

1997 - 0068A

SURVEYOR'S CERTIFICATE:

I, DONALD A. BENTZ, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE NOT SURVEYED AND HAVE CORRECTLY PREPARED THE LAND PARTITION SHOWN ON THIS PLAT AND MAKE NO REPRESENTATION OF THE ACCURACY OF THE BOUNDARIES OF SAID LAND PARTITION, OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION.

A PARCEL OF LAND LYING IN SECTIONS 16, 20, 21 AND 28, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

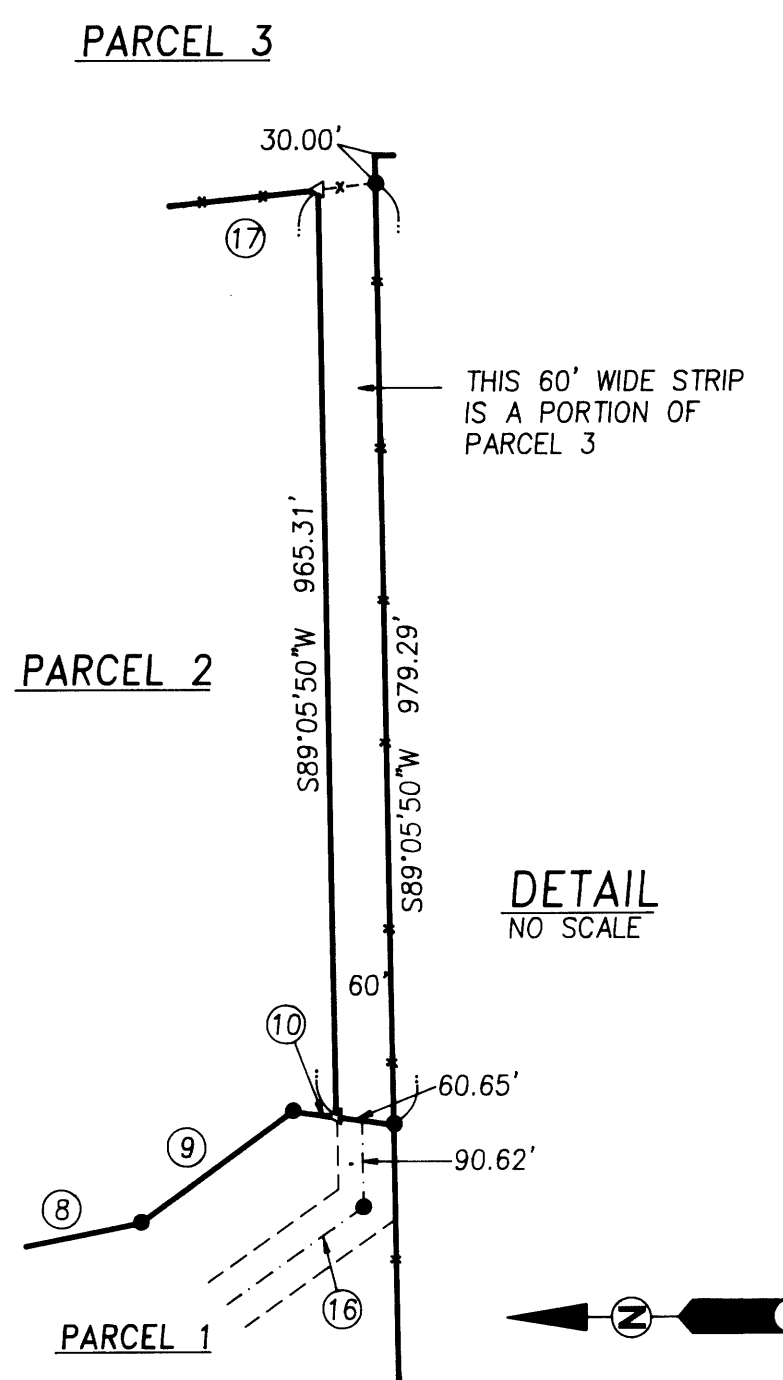
BEGINNING AT THE NORTHEAST CORNER OF THE ABOVE SAID SECTION 21; THENCE ALONG THE EAST LINE OF SAID SECTION 21 SOUTH 5280 FEET, MORE OR LESS, TO THE SOUTH-EAST CORNER THEREOF; THENCE ALONG THE EAST LINE OF THE ABOVE SAID SECTION 28 SOUTH 1320 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 28 WEST 2640 FEET, MORE OR LESS, TO THE WEST LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 28; THENCE ALONG SAID WEST LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 28 NORTH 1320 FEET, MORE OR LESS, TO THE SOUTH QUARTER CORNER OF THE ABOVE SAID SECTION 21; THENCE ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 21 NORTH 2160 FEET, MORE OR LESS; THENCE S89°05'50"W 30.00 FEET TO A 5/8" IRON ROD IN A FENCE CORNER; THENCE CONTINUING ALONG SAID FENCE S89°05'50"W 979.29 FEET TO A 5/8" IRON ROD; THENCE CONTINUING S89°05'50"W 3152 FEET, MORE OR LESS, TO A POINT WHICH IS 478.50 FEET SOUTHERLY OF THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 21; THENCE NORTH 1248 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF DONATION LAND CLAIM NO. 45; THENCE ALONG THE SOUTH LINE OF SAID DONATION LAND CLAIM NO. 45 EAST 2375 FEET, MORE OR LESS, TO THE EASTERLY RIGHT-OF-WAY LINE OF DAWSON ROAD (COUNTY ROAD NO. 148); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE N1°45'45"W 412.33 FEET MORE OR LESS, TO A 5/8" IRON ROD; THENCE CONTINUING N1°45'45"W 547.56 FEET TO THE NORTHWEST CORNER OF DONATION LAND CLAIM NO. 46; THENCE ALONG THE NORTH LINE OF SAID DONATION LAND CLAIM NO. 46 N88°04'31"E 1686.83 FEET TO THE NORTHEAST CORNER OF SAID DONATION LAND CLAIM NO. 46; THENCE ALONG THE EAST LINE OF LOT 6, BLOCK 11 OF THE THIRD BROOKSIDE ADDITION TO THE CITY OF ROSEBURG N1°44'55"W 261.31 FEET TO THE SOUTHWEST CORNER OF LOT 6 OF GARDEN ACRES SUBDIVISION AS RECORDED IN THE PLAT RECORDS OF DOUGLAS COUNTY; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 6 OF GARDEN ACRES SUBDIVISION AS FOLLOWS: N70°38'21"E 123.48 FEET, N78°32'07"E 93.08 FEET, N45°47'23"E 149.74 FEET, N17°44'50"E 215.81 FEET, N41°05'10"E 126.02 FEET, N58°21'58"E 161.04 FEET, N64°08'07"E 148.52 FEET, N52°53'28"E 107.16 FEET AND N44°13'12"E 115.46 FEET TO THE EAST LINE OF SAID GARDEN ACRES SUBDIVISION; THENCE LEAVING SAID EAST LINE OF GARDEN ACRES SUBDIVISION S0°34'36"W 105.73 FEET, MORE OR LESS, TO THE NORTH LINE OF THE ABOVE SAID SECTION 21; THENCE ALONG SAID NORTH LINE OF SECTION 21 N89°07'07"E 1895.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING AND CONTAINING 550 ACRES, MORE OR LESS.

