

1997-0131

LAND PARTITION

LOCATED in the SE 1/4 of Sec. 7 & the SW 1/4 of Sec. 8, T.27S., R.5W., W.M.
in Douglas County, Oregon.

October 21, 1997

OWNER AND PARTITIONER: PETE SERAFIN REALTY, INC.
PETE AND INA SERAFIN
P.O. BOX 2250
ROSEBURG, OREGON 97470

WATER: PARCEL 2: CITY OF ROSEBURG; PARCEL 1: NONE

APPROVALS COUNTY PLANNING DEPT. FILE NO.: 97-227.

[Signature] 11-13-97
ROSEBURG COMMUNITY DEVELOPMENT DIRECTOR DATE

SEWER: PARCEL 2: R.U.S.A.; PARCEL 1: NONE

Bob Williamson for KLC 11-14-97
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Ron E. Wan 11-17-97
DOUGLAS COUNTY SURVEYOR DATE

PREPARED BY: DAVID EDWARDS LAND SURVEYING
P.O. BOX 361
OAKLAND, OREGON 97462
PHONE: (541) 459-0512

COMP. PLAN: PARCEL 2: LDR; PARCEL 1: FFT

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

Anne E. Schroeder 12-15-97
DOUGLAS COUNTY TAX COLLECTOR DATE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David A. Edwards

OREGON
JULY 26, 1988
DAVID A. EDWARDS
2339

EXPIRES 12/31/97

NOTE: REFERENCES HEREON TO "LOT" OR "PLAT" REFER
TO TRACT I, PLAT I, ROSEBURG ORCHARDS
COMPANY, IN DOUGLAS COUNTY, OREGON.

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

97 DEC 16 AM 9:35

DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK

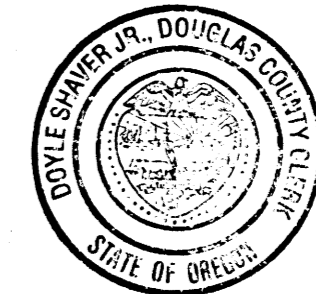
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Carol Engler*
DEPUTY

97-25104 FEE *PK*

FILED THIS *16th* DAY OF *Dec*, 1997 AT *9:35* O'CLOCK *A.*M.

Doyle B. Shaver Jr. by *Carol Engler, Deputy*
DOUGLAS COUNTY CLERK



SURVEYOR'S CERTIFICATE

I, DAVID A. EDWARDS, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE NOT SURVEYED OR MARKED WITH PROPER MONUMENTS, EXCEPT AS SHOWN HEREON, THE LANDS SHOWN ON THE ANNEXED MAP AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF SAID LANDS:

THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 85-10766, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON, LESS AND EXCEPT THOSE TRACTS OF LAND DESCRIBED IN DOCUMENTS NUMBERED 86-1188 AND 86-12365, SAID OFFICIAL RECORDS.

David A. Edwards
DAVID A. EDWARDS-P.L.S. 2339

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS PETE SERAFIN REALTY, INC., AN OREGON CORPORATION AND PETER B. SERAFIN AND INA V. SERAFIN, HUSBAND AND WIFE, ARE THE OWNERS OF THE LANDS REPRESENTED ON THE ANNEXED MAP AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN THEREON.

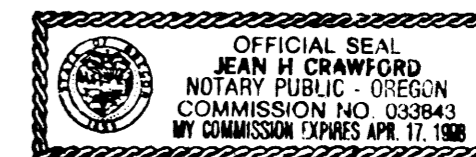
Peter B. Serafin *Peter B. Serafin* *Ina V. Serafin*
PETER B. SERAFIN, PRESIDENT PETER B. SERAFIN INA V. SERAFIN

ACKNOWLEDGEMENT

STATE OF OREGON) SS
COUNTY OF DOUGLAS)

KNOW ALL PERSONS BY THESE PRESENTS, ON THIS *24th* DAY OF *Oct*, 1997, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED PETER B. SERAFIN, PRESIDENT OF PETE SERAFIN REALTY, INC. AND PETER B. SERAFIN AND INA V. SERAFIN WHOM BEING DULY SWORN DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT PETER B. SERAFIN IS AN AUTHORIZED OFFICER OF SAID CORPORATION AND THAT THEY DID EXECUTE SAID INSTRUMENT FREELY AND VOLUNTARILY ON BEHALF OF THEMSELVES AND ON BEHALF OF SAID CORPORATION.

