

LAND PARTITION LOCATED IN THE NW 1/4 OF SECTION 14, T.28S., R.6W., W.M. DOUGLAS COUNTY, OREGON

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT HIGHLAND ASSOCIATES, INC, RICHARD H. BLOCK, LINCOLN WARE, RICHARD K. ANDERSON, JAMES T. RADLEY, SR. AND JULIE A. RADLEY 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.

James T. Radley, Sr.
JAMES T. RADLEY, SR.

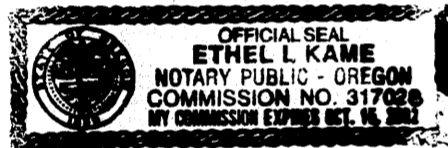
Julie A. Radley
JULIE A. RADLEY

ACKNOWLEDGMENT:

STATE OF OREGON)
) SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 12th DAY OF November, 1998, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JAMES T. RADLEY, SR. AND JULIE A. RADLEY TO ME KNOWN TO BE THE PERSONS DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID 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



ACKNOWLEDGMENT BY CONSENT AFFIDAVIT:

A LAND PARTITION CONSENT AFFIDAVIT FOR THIS LAND PARTITION PLAT SIGNED BY LINCOLN WARE AS PRESIDENT OF HIGHLAND ASSOCIATES, INC., RICHARD H. BLOCK, LINCOLN WARE AND RICHARD K. ANDERSON IS RECORDED IN INST. NO. 98-28227 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE PORTION OF INST. NO. 95-15288 AND INST. NO. 94-19088 THAT WAS SURVEYED AS PROPERTY NO. 1 OF M 122-57 LESS THAT PORTION PLATTED AS HIGHLANDS AT VISTA RIDGE PHASE 2 INTO 3 PARCELS AND TO ADJUST THE SOUTH LINE OF SAID PROPERTY NO. 1 AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO.97-345. MONUMENTS FOUND PER M 25-1, M 31-14, M 41-14, M 81-35, M98-40, PEARL SUBDIVISION, SUSIE-ANNA TRACTS AND HIGHLANDS AT VISTA RIDGE, PHASES 1 AND 2 CONTROLLED THIS SURVEY. PARCEL NO. 1 WAS SURVEYED AS DIRECTED BY THE OWNERS. PARCEL NO. 3 BOUNDARY'S WERE DESIGNED TO BECOME HIGHLANDS AT VISTA RIDGE, PHASE 3. I ACCEPTED M 25-1, M 31-14, M 81-35 AND SUSIE-ANNA TRACT MONUMENTS AS THE WESTERLY PROPERTY LINE AND THE WEST LINE OF SECTION 14. THE EAST LINE OF PARCEL NO. 2 WAS CONTROLLED BY M 31-14, M41-14, M 98-40 AND PEARL SUBDIVISION MONUMENTS. I FOUND A 3.57 FOOT ENCROACHMENT OF INST. NO. 95-15288 OVER THE WEST LINE OF VOL. 203, PAGE 480. I MONUMENTED THE WEST LINE OF VOL. 203, PAGE 480 AS A SENIOR DEED LINE.

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.

ZONING & UTILITIES:

ZONING: RS
COMP. PLAN: RHD, RMD, RLD
WATER: ROBERTS CREEK WATER DISTRICT
SEWER: GREEN SANITARY DISTRICT
PLANNING FILE NO. 97-345

TAX COLLECTORS CERTIFICATE:

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

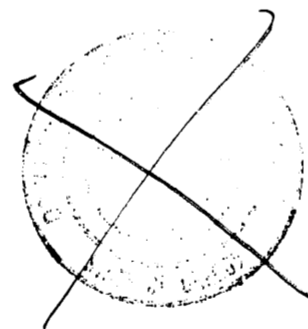
Victoria Jagorani, Deputy 12-14-98
DOUGLAS COUNTY TAX COLLECTOR DATE

APPROVALS:

Keith L. Cubie 12/8/98
COUNTY PLANNING DIRECTOR DATE

Romy Wan 12-9-98
COUNTY SURVEYOR DATE

FILED THIS 14 DAY OF December 1998, at 3:07 pm
Doyle Shaver Jr., County Clerk
DOYLE SHAVER JR., County Clerk (Deputy)
COUNTY CLERK



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

98 DEC 14 PM 3:07

DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Cambridge*
DEPUTY
FEE *pp*

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:

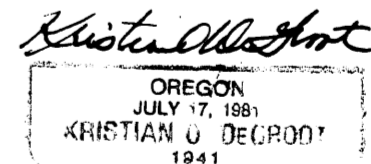
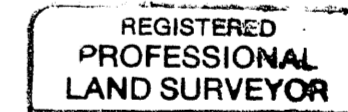
THAT PORTION OF THOSE PARCELS OF LAND DESCRIBED IN INST. NO. 94-19088 AND IN INST. NO. 95-15288 OF THE RECORDS OF DOUGLAS COUNTY, OREGON. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A BRASS CAPPED IRON PIPE AT THE NORTHWEST CORNER OF SECTION 14, T.28S., R.6W., W.M. THENCE S.88°29'08"E., 194.15 FEET TO A 5/8" IRON ROD; THENCE S.88°29'08"E., 143.00 FEET TO A 5/8" IRON ROD; THENCE S.88°26'40"E., 131.87 FEET TO A 5/8" IRON ROD; THENCE S.0°51'11"W., 193.72 FEET TO A 5/8" IRON ROD; THENCE S.89°11'20"E., 192.70 FEET TO A 5/8" IRON ROD; THENCE S.0°49'49"W., 26.73 FEET TO A 5/8" IRON ROD; THENCE S.1°03'31"W., 176.55 FEET TO A 5/8" IRON ROD; THENCE S.0°07'12"E., 10.25 FEET TO A 5/8" IRON ROD; THENCE S.0°38'39"W., 272.59 FEET TO A 5/8" IRON ROD; THENCE S.1°37'56"W., 114.88 FEET TO A 5/8" IRON ROD; THENCE N.89°04'30"W., 3.87 FEET TO A 5/8" IRON ROD; THENCE S.30°54'22"E., 210.92 FEET TO A 5/8" IRON ROD; THENCE S.12°48'12"W., 611.13 FEET TO A 5/8" IRON ROD; THENCE S.22°15'47"E., 330.83 FEET TO A 5/8" IRON ROD; THENCE S.22°47'07"W., 156.49 FEET TO A 5/8" IRON ROD; THENCE N.89°13'59"W., 192.04 FEET TO A 5/8" IRON ROD; THENCE N.89°13'59"W., 124.00 FEET TO A 5/8" IRON ROD; THENCE N.1°27'16"E., 80.01 FEET TO A 5/8" IRON ROD; THENCE N.89°14'00"W., 101.00 FEET TO A 5/8" IRON ROD; THENCE S.0°46'00"W., 4.50 FEET TO A 5/8" IRON ROD; THENCE N.89°14'00"W., 163.58 FEET TO A 5/8" IRON ROD; THENCE N.0°46'00"E., 4.50 FEET TO A 5/8" IRON ROD; THENCE N.89°14'00"W., 130.41 FEET TO A 5/8" IRON ROD; THENCE N.0°47'17"E., 543.35 FEET TO A 3/4" IRON ROD; THENCE N.0°54'36"E., 30.48 FEET TO A 3/4" IRON ROD; THENCE N.0°45'25"E., 575.19 FEET TO A 5/8" IRON ROD; THENCE N.0°45'50"E., 347.13 FEET TO A 3/4" IRON ROD AT THE SOUTHEAST CORNER OF LOT 15, SUSIE-ANNA TRACTS, A SUBDIVISION RECORDED IN VOLUME 11, PAGE 19 OF THE SUBDIVISION RECORDS OF DOUGLAS COUNTY, OREGON; THENCE THE FOLLOWING COURSES ALONG THE EAST LINE OF SAID SUSIE-ANNA TRACTS: N.0°39'21"E., 110.71 FEET TO A 1/2" IRON ROD; THENCE N.0°57'07"E., 171.26 FEET TO A 5/8" IRON ROD; THENCE N.0°44'06"E., 169.68 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING "HIGHLANDS AT VISTA RIDGE PHASE 1 PLANNED COMMUNITY (P.U.D.)", A PLANNED UNIT DEVELOPMENT RECORDED IN VOLUME 18, PAGES 19 A AND 19 B OF THE SUBDIVISION RECORDS OF DOUGLAS COUNTY, OREGON.

ALSO EXCEPTING "HIGHLANDS AT VISTA RIDGE PHASE 2 PLANNED COMMUNITY (P.U.D.)", A PLANNED UNIT DEVELOPMENT RECORDED IN VOLUME 19, PAGE 4 OF THE SUBDIVISION RECORDS OF DOUGLAS COUNTY, OREGON.

ALSO EXCEPTING THAT PARCEL OF LAND DESCRIBED IN A DEED TO IRENE E. BALSLEY AS RECORDED IN INST. NO. 96-00658 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

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



RENEWAL: 12/31/99

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

98-28228

98 28228

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

SCALE: N/A
DATE: APRIL, 1998

FOR: HIGHLAND ASSOCIATES, INC.
9 S.W. JEFFERSON TERRACE
LAKE OSWEGO, OR 97035

JOB #: 97-156
FILE: HIGH-LP2.DWG
SHEET 2 OF 2