berlier



ZONE: 5R
COMP. PLAN: RC5
WATER: Umpqua Basin Water Assoc.
SEWER: On Site

NO APPURTENANT WATER RIGHTS ARE KNOWN TO EXIST ON THIS PROPERTY

PLANNING DEPT. FILE NO. 96:328



STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED

NOV 22 AM 11:58

DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Carol Fields DEPUTY
96-24063 RE PP

PLAT OF LAND PARTITION
in Section 34 & the SW 1/4 of Section 35, T26S, R6W, W.M.,
Douglas County, Oregon

For: G. Anthony & Linda K. Kuhn P.O. Box 582 Winchester, Oregon 97495
By: Shaner Engineering, Inc. P.O. Box 1430 Roseburg, Oregon 97470

October 8, 1996

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