

LAND PARTITION

LYING IN SECTIONS 16, 17, 20, & 21 OF T26S, R4W
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
DECEMBER 4, 1998

PREPARED FOR:
PHYLLIS CUNNINGHAM
1375 WHISTLERS PARK RD.
ROSEBURG, OR 97470

PLATTED BY:
DONALD BEECROFT
986 BECKER RD.
ROSEBURG, OR 97470

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT PHYLLIS CUNNINGHAM 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 EASEMENTS AS SHOWN HEREON.

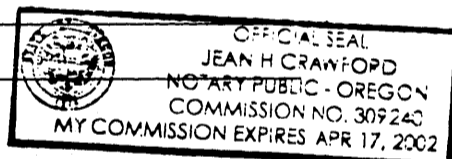
Phyllis Cunningham
PHYLLIS CUNNINGHAM

ACKNOWLEDGMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 18 DAY OF Dec., 1998 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED PHYLLIS CUNNINGHAM WHO DID SAY THAT SHE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT SHE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Jean H Crawford
MY COMMISSION EXPIRES: 4-17-2002



SURVEYOR'S CERTIFICATE:

I, DONALD G. BEECROFT JR., HEREBY DEPOSE AND SAY THAT I HAVE NOT SURVEYED THE PROPERTY, BUT I HAVE CORRECTLY PREPARED THE LAND PARTITION, SHOWN ON THIS PLAT. I MAKE NO REPRESENTATION AS TO THE ACCURACY OF THE BOUNDARIES OF SAID PARTITION, HOWEVER THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION OF SAID PROPERTY:

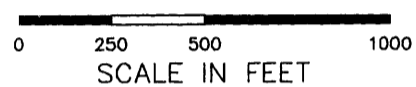
A PARCEL OF LAND LYING IN SECTIONS 16, 17, 20, AND 21, TOWNSHIP 26 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, SAID PARCEL BEING ALL THAT PROPERTY DESCRIBED IN VOLUME 411, PAGE 738, DEED RECORDS OF DOUGLAS COUNTY, EXCEPTING THAT PROPERTY DESCRIBED IN VOLUME 924, PAGE 273, AND VOLUME 1447, PAGE 500, DEED RECORDS OF DOUGLAS COUNTY, OREGON.

Donald G. Beecroft Jr.
DONALD G. BEECROFT JR., P.L.S. NO. 2490

NARRATIVE:

THE PURPOSE OF THIS PLAT IS TO PARTITION INTO TWO PARCELS, THROUGH THE CENTER OF THE EXISTING STOCK POND AS SHOWN HEREON, THAT PROPERTY DESCRIBED IN VOLUME 411, PAGE 738, DEED RECORDS OF DOUGLAS COUNTY, EXCEPTING THAT PROPERTY DESCRIBED IN VOLUME 924, PAGE 273, AND VOLUME 1447, PAGE 500, DEED RECORDS OF DOUGLAS COUNTY, OREGON. SAID PARCELS WERE NOT PHYSICALLY SURVEYED SINCE THEY EACH EXCEED THE 10 ACRE MAXIMUM PARCEL SIZE REQUIRING A SURVEY. THE NORTHWEST LINE OF PHILIPPI ACRES, (VOLUME 8, PAGE 58) WAS USED AS THE BASIS OF BEARING FOR THE PARTITION LINE BETWEEN THE TWO PARCELS.

CALCULATIONS AND DRAFTING BY MORRIE CHAPPEL.