[Signature]
DONALD A. BENTZ P.L.S. #839

NARRATIVE:

THE PURPOSE OF THIS PLAT IS TO PARTITION THE SUBJECT PROPERTY INTO THREE PARCELS. THE FOUND MONUMENTS AT THE NW CORNER OF PARCEL 2 AND THE WITNESS CORNER TO THE NE CORNER OF SECTION 21 WERE USED AS THE BASIS OF BEARING PER VOLUME 18, PAGE 16. THE NORTH LINE OF THE PROPERTY WAS CALCULATED FROM RECORD DATA PER VOLUME 18, PAGE 16 FROM THE NW CORNER OF PARCEL 2. ALL OTHER EXTERIOR LINES ARE APPROXIMATE.

FIELD CREW: NEIL HIBBS, SAM COREY
EQUIPMENT: NIKON TOTAL STATION
CALCULATIONS: WENDELL T. HARNES
DRAFTING: TIM ADAMS



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT ROBERT G. CARRICO IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED INTO PARCELS TOGETHER WITH EASEMENT AS SHOWN HEREON.

[Signature]
ROBERT G. CARRICO

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 10th DAY OF JUNE, 1997, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED ROBERT G. CARRICO, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE DID EXECUTE SAID INSTRUMENT FREELY AND VOLUNTARILY.

