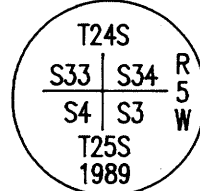
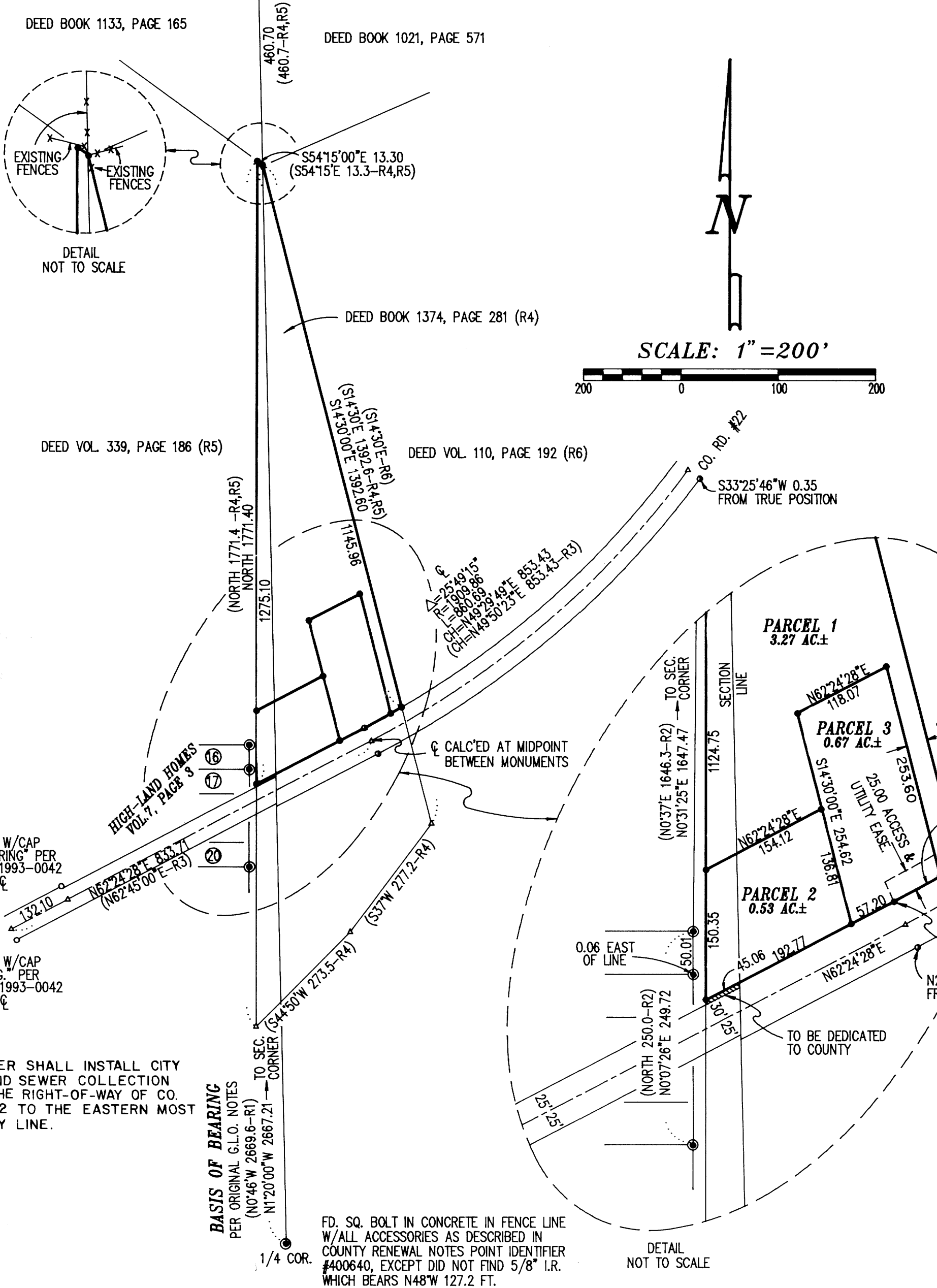


FD. 2-1/4" DOUGLAS CO. SURVEYOR'S
BRASS CAP W/ALL ACCESSORIES AS
DESCRIBED IN COUNTY RENEWAL NOTES
POINT IDENTIFIER #400700.



