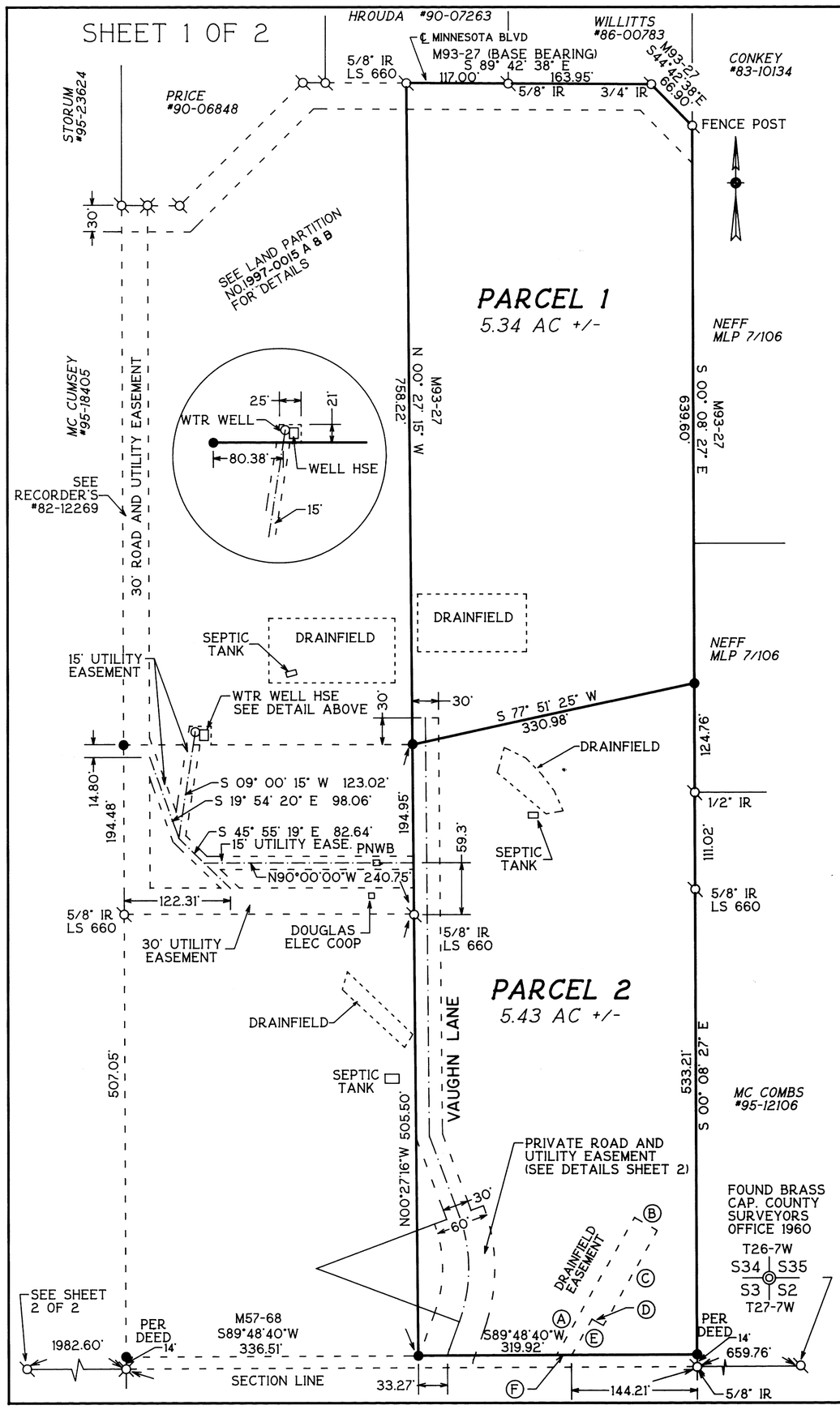

LAND PARTITION

SE 1/4, SECTION 34, TWP 26 SOUTH
RANGE 7 WEST, WILLAMETTE MERIDIAN
TAX ACCOUNT NOS. 43847.03 AND 43847.04
DOUGLAS COUNTY, OREGON
NOVEMBER 1996
SCALE 1" = 100'

LEGEND

- FOUND I.R. MARKED AS SHOWN
- SET 5/8" X 30" I.R. WITH PLASTIC CAP MARKED M.E. FARR 1181
- LOCATION CALCULATED, NO MONUMENT SET

OWNER AND PARTITIONER

TEE JAY AND PATRICIA VAUGHN
1036 CARLETON
ORANGE, CA. 92667
PH (714) 997-1393

PARCELS 1 & 2

SANITARY SEWER	SEPTIC TANK & DRAIN FIELDS
WATER	WATER WELL
ZONING	5R
COMPREHENSIVE PLAN	COMMITTED RESIDENTIAL 5 AC LAND
PLANNING FILE	NO 94-269

ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF ORANGE

KNOW ALL MEN BY THESE PRESENTS THAT ON THE 20th DAY OF January, 1997, BEFORE ME APPEARED TEE JAY VAUGHN AND PATRICIA VAUGHN, 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.

