

LEGEND

- FOUND 5/8 I.R. MARKED AS SHOWN
- ⊙ FOUND 5/8 I.R. PER LND PART 1994-0056
- SET 5/8" X 30" I.R. WITH PLASTIC CAP MARKED M.E. FARR 1181
- ⊗ LOCATION CALCULATED, NO MONUMENT SET
- ⊙ FOUND DC BRASS CAP, MON U2

OWNER & PARTITIONER

BRUCE R AND JENNIFER COALWELL
 28 OLETA COURT
 ROSEBURG, OR 97470
 PH (541) 673-5541

LAND PARTITION

A PORTION OF N1/2, SEC 29, TWP 26 S, R 6 W, WM
 IN LOTS 13 & 14, PLAT 'A', BLOCK 13, ROSEBURG HOME ORCHARD TRACTS
 PARCEL 1, LAND PARTITION 1994-0056

TAX ACCOUNT NO. 43324.03

DOUGLAS COUNTY, OREGON

DECEMBER 1996

SCALE 1" = 100'

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, BRUCE R AND JENNIFER COALWELL, OWNERS OF THE LANDS REPRESENTED AND DESCRIBED ON THIS PARTITION PLAT HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SET FORTH HEREON, AND DEDICATE THE EASEMENTS SHOWN HEREON TO THE PUBLIC FOREVER.

Jennifer Coalwell
 JENNIFER COALWELL

Bruce Coalwell
 BRUCE R COALWELL

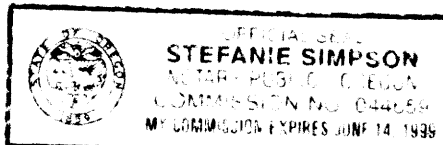
ACKNOWLEDGEMENT

STATE OF OREGON
 COUNTY OF DOUGLAS

KNOW ALL MEN BY THESE PRESENTS THAT ON THE 2nd DAY OF January 1997, BEFORE ME APPEARED BRUCE R COALWELL AND JENNIFER COALWELL, HUSBAND AND WIFE, WHO BEING DULY SWORN, DID SAY THAT THEY SIGNED THE DECLARATION SET FORTH HEREON AS THEIR FREE AND VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL SEAL THIS DAY AND YEAR FIRST ABOVE WRITTEN.

Stefanie Simpson
 NOTARY PUBLIC OF OREGON
 MY COMMISSION EXPIRES: 01-14-99



NOTE:
 ACCESS TO GARDEN VALLEY ROAD VIA YEW LANE AND SINCLAIR LANE, 60' PRIVATE EASEMENTS. DESCRIPTIONS SET FORTH IN INSTRUMENT NO 94-16609, RECORDER'S DEED RECORDS, DOUGLAS COUNTY, OREGON. SEE PARTITION NO 1990-0019 FOR DATA.

NOTE:
 ASSOCIATION TO MAINTAIN ROADWAYS RECORDED IN BOOK 1044, PAGE 581, RECORDER'S DEED RECORDS, DOUGLAS COUNTY, OREGON.

APPROVALS

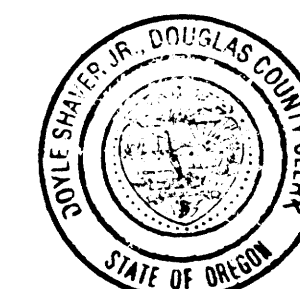
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

Anne E. Schroeder 11/01/97
 DOUGLAS COUNTY TAX COLLECTOR DATE

Keith L. Cubic 1/9/97
 DOUGLAS COUNTY PLANNING DIRECTOR DATE

Ronnie E. Wan 1/10/97
 DOUGLAS COUNTY SURVEYOR DATE

FILED 10 DAY OF January, 1997
 DOYLE SHAVER JR., County Clerk *by Carl Engen at 2:40pm*
 COUNTY CLERK



STATE OF OREGON }
 COUNTY OF DOUGLAS } SS.
 I, DOYLE SHAVER JR., COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED

97 JAN 10 PM 2:40

DOYLE SHAVER JR.
 DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Carl Engen*
 DEPUTY