[Signature]
MY COMMISSION EXPIRES: 1-18-99

APPROVALS:

[Signature] 6/12/97
DOUGLAS COUNTY PLANNING DIRECTOR DATE

[Signature] 6-12-97
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

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

[Signature] 6-13-97
DOUGLAS COUNTY TAX COLLECTOR 97-12246

FILED THIS 3rd DAY OF JUNE, 1997, O'CLOCK AM/PM

DOYLE SHAVER JR., Count:
DOUGLAS COUNTY CLERK BY DEPUTY

ZONE: F.G
COMP. PLAN: AGG
WATER: DIXONVILLE WATER ASSOCIATION
SEWER: ON-SITE DRAINFIELD

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

97 JUN 12 PM 1:58

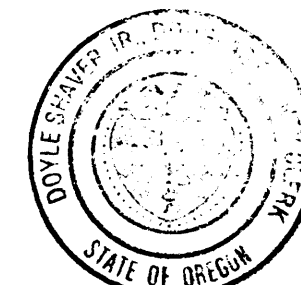
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *[Signature]*
DEPUTY

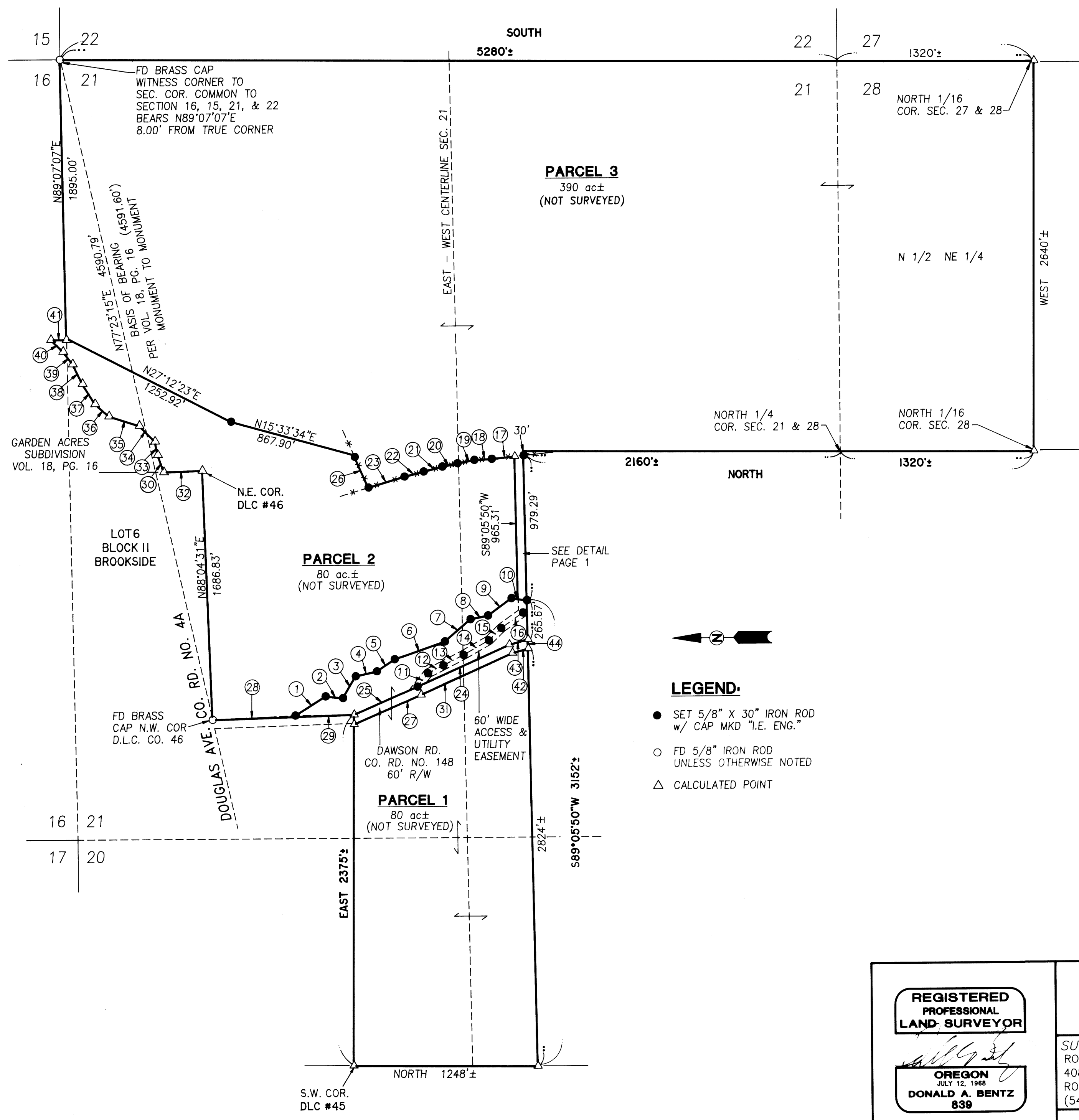
FEE PP 97-12246

PLANNING DEPT. FILE NO. 96-322



1997 - 0068A

<p>REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p><i>[Signature]</i></p> <p>OREGON JULY 12, 1988 DONALD A. BENTZ 839</p> <p>EXPIRES: 12/31/97</p>	<p>LAND PARTITION</p> <p>IN THE NE1/4 & SE1/4 OF SEC. 20, NE1/4, NW1/4, SW1/4 & SE1/4 OF SEC. 21, AND THE NE1/4 OF SEC. 28, T27S, R5W, W.M., DOUGLAS COUNTY, OREGON</p>	
	<p>SURVEYED FOR: ROBERT G. CARRICO 408 TEMPLE BROWN ROAD ROSEBURG, OREGON 97470 (541) 672-4959</p>	<p>SURVEYED BY: i.e. ENGINEERING</p> <p>548 S.E. Jackson Suite 3 Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392</p>
SCALE: NO SCALE	DATE: APRIL 1997	JOB NO. 753-05 PAGE: 1 OF 2



1	N31°58'00"W	241.79'
2	N5°43'03"E	118.76'
3	N59°25'11"W	170.18'
4	N12°38'12"W	147.95'
5	N33°49'39"W	146.12'
6	N19°06'27"W	359.64'
7	N40°35'47"W	230.90'