Jean H. Crawford
NOTARY PUBLIC FOR OREGON

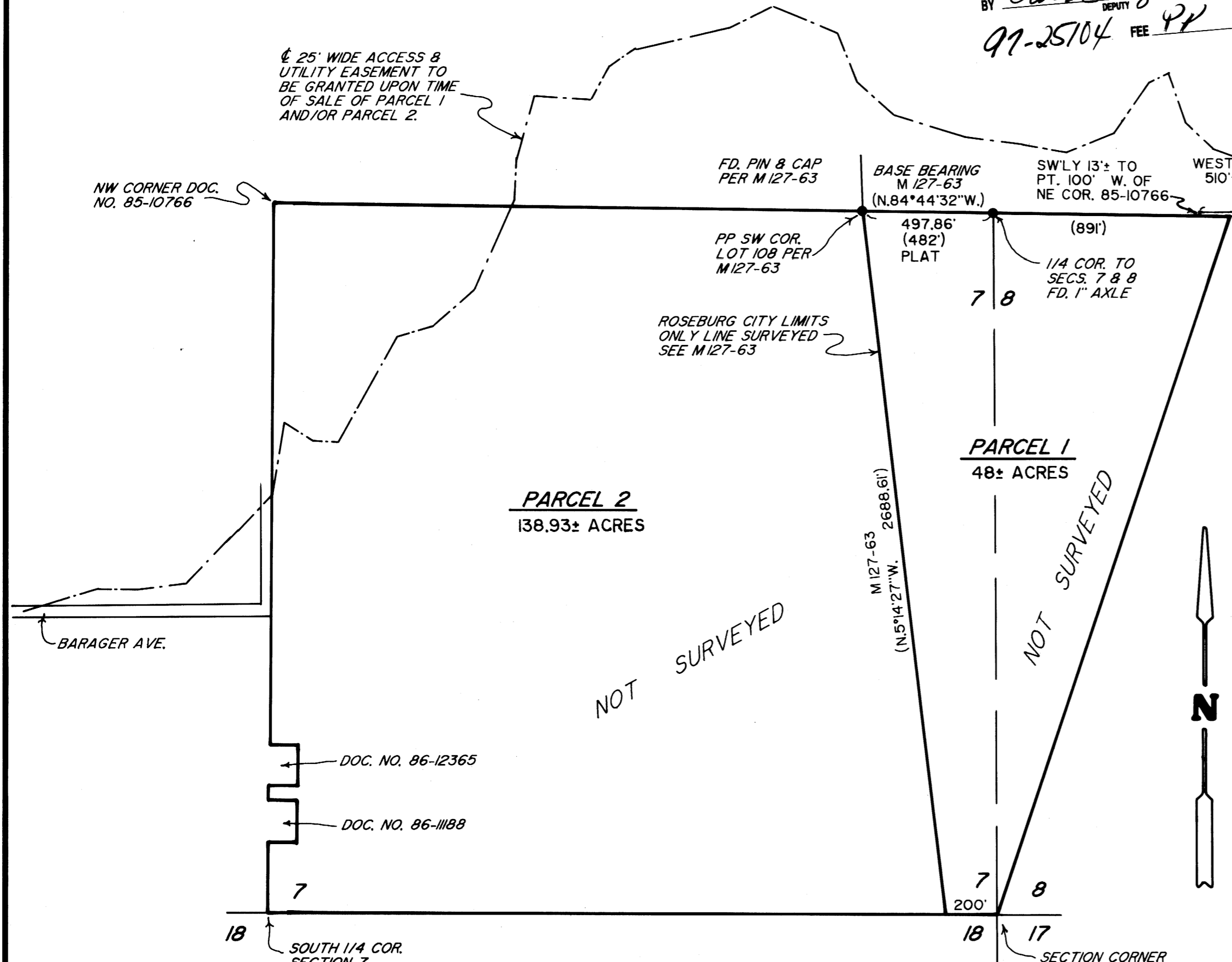


LEGEND

- INDICATES MONUMENT FOUND AS NOTED.
 - () DENOTES DEED RECORD DATA EXCEPT AS NOTED
- SCALE: 1" = 400'
BASIS OF BEARINGS: M 127-63.
PP = PROPORTIONATE POSITION.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SHOW THE PARTITIONING OF THE LANDS OF SERAFIN ALONG THE ROSEBURG CITY BOUNDARY AS SHOWN HEREON. SAID BOUNDARY WAS SURVEYED BY THIS OFFICE IN M 127-63. THE REMAINDER OF THE PARCELS ARE SHOWN AS PER DEED RECORD AND COUNTY ASSESSOR'S DATA. PARCEL ACREAGES ARE DERIVED FROM SAID ASSESSOR'S DATA.



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