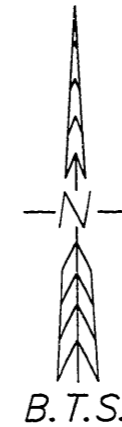


1100-8661

LAND PARTITION

LOCATED IN
SECTIONS 27, 34 & 35 T.25 S., R.6 W., W.M.
SECTION 3, T.26 S., R.6 W., W.M.
DOUGLAS COUNTY, OREGON



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT WILLIAM M. LONGHURST IS THE OWNER OF 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 HAS CAUSED THE SAME TO BE PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT, AND HAS CAUSED THE 60' PRIVATE ACCESS AND UTILITY EASEMENT AND THE 15 FOOT WATERLINE EASEMENT SHOWN HEREON TO BE CREATED.

William M. Longhurst
WILLIAM M. LONGHURST

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS



KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 22 DAY OF January, 1998 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED WILLIAM M. LONGHURST, TO ME KNOWN TO BE THE PERSON DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT HE 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

SURVEYOR'S CERTIFICATE:

I, KRISTIAN O. DEGROOT HEREBY CERTIFY THAT I HAVE CORRECTLY PLATTED THE ACCOMPANYING LAND PARTITION PLAT FROM EXISTING SURVEYS AND MONUMENTS OF THE PUBLIC RECORD WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

PARCEL NO. 2 OF LAND PARTITION 1995-0098 AS RECORDED IN INST. NO. 95-19433 OF THE RECORDS OF DOUGLAS COUNTY, OREGON TOGETHER WITH THAT PARCEL OF LAND DESCRIBED IN A DEED TO WILLIAM M. LONGHURST AS RECORDED IN INST. NO. 95-22739 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS PLAT IS TO PARTITION PARCEL NO. 2 OF PARTITION PLAT 1995-0098 AS ADJUSTED UNDER M 123-15 INTO 3 PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 97-301. THIS PLAT HAS BEEN COMPILED FROM EXISTING SURVEYS M 16-25, M 119-30, M 119-67, PARTITION PLAT 1995-0098 AND M 123-15 TOGETHER WITH PREVIOUS SURVEY WORK TO POST LINES BETWEEN M 16-25 CORNERS. BOUNDARY LINES IN SECTIONS 34 AND 35 WERE PLATTED PER THE M 119-30, PARTITION PLAT 1995-0098 AND M 123-15 RECORD. BOUNDARY LINES IN SECTION 3 WERE COMPUTED PER M 16-25 AND M 119-67. A CLOSED LOOP TRAVERSE WAS SURVEYED BETWEEN EXISTING MONUMENTS AT THE NW CORNER OF SECTION 3 AND THE N 1/16 S4/S3 PER M 16-25 IN 1995 TO POST THIS BOUNDARY. IN 1984 A CLOSED LOOP TRAVERSE WAS SURVEYED BETWEEN M 16-25 MONUMENTS AT THE N 1/16 OF S4/S3 AND THE CN 1/16 OF SECTION 3 TO POST THIS BOUNDARY. THE 1984 SURVEY WAS NOT TIED INTO THE M 119-30 BEARINGS THEREFORE I COMPUTED THE POSITION OF THE CN 1/16 AS A DISTANCE INTERSECTION USING THE 1984 DISTANCE BETWEEN THE N 1/16, S4/S3 AND THE CN 1/16 AND USING THE M 16-25 DISTANCE BETWEEN THE CN 1/16 AND THE NORTH 1/4 CORNER OF SECTION 3. THE N 1/16 OF S3/S2 WAS COMPUTED PER M 119-67. A PORTION OF THE ROAD EASEMENT CREATED UNDER INST. NO. 84-3028 WAS USED AS THE BOUNDARY BETWEEN PARCEL NO. 2 AND PARCEL NO. 3 AND WAS SURVEYED ALONG THE AS-BUILT ROAD CENTERLINE. A NEW 60 FOOT ACCESS AND UTILITY EASEMENT IS BEING CREATED OVER THE INST. NO. 84-3028 CENTERLINE UNDER THIS PARTITION PLAT. THE NORTHEAST AND INTERIOR "L" CORNERS OF PARCEL NO. 3 WERE MONUMENTED ON THIS EASEMENT CENTERLINE.