97-00563 FEE PP

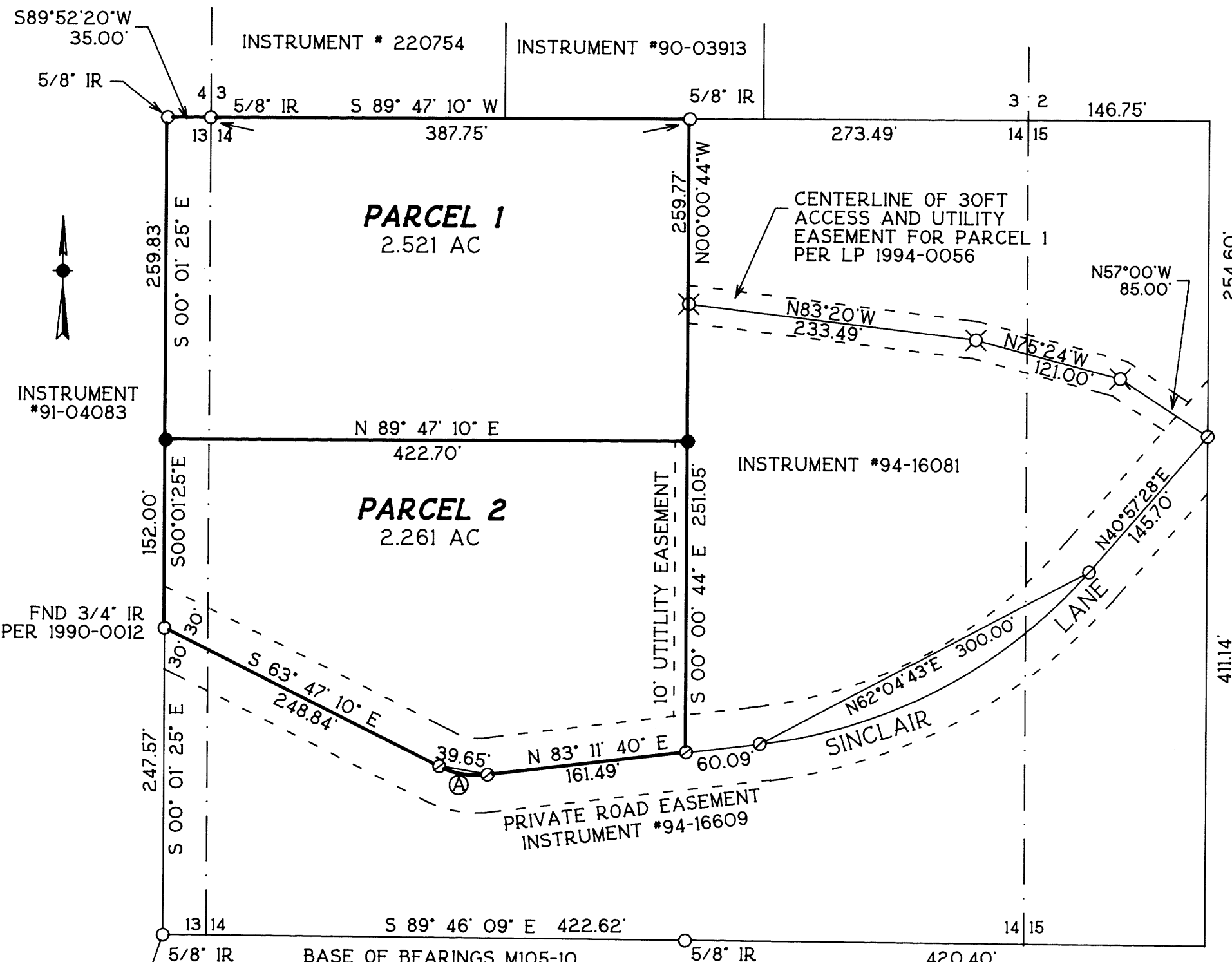
SURVEYOR'S CERTIFICATE

I, MAURICE E FARR, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

BEGINNING AT A 5/8" IRON ROD (IR), THE NW CORNER OF LOT 14, BLOCK 13, PLAT 'A', ROSEBURG HOME ORCHARD TRACTS; THENCE S89°52'20"W 35.00 FT TO A 5/8" IR; THENCE S00°01'25"E 411.83 FT TO A 3/4" IR; THENCE S63°47'10"E 248.84 FT TO A 5/8" IR; THENCE ALONG A 69.76 FT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS S80°17'45"E 39.65 FT TO A 5/8" IR; THENCE N83°11'40"E 161.49 FT TO A 5/8" IR; THENCE N00°00'44"W 510.82 FT TO A 5/8" IR; THENCE S89°47'10"W 387.75 FT TO THE POINT OF BEGINNING; CONTAINING 2.521 ACRES M/L IN PARCEL 1 AND 2.261 ACRES M/L IN PARCEL 2. ALL LOCATED IN SECTION 29, TWP26S, R6W,WM, DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION EXISTING PARCEL 1 CREATED IN LAND PARTITION 1994-0056 INTO TWO PARCELS. WE USED FOUND MONUMENTS FOR LAND PARTITION 1994-0056 AND FOR ROSEBURG ORCHARDS TRACTS, PLAT A, BLOCK 13. WE USED M105-10 AS BASE OF BEARINGS. THIS SURVEY WAS PERFORMED BY MAURICE E FARR AND RICHARD M GARZA, JR, USING A LIETZ SET 4 TOTAL STATION. CALCULATIONS AND DRAFTING WAS PERFORMED BY MAURICE E FARR.



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Maurice E Farr
 OREGON
 SEPT 23, 1977
 MAURICE E. FARR
 1181

EXPIRES 12-31-97

Maurice E Farr
 MAURICE E. FARR
 PROFESSIONAL LAND SURVEYOR
 1960 SW BURDETTE DRIVE
 ROSEBURG, OR 97470