Patricia J. Erickson
NOTARY PUBLIC OF CALIFORNIA
MY COMMISSION EXPIRES: 12-2-98

PATRICIA J. ERICKSON
COMM. # 1048243
Notary Public — California
ORANGE COUNTY
My Comm. Expires DEC 7, 1998

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE PROPERTY DESCRIBED IN INSTRUMENT #93-02736 INTO TWO PARCELS. WE USED FOUND MONUMENTS FOR M93-27 FOR THE CENTERLINE OF MINNESOTA BLVD AND BASE OF BEARINGS. ALL MONUMENTS FOUND ALONG THE NORTHERN BOUNDARY WERE WITHIN 0.2' OF MAP LOCATION. RECORD BEARINGS AND DISTANCES WERE USED AS RECORDED. M57-68 WAS USED TO CONTROL THE SECTION LINE AT THE SOUTHERN BOUNDARY OF THE PARTITION. EAST AND WEST LINES WERE CONTROLLED BY M93-27.

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 1-97
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

STATE OF OREGON]
COUNTY OF DOUGLAS] SS.
I, DOYLE SHAVER, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED
97 FEB -4 PM 12:17
DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Gloria G. Burnett DEPUTY
FEE PP

APPROVALS

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

Donna Mitchell, Deputy 2/4/97
DOUGLAS COUNTY TAX COLLECTOR DATE

Keith L. Cubic 2/3/97
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Larry L. Monson 2-4-97
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

97-02299 12:17 P.M.

FILED 4th DAY OF FEBRUARY, 1997

DOYLE SHAVER JR., County Clerk
COUNTY CLERK
By: Gloria G. Burnett
DEPUTY

DOYLE SHAVER JR. DOUGLAS COUNTY CLERK STATE OF OREGON

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, TEE JAY VAUGHN AND PATRICIA VAUGHN, HUSBAND AND WIFE, OWNERS OF THE LANDS REPRESENTED AND DESCRIBED ON THIS PLAT, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SET FORTH HEREON, AND DEDICATE THE EASEMENTS SHOWN HEREON TO THE PUBLIC FOREVER.

Tee Jay Vaughn — TEE JAY VAUGHN
Patricia Vaughn — PATRICIA VAUGHN

DRAINFIELD EASEMENT

NO	BEARING	DIST
A	N 29° 42' 25" E	181.13'
B	S 60° 17' 34" E	30.00'
C	S 29° 42' 25" W	125.00'
D	N 60° 17' 42" W	15.00'
E	S 29° 42' 25" W	47.51'
F	N 89° 42' 37" W	17.30'

NOTE: ASSOCIATION TO MAINTAIN ROADWAYS AND WATER SYSTEM RECORDED IN BOOK 1452 PAGE 891 RECORDER'S NO 97-1762

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), FROM WHICH THE SE SECTION COR OF SECTION 34, T26S, R7W,WM BEARS S00°08'27"E 14.00 FT AND N89°48'40"E 659.76 FT; WHICH SAID 5/8" IR IS ON THE EASTERN BOUNDARY OF THAT PROPERTY DESCRIBED IN INSTRUMENT #93-02736, RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OR. THENCE S89°48'40"W 319.92 FT TO A 5/8" IR; THENCE N00°27'16"W 1,458.67 FT TO A 5/8" IR ON THE CENTERLINE OF MINNESOTA BLVD; THENCE ALONG SAID CENTERLINE S89°42'38"E 117.00 FT TO A 5/8" IR; THENCE CONTINUING ALONG SAID CENTERLINE S89°42'38"E 163.95 FT TO A 5/8" IR; THENCE CONTINUING ALONG SAID CENTERLINE S44°42'38"E 66.90 FT TO A FENCE POST; THENCE LEAVING SAID CENTERLINE S00°08'27"E 1,408.59 FT TO A 5/8" IR WHICH IS 14 FT NORTH OF THE SOUTH SECTION LINE OF SECTION 34 TO THE POINT OF BEGINNING AND CONTAINING 5.34 ACRES M/L IN PARCEL 1 AND 5.43 ACRES M/L IN PARCEL 2, ALL LOCATED IN SE 1/4, SECTION 34, TWP 26S, R7W,WM, DOUGLAS COUNTY, OREGON.

97-02299

1997 - 00164

1997 - 00164