THIS SURVEY WAS PERFORMED BY LES FANNING, MATT DIXON AND AARON FANNING USING SOKKIA SET 2BII AND SET 5A TOTAL STATIONS WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

ZONING & UTILITIES:

ZONING: FF & FG
COMP. PLAN: FFT & AGG
WATER: PARCEL NO. 1 & 2--WELL
PARCEL NO. 3--UMPUQUA BASIN WATER DISTRICT
SEWER: SUB SURFACE
PLANNING FILE NO. 97-301

LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
- = 5/8" IRON ROD PER M 119-30
- ⊙ = 5/8" IRON ROD PER M 123-15
- ⊙ = 1 1/2" AXLE OR AS NOTED PER M 16-25
- ⊙ = 1 1/2" AXLE PER M 13-12
- ⊙ = 5/8" IRON ROD PER M 117-7
- ⊠ = 2 1/2" ALUM. MONUMENT PER M 113-11
- ▲ = COMPUTED POINT NOT SET
- ▲ = COMPUTED ROAD EASEMENT POINT
- ◆ = WATER LINE EASEMENT POINT
- () = RECORD PER M 16-25
- [] = RECORD PER M 119-67

NUMBER	DIRECTION	DISTANCE
L1	S 86°00'00" E	857.12'
L2	S 00°02'07" E	500.00'
L3	N 89°29'59" E	890.03'
L4	S 00°02'07" E	441.58'
L5	S 00°02'07" E	149.35'
L6	S 00°02'07" E	129.10'
L7	S 00°02'07" E	666.44'
L8	S 89°05'49" W	973.25'
L9	N 00°03'47" W	446.00'
L10	N 89°12'53" W	506.88'
L11	N 70°34'01" W	76.65'
L12	N 86°47'06" W	237.55'
L13	N 52°21'17" W	142.96'
L14	N 85°50'15" W	89.98'
L15	S 64°19'36" W	338.52'
L16	S 88°25'39" W	72.52'
L17	S 88°25'06" W	229.85'
L18	S 80°55'18" W	250.94'
L19	S 69°52'35" W	152.46'
L20	S 76°46'07" W	137.78'
L21	N 84°06'16" W	177.36'
L22	S 69°59'22" W	145.66'
L23	S 47°26'27" W	139.26'
L24	S 63°57'21" W	125.59'
L25	S 86°05'07" W	130.53'
L26	N 79°26'25" W	246.31'
L27	S 83°27'13" W	94.34'
L28	S 69°19'52" W	112.76'
L29	S 78°32'54" W	224.00'
L30	N 77°04'07" W	177.92'
L31	S 73°51'22" W	306.87'
L32	N 87°21'04" W	75.80'
L33	N 00°05'26" W	387.22'
L34	N 00°05'26" W	932.56'
L35	EAST	300.00'
L36	N 00°03'47" W	2009.40'
L37	N 89°12'53" W	1703.30'
L38	NORTH	914.47'

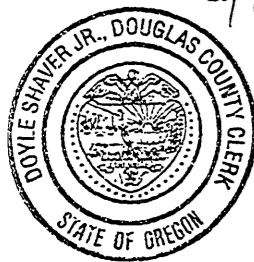
APPROVALS:

Keith L. Cubic
COUNTY PLANNING DIRECTOR
DATE: 1/27/98

Ed Manna
COUNTY SURVEYOR DEPUTY
DATE: 1-27-98

FILED THIS 28 DAY OF January 1998, at
12:24 PM
BY DOYLE SHAVER JR. County Clerk

Carol Engel, Deputy
COUNTY CLERK



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

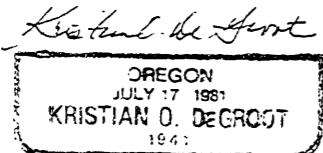
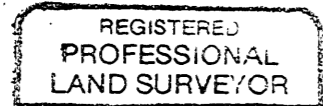
98 JAN 28 PM 12:24

Doyle Shaver Jr.
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Carol Engel*
DEPUTY

