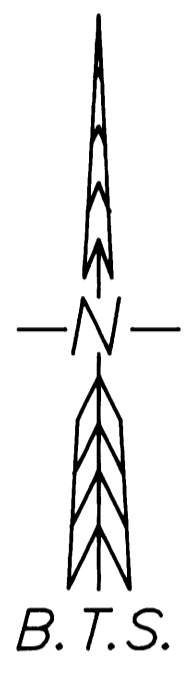


LAND PARTITION
LOCATED IN THE NE 1/4 OF
SECTION 14, T.27S., R.3W., W.M.
DOUGLAS COUNTY, OREGON



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Kristina DeFoor
KRISTINA DEFOOR
EXPIRES 12/31/97

NUMBER	BEARING	DISTANCE
L1	S 89°29'33" E	33.55' { N 89°29'27"W, 67.28' }
L2	S 89°29'33" E	33.65'
L3	S 89°10'41" E	135.46' { N 89°29'27"W }
L4	S 89°18'32" E	32.97' { N 89°29'27"W, 29.12' }
L5	S 89°18'32" E	154.81' { N 89°29'27"W, 159.36' }
L6	S 89°06'53" E	16.36'
L7	S 16°58'19" E	50.48'
L8	S 16°36'08" W	66.75'
L9	S 38°07'40" W	84.11'
L10	S 54°37'39" W	112.32'
L11	S 21°50'10" W	35.86'
L12	S 22°30'59" W	91.10'
L13	N 00°13'46" E	117.26'
L14	N 32°06'22" E	93.08' { N 32°08'24"E, 123.47' }
L15	N 32°06'22" E	30.50' { N 32°08'24"E, 123.47' }
L16	N 30°05'33" E	57.26' [N 30°09'53"E, 57.28']
L17	N 23°58'19" E	48.99' [N 24°04'51"E, 49.02']
L18	S 53°01'52" E	27.07'
L19	S 11°25'12" E	116.79'
L20	S 18°12'49" W	128.12'
L21	S 57°41'42" W	186.36'
L22	S 17°21'00" W	187.54'
L23	S 54°15'46" W	67.47'
L24	S 33°48'30" W	109.99'
L25	N 38°23'37" W	59.18'
L26	S 26°38'19" W	7.26'
L27	S 12°15'19" W	131.04'
L28	S 87°36'29" W	115.71'
L29	S 00°04'40" W	55.69'
L30	N 42°07'07" W	98.41'
L31	N 12°57'36" W	98.69'

- LEGEND:**
- = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D "BTS ENG-SURV"
 - = FOUND 5/8" IRON ROD PER M 86-55
 - = FOUND 5/8" IRON ROD PER M 97-69 OR CS 58/282-4
 - = FOUND 5/8" IRON ROD PER M 99-1
 - ⊕ = FOUND 3/4" IRON PIPE PER M 16-74 OR RM 2-53
 - = FOUND BCIP PER 1984 USBLM DEPENDENT RESURVEY
 - ▲ = COMPUTED POINT NOT SET
 - ▲ = CENTERLINE CAVITT CREEK
 - = CENTERLINE COOLEY LANE ROAD NO. 82-B
 - = EASEMENT CENTERLINE
 - () = RECORD PER M 86-55
 - [] = RECORD PER M 97-69 OR CS 58/282-4
 - { } = RECORD PER M 99-1
 - < > = RECORD PER 1984 USBLM DEPENDENT RESURVEY

NUMBER	DELTA	RADIUS	ARC	TAN	CHD. BRG.	CHORD
C1	41°36'40"	164.54	119.50	62.52	S 32°13'32" E	116.89
C2	29°38'01"	286.48	148.17	75.78	S 03°23'49" W	146.52
C3	29°44'20"	163.70	84.97	43.46	S 33°04'59" W	84.02
C4	09°44'33"	163.70	27.84	13.95	S 52°49'26" W	27.80
C5	40°20'42"	92.41	65.07	33.95	S 37°31'21" W	63.74
C6	36°54'46"	146.91	94.65	49.03	S 35°48'23" W	93.02
C7	09°30'24"	498.22	82.67	41.43	S 49°30'34" W	82.57
C8	10°56'52"	498.22	95.20	47.74	S 39°16'56" W	95.05
C9	29°09'31"	100.00	50.89	26.01	N 27°32'22" W	50.34
C10	13°49'25"	100.00	24.13	12.12	N 19°52'18" W	24.07

BTS ENGINEERING & SURVEYING, INC.
431 S.E. MAIN ST., ROSEBURG, OR 97470
PHONE (541) 673-0966 FAX (541) 673-0105

SCALE: 1" = 100'	FOR: CECIL COOLEY P.O. BOX 17 GLIDE, OREGON 97443	JOB #: 97-005 FILE NAME: COOLEY.DWG SHEET 1 OF 2
DATE: OCTOBER, 1997		