LAND PARTITION

IN THE NW 1/4 OF SEC.3 AND THE NE 1/4 OF SEC.4, T25S, R5W, WM
CITY OF OAKLAND, DOUGLAS COUNTY, OREGON
NOVEMBER, 1996



NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE LANDS OF BEECROFT AS SHOWN. THE SECTION LINE WAS ESTABLISHED BY TYING THE SECTION CORNER AND THE 1/4 CORNER. A SEARCH WAS MADE FOR THE 1/16 CORNER AS SHOWN ON RM 2-9, BUT IT WAS NOT FOUND. THE POINT OF BEGINNING FOR BEECROFT'S DEED (BK. 1374, PG. 281) WAS ESTABLISHED AT RECORD DISTANCE FROM THE SECTION CORNER ON THE SECTION LINE. RECORD ANGLES AND DISTANCES WERE THEN USED TO ESTABLISH THE BOUNDARIES OF SAID DEED. THE CENTERLINE OF COUNTY RD. #22 WAS ESTABLISHED USING A BEST FIT OF FOUND R/W MONUMENTS. THE POINT OF BEGINNING FOR THE DEEDS TO THE EAST AND NORTHEAST (VOL. 110, PG. 192 AND BK. 1021, PG. 571) HAVE A GAP OF 13.2 FEET AND BOTH OVERLAP BEECROFT'S DEED. IT IS BELIEVED THAT THIS WAS CAUSED BY THE DEED TO THE NORTHWEST (BK. 1133, PG. 165) HAVING A "MORE OR LESS" DISTANCE CALL ALONG THE SECTION LINE. THIS "MORE OR LESS" DISTANCE CALL WAS NOT PASSED ON TO THE OTHER TWO DEEDS. BEECROFT'S DEED AND THE DEED TO THE WEST CLEARLY STATE THE POINT OF BEGINNING AS BEING 460.7 FEET FROM THE SECTION CORNER. THIS WAS ALSO A BEST FIT FOR FOUND FENCE LINES. THE SURVEY PROCEDURES USED MEET THIRD ORDER, CLASS II SPECIFICATIONS.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT KERMIT G. AND LEANN DEE BEECROFT ARE THE OWNERS OF THE LAND REPRESENTED ON THE PARTITION PLAT, AND MORE PARTICULARLY DESCRIBED HEREIN HAVE CAUSED THE SAME TO BE PARTITIONED AND SURVEYED INTO PARCELS IN ACCORDANCE WITH ORS 92, AND ALL PRIVATE EASEMENTS CREATED, AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER ALL RIGHT-OF-WAYS AS SHOWN HEREON.

Kermit G. Beecroft 12-12-96
KERMIT G. BEECROFT DATE

Leann Dee Beecroft
LEANN DEE BEECROFT DATE

ACKNOWLEDGEMENT:

STATE OF OREGON } ss
COUNTY OF DOUGLAS }

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 12 DAY OF DEC., 1996 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED KERMIT G. AND LEANN DEE BEECROFT, WHOM BEING DULY SWORN DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Betty Spackman

LEGEND:

- SET 5/8"X30" IRON ROD W/PLASTIC CAP STAMPED "LS 2552".
- FOUND 5/8" IRON ROD AS NOTED.
- FOUND 3/4" IRON ROD.
- ⊙ FOUND 3/4" IRON PIPE OR AS NOTED.
- ▲ CALCULATED POINT.
- () RECORD INFORMATION, SEE RECORD NUMBER BELOW.
- R1 RECORD INFORMATION PER RM 2-9.
- R2 RECORD INFORMATION PER HIGH-LAND HOMES VOL.7, PAGE 3.
- R3 RECORD INFORMATION PER DOUGLAS COUNTY ROAD #22 PLANS DATED FEB. 1957, SHEETS 1 & 2 OF 4.
- R4 RECORD INFORMATION PER DEED RECORDED IN BOOK 1374, PAGE 281.
- R5 RECORD INFORMATION PER DEED RECORDED IN VOL. 339, PAGE 186.
- R6 RECORD INFORMATION PER DEED RECORDED IN VOL. 110, PAGE 192.

APPROVED

Paul L. Larson 12/20/96
CITY OF OAKLAND DATE

Jan E. Morrison 1-7-97
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

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

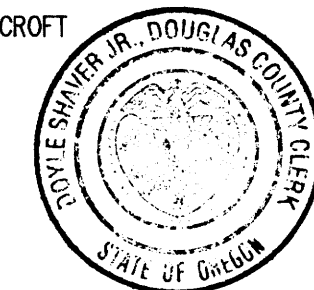
Donna Mitchell, Tax Deputy 1/8/97
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 8th DAY OF January 1997 at 9:50 AM

David J. Collier, Jr.
DOUGLAS COUNTY CLERK

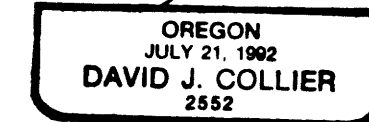
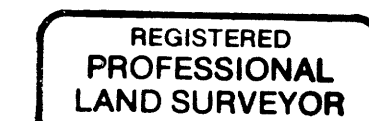
OWNERS AND PARTITIONERS:

KERMIT G. AND LEANN DEE BEECROFT
P.O. BOX 84
OAKLAND, OR 97462



DESCRIPTION:

THAT PROPERTY DESCRIBED IN INSTRUMENT NUMBER 95-19054 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.



SURVEYORS CERTIFICATE:

I, DAVID J. COLLIER, BEING DULY SWORN DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS SHOWN HEREON.

David J. Collier 12-20-96
DAVID J. COLLIER DATE

EGR & Associates, Inc.
ENGINEERS, GEOLOGISTS, AND SURVEYORS

2545K PRAIRIE ROAD (503) 688-8322
EUGENE, OREGON 97402 FAX (503) 688-8087

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