98-01694 FEE 2.00



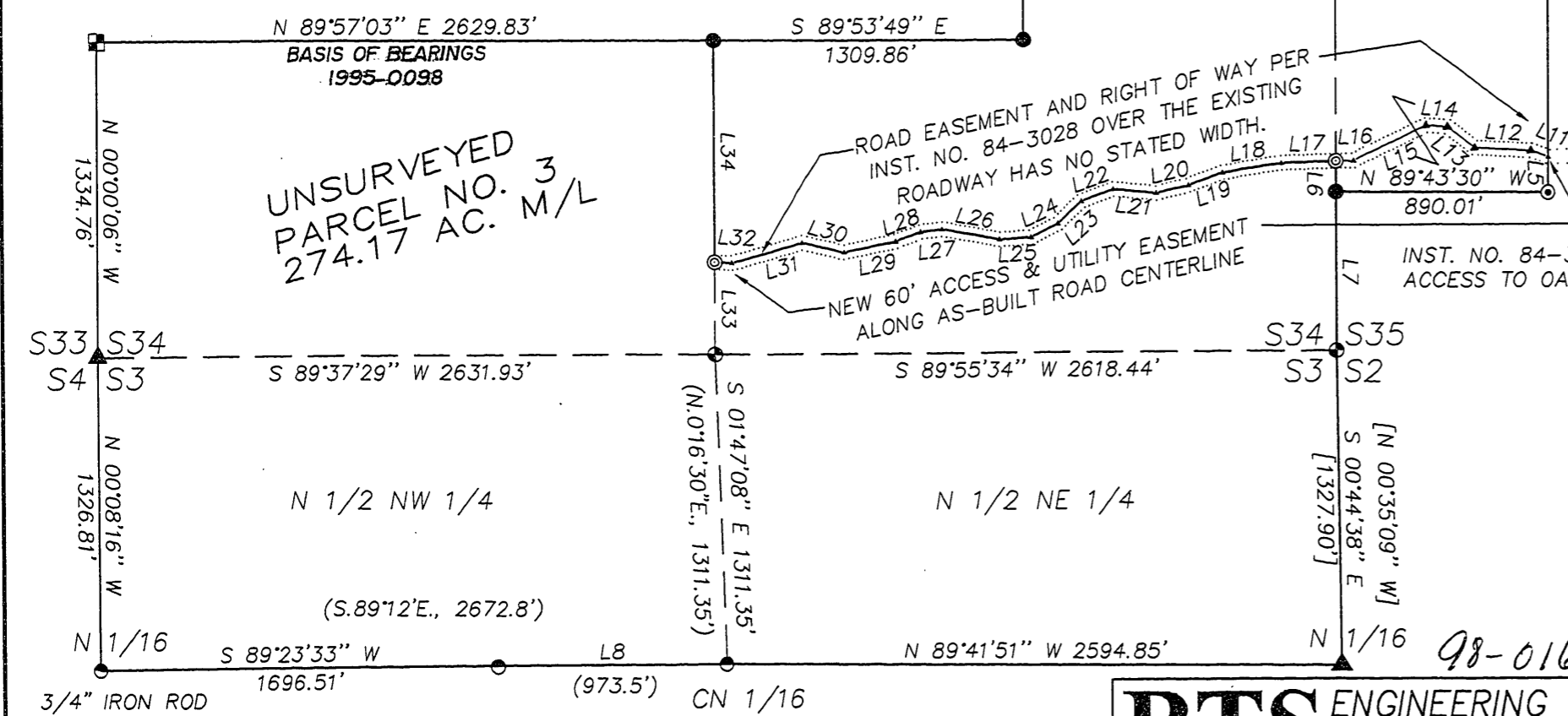
EXPIRES 12/31/99

TAX COLLECTORS CERTIFICATE:

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

Anne E. Schroeder
DOUGLAS COUNTY TAX COLLECTOR
DATE: 1-28-98

1998-0011



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

SCALE: 1" = 600'
DATE: DECEMBER 31, 1997

FOR: WILLIAM M. LONGHURST
4984 OAKHILL ROAD
ROSEBURG, OR 97470

JOB #: 97-146
FILE: LONGHRST.DWG
SHEET 1 OF 1

98-01694

98-01694