8	N11°18'57"W	122.27'
9	N35°54'09"W	196.97'
10	N7°27'42"W	46.23'
11	N51°22'51"W	115.45'
12	N26°38'49"W	117.47'
13	N27°02'05"W	153.95'
14	N29°14'20"W	198.04'
15	N44°03'51"W	119.35'
16	N35°18'42"W	180.25'
17	N5°51'29"W	156.69'
18	N3°11'25"W	119.18'
19	N10°43'27"W	116.65'
20	N11°53'49"W	105.36'
21	N13°46'55"W	131.67'
22	N14°53'49"W	134.07'
23	N16°36'13"W	253.84'
24	N24°05'49"W	683.16'
25	N23°22'59"W	467.56'
26	N66°07'12"E	226.69'
27	N23°22'59"W	494.80'
28	N1°45'45"W	547.56'
29	N1°45'45"W	412.33'
30	N70°38'21"E	123.48'
31	N24°05'49"W	683.16'
32	N1°44'55"W	261.31'
33	N78°32'07"E	93.08'
34	N45°47'23"E	149.74'
35	N17°44'50"E	215.81'
36	N41°05'10"E	126.02'
37	N58°21'58"E	161.04'
38	N64°08'07"E	148.52'
39	N52°53'28"E	107.16'
40	N44°13'12"E	115.46'
41	S0°34'36"W	105.73'
42	N15°15'05"W	110.02'
43	N15°14'05"W	130.00'
44	S89°05'49"W	61.93'

LEGEND:

- SET 5/8" X 30" IRON ROD w/ CAP MKD "I.E. ENG."
- FD 5/8" IRON ROD UNLESS OTHERWISE NOTED
- △ CALCULATED POINT

97-12246

<p>REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p>OREGON JULY 12, 1968 DONALD A. BENTZ 839</p> <p>EXPIRES: 12/31/97</p>	<p>LAND PARTITION</p> <p>IN THE NE1/4 & SE1/4 OF SEC. 20, NE1/4, NW1/4, SW1/4 & SE1/4 OF SEC. 21, AND THE NE1/4 OF SEC. 28, T27S, R5W, W.M., DOUGLAS COUNTY, OREGON</p>		
	<p>SURVEYED FOR:</p> <p>ROBERT G. CARRICO 408 TEMPLE BROWN ROAD ROSEBURG, OREGON 97470 (541) 672-4959</p>	<p>SURVEYED BY:</p> <p>i.e. ENGINEERING</p> <p>548 S.E. Jackson Suite 3 Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392</p>	
SCALE: 1" = 500'	DATE: APRIL 1997	JOB NO. 753-05	PAGE: 2 OF 2