1997-0135 B

ZONING & UTILITIES:
ZONING: RURAL RESIDENTIAL-5 ACRE (5R)
COMP. PLAN: RESIDENTIAL COMMITTED - 5 ACRES (RC5)
WATER: WELL
SEWER: SEPTIC
PLANNING FILE NO. 96-189

LAND PARTITION

LOCATED IN THE NE 1/4 OF
SECTION 14, T.27S., R.3W., W.M.
DOUGLAS COUNTY, OREGON

SURVEYOR'S CERTIFICATE:

I, KRISTIAN O. DEGROOT HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THIS LAND PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:
BEGINNING AT A 1 1/4" IRON PIPE WITH BRASS CAP AT THE 1/4 CORNER COMMON TO SECTIONS 11 AND 14 OF T.27S., R.3W., W.M. THENCE THE FOLLOWING COURSES ALONG THE NORTH LINE OF SECTION 14:
S.89°07'15"E., 516.19 FEET TO A 5/8" IRON ROD,
S.89°29'33"E., 67.20 FEET TO A 5/8" IRON ROD,
S.89°10'41"E., 135.46 FEET TO A 5/8" IRON ROD,
S.89°18'32"E., 187.78 FEET TO A 5/8" IRON ROD,
S.89°06'53"E., 16.36 FEET TO A 5/8" IRON ROD ON THE WESTERLY RIGHT OF WAY LINE OF CAVITT CREEK COUNTY ROAD NO. 82; THENCE THE FOLLOWING COURSES ALONG SAID WESTERLY RIGHT OF WAY LINE:
S.11°51'55"W., 246.90 FEET TO A 5/8" IRON ROD,
S.6°22'05"E., 150.01 FEET TO A 5/8" IRON ROD,
S.8°38'05"E., 225.05 FEET TO A 5/8" IRON ROD,
S.26°59'55"W., 222.63 FEET TO A 5/8" IRON ROD,
S.6°17'05"E., 316.36 FEET TO A 5/8" IRON ROD,
S.15°15'55"W., 443.23 FEET TO A 5/8" IRON ROD; THENCE N.89°35'00"W., 27.90 FEET TO A 5/8" IRON ROD AT THE NORTHEAST CORNER OF PARCEL 1 OF LAND PARTITION BOOK 8 PAGES 140 A AND 140 B AS RECORDED IN INST. NO. 84-15570 OF OF THE RECORDS OF DOUGLAS COUNTY, OREGON; THENCE THE FOLLOWING COURSES ALONG THE NORTH LINE OF SAID PARCEL 1:
N.89°35'00"W., 502.96 FEET TO A POINT IN THE CENTERLINE OF CAVITT CREEK,
S.42°36'03"W., 78.54 FEET ALONG THE CENTERLINE OF CAVITT CREEK TO A POINT,
N.89°35'32"W., 162.56 FEET ALONG THE CENTERLINE OF CAVITT CREEK TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SECTION 14; THENCE N.0°13'46"E. ALONG SAID NORTH-SOUTH CENTERLINE, 117.26 FEET TO A 5/8" IRON ROD; THENCE N.0°13'46"E. CONTINUING ALONG SAID NORTH-SOUTH CENTERLINE, 140.73 FEET TO A 3/4" IRON PIPE AT THE CENTER-NORTH 1/16 CORNER OF SAID SECTION 14; THENCE N.0°15'21"E., 1361.42 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPTING ALL THAT PORTION LYING WITHIN THE RIGHT OF WAY OF COOLEY LANE COUNTY ROAD NO. 82-B.

Kristian O. Degroot
KRISTIAN O. DEGROOT P.L.S. NO. 1941

NARRATIVE:

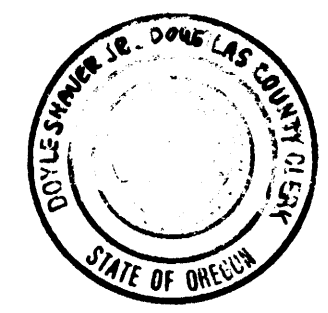
THE PURPOSE OF THIS SURVEY WAS TO PARTITION THOSE PARCELS OF LAND DESCRIBED IN INST. NO. 90-02828 AND INST NO. 316800 INTO 3 PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 96-189. THE NORTH LINE WAS CONTROLLED BY THE N 1/4 CORNER OF SECTION 14, THE E 1/16 CORNER OF SECTIONS 11 AND 14, AND MONUMENTS FOUND PER M 86-55 AND M 99-1. THE NORTH-SOUTH CENTERLINE OF SECTION 14 PER M 16-74 AND M 86-55 CONTROLLED THE WEST LINE OF THIS PARTITION. THE SOUTH LINE WAS CONTROLLED BY M 97-69 MONUMENTS AND M 97-69 CALLS TO CAVITT CREEK CENTERLINE. THE EAST LINE WAS CONTROLLED BY THE WESTERLY RIGHT OF WAY LINE OF CAVITT CREEK COUNTY ROAD NO. 82 AS DESCRIBED IN INST. NO. 256167 (VOL. 280 PAGES 711-712). WITH DEED COURSES ROTATED 1°05" LEFT TO MATCH THE INVERSED BEARING BETWEEN THE E 1/16 CORNER AND THE N 1/4 CORNER. I FOUND SIGNIFICANT DISCREPANCIES BETWEEN CAVITT CREEK ROAD CENTERLINE COURSES REPORTED UNDER RM 2-53, M 16-74 AND INST. NO. 256167. THE AS-BUILT LOCATION OF CAVITT CREEK ROAD DID NOT MATCH THE DEED OR EITHER SURVEY LOCATION AND WAS PLOTTED AS SURVEYED UNDER M 86-55. MONUMENTS SET UNDER M 86-55, M 97-69 AND CS 58/282-4 CLOSELY MATCH THE AS-BUILT ROAD LOCATION. THE CENTERLINE OF CAVITT CREEK WAS SURVEYED TO CONTROL THE BOUNDARY LINE BETWEEN PARCEL NO. 3 AND PARCEL NO. 1 & 2, THE AS BUILT CENTERLINE OF COOLEY LANE WAS SURVEYED ADJUSTED TO MATCH THE M 99-1 MONUMENTS ALONG THE NORTH LINE OF PARCEL NO. 1. THE 10 FOOT WATERLINE EASEMENT WAS SURVEYED AS DIRECTED BY THE OWNER. THE 25 FOOT ACCESS EASEMENT WAS SURVEYED ALONG AN EXISTING DRIVEWAY TO THE NE 1/4, NW 1/4 OF SECTION 14.
THIS SURVEY WAS PERFORMED BY MATT DIXON AND AARON FANNING USING A SOKKIA SET 5A TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

97-25796

APPROVALS:

Keith L. Cubic 12/29/97
COUNTY PLANNING DIRECTOR DATE
Ronny Wane 12-29-97
COUNTY SURVEYOR DATE

FILED THIS 29th DAY OF December 1997, 11:42 AM
BY DOYLE SHAVER JR, County Clerk
COUNTY CLERK
by Nancy R. Davenport, Deputy



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 29 AM 11:42
DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *Nancy R. Davenport*
DEPUTY
FEE *100*

97-25796

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT CECIL G. COOLEY, TRUSTEE OF THE CRYSTAL COOLEY LIVING TRUST AND KITTY L. COOLEY ARE THE OWNERS ON THE LAND REPRESENTED ON THIS LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYORS CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92-075 HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT AND HAVE ALSO CAUSED THE 25 FOOT ACCESS EASEMENT AND THE 10 FOOT WATERLINE EASEMENT SHOWN HEREON TO BE CREATED.

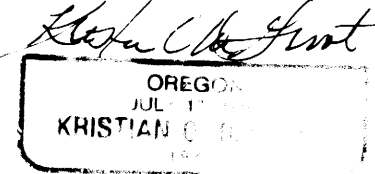
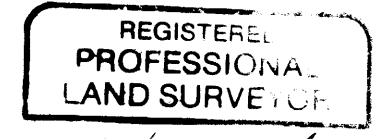
Cecil G. Cooley CECIL G. COOLEY, TRUSTEE
Kitty L. Cooley KITTY L. COOLEY

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 29 DAY OF December, 1997, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CECIL G. COOLEY AND KITTY L. COOLEY, TO ME KNOWN TO BE THE PERSONS DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DIS SAY THAT THEY EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET FORTH MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Ethel L. Kame
NOTARY PUBLIC, STATE OF OREGON



EXPIRES 12/31/97

97-25796

TAX COLLECTORS CERTIFICATE:

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

Wonna Mitchell Deputy
DOUGLAS COUNTY TAX COLLECTOR
12/29/97
DATE

97-25796

BTS ENGINEERING & SURVEYING, INC. 431 S.E. MAIN ST., ROSEBURG, OR 97470 PHONE (541) 673-0966 FAX (541) 673-0105	SCALE: N/A	FOR: CECIL G. COOLEY P.O. BOX 17 GLIDE, OREGON 97443	JOB #: 97-005
	DATE: OCTOBER, 1997		FILE: COOLEY2.DWG SHEET 2 OF 2

1997-0135 B