ZONE: FG
COMP. PLAN: AGG
SEWER: SEPTIC
WATER: WELLS
P.D. FILE NO. 98-191

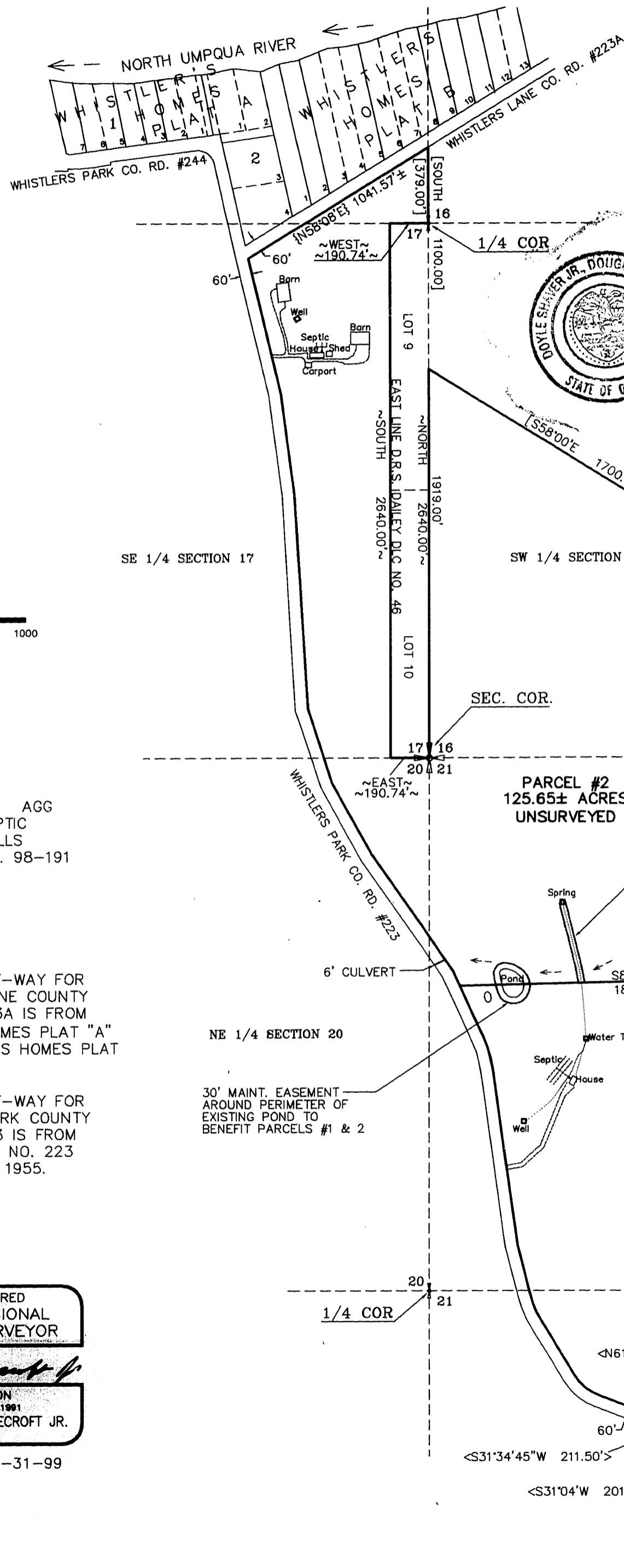
NOTE:
THE RIGHT-OF-WAY FOR WHISTLERS LANE COUNTY ROAD NO. 223A IS FROM WHISTLERS HOMES PLAT "A" AND WHISTLERS HOMES PLAT "B"

THE RIGHT-OF-WAY FOR WHISTLERS PARK COUNTY ROAD NO. 223 IS FROM COUNTY ROAD NO. 223 PLANS DATED 1955.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Donald G. Beecroft Jr.
OREGON
JULY 25, 1991
DONALD G. BEECROFT JR.
2490

EXPIRES 12-31-99



APPROVALS:

Bob Williamson for KLC 12/18/98
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Romey Wan 12-18-98
DOUGLAS COUNTY SURVEYOR DATE

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

Anne E. Schroeder Deputy 12-21-98
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 22nd DAY OF December, 1998 3:32 O'CLOCK AM/PM

Doyle Shaver Jr. County Clerk
DOUGLAS COUNTY CLERK *Gloria D. Bennett* BY: DEPUTY

RECORD DATA:

- () PHILIPPI ACRES - V.8 P.58
- < > M47-22
- [] INSTRUMENT #93-23943
- { } WHISTLER'S HOMES, PLAT "A" - V.7 P.28
- { } WHISTLER'S HOMES, PLAT "B" - V.7 P.32
- ~ ~ GLO SURVEY

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 22 PM 3:32

DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Gloria D. Bennett*
DEPUTY

FEE PP