

SURVEYOR'S CERTIFICATE:

I, F. NEIL HIBBS, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED THE LANDS SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION.

BEGINNING AT A "T" IRON AT THE SOUTHEAST CORNER OF THE NW1/4 OF THE SE 1/4 OF THE NW1/4 OF SECTION 21, TOWNSHIP 27 SOUTH, RANGE 6 WEST; THENCE S 0' 09' 12" E 658.88 FEET TO A "T" IRON; THENCE N 89' 51' 52" W 658.86 FEET TO A "T" IRON; THENCE N 89' 52' 46" W 657.79 FEET TO A "T" IRON; THENCE N 0' 28' 51" W 536.31 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY OF BRAUNDA DRIVE; THENCE N 84' 03' 07" E 377.10 FEET TO A 5/8" IRON ROD; THENCE 101.59 FEET ALONG THE ARC OF A 111.69 FOOT RADIUS TO THE LEFT, THE CHORD OF WHICH BEARS N 57' 59' 46" E 98.12 FEET TO A 5/8" IRON ROD; THENCE 21.11 FEET ALONG THE ARC OF A 111.69 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS N 26' 31' 31" E 21.08 FEET; THENCE N 21' 06' 37" E 72.38 FEET TO A 5/8" IRON ROD; THENCE 69.45 FEET ALONG THE ARC OF AN 85.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS N 44' 31' 00" E 67.53 FEET TO A 5/8" IRON ROD; THENCE N 67' 55' 22" E 46.23 FEET TO A 5/8" IRON ROD; THENCE 135.65 FEET ALONG THE ARC OF A 265.31 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS N 53' 23' 57" E 134.18 FEET TO A 5/8" IRON ROD; THENCE N 39' 14' 43" E 109.68 FEET; THENCE 79.49 FEET ALONG THE ARC OF A 139.02 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS N 56' 35' 37" E 78.41 FEET; THENCE N 72' 06' 16" E 204.06 FEET TO A 5/8" IRON ROD; THENCE 82.51 FEET ALONG THE ARC OF A 163.37 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS N 86' 55' 53" E 81.64 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY OF BRAUNDA DRIVE S 10' 55' 27" W 186.38 FEET TO A 5/8" IRON ROD; THENCE N 89' 06' 45" E 251.85 FEET TO A 5/8" IRON ROD; THENCE S 0' 10' 17" E 219.43 FEET TO A 5/8" IRON ROD, THE PLACE OF BEGINNING AND CONTAINING 23.75 ACRES, MORE OR LESS.

F. Neil Hibbs
F. NEIL HIBBS P.L.S. #52989 10-14-99
DATE

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO ADJUST BOUNDARY LINES AS SHOWN AND THEN TO PARTITION UNIT 3 OF SAID BOUNDARY LINE ADJUSTMENT INTO 3 PARCELS TOGETHER WITH EASEMENTS AS SHOWN. THE NORTHEAST CORNER OF PARCEL 3 WAS SET AT RECORD DISTANCE FROM THE SOUTHEAST CORNER OF THE NW1/4 OF THE SE1/4 OF THE NW 1/4 OF SECTION 21 ON LINE BETWEEN FOUND MONUMENTS PER INSTRUMENT NO. 98-03846 OF THE DEED RECORDS OF DOUGLAS COUNTY, THE MOST NORTHERLY CORNER OF PARCEL TWO WAS SET AT RECORD ANGLE AND DISTANCE FROM THE FOUND MONUMENTS TO THE EAST OF SAID POINT, THE SOUTHWEST CORNER OF PARCEL 2 OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 98-03846 WAS SET BY INTERSECTING A LINE FROM THE PREVIOUSLY MENTIONED POINT AT A BEARING PERPENDICULAR w/ FD MONUMENTS OF THE TANGENT TO THE EAST WITH A LINE RUNNING WESTERLY FROM THE NORTHEAST CORNER OF PARCEL 3 AT RECORD ANGLE OFF OF THE EAST LINE OF PARCEL 3. THERE WAS OVER 3 FEET OF ERROR IN THE FOUND MONUMENTS ALONG THE RIGHT-OF-WAY OF BRAUNDA DRIVE ACROSS THE SPAN OF THE JOB SO RIGHT-OF-WAY IN BETWEEN WAS SET AS CLOSE TO RECORD AS POSSIBLE BETWEEN FOUND MONUMENTS USING RECORD RADII PER M33-16.

FIELD CREW: RYAN PALMER AND WAYNE ROGERS
EQUIPMENT: NIKON TOTAL STATION AND SDR 33 DATA COLLECTOR
OFFICE: NEIL HIBBS
DRAFTING: MICHAEL JONES

ZONE: RR-RUAL RESIDENTIAL 2 ACRE
COMP. PLAN: RC2, COMMITTED RESIDENTIAL 2 ACRE
WATER: UMPQUA BASIN WATER ASSOCIATION
SEWER: ON-SITE

PLANNING DEPT. FILE NO. 99-160

STATE OF OREGON }
COUNTY OF DOUGLAS } 99
I, DOYLE SHAEVER JR., COUNTY CLERK AND
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY
THAT THIS INSTRUMENT WAS RECORDED
99 DEC 17 AM 11:56

DOYLE SHAEVER JR.
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Glenn G. Burnett*
DEPUTY

FILE *PP*

99-29638

APPROVALS:

Keith L. Cubic 12/16/99
DOUGLAS COUNTY PLANNING DIRECTOR DATE

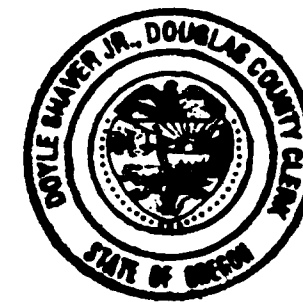
Romy Ware 12-16-99
DOUGLAS COUNTY SURVEYOR DATE

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

Heidi A. Swan 12-17-99
DOUGLAS COUNTY TAX COLLECTOR 99-29638 DATE

FILED THIS 17th DAY OF DECEMBER, 1999, 11:56 O'CLOCK AM PM

Glenn G. Burnett 12-17-99
DOUGLAS COUNTY CLERK BY: DEPUTY DATE



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT JAY C. AND CHERYL L. NORTHAM, ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED INTO PARCELS TOGETHER WITH EASEMENTS AS SHOWN.

Jay C. Northam 12/10/99
JAY C. NORTHAM DATE

Cheryl L. Northam 12/10/99
CHERYL L. NORTHAM DATE

ACKNOWLEDGMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 10th DAY OF DECEMBER, 1999, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JAY C. AND CHERYL L. NORTHAM, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

F. Neil Hibbs
MY COMMISSION EXPIRES: 1-19-2003



99-29638

99-29638

REGISTERED
PROFESSIONAL
LAND SURVEYOR

F. Neil Hibbs
OREGON
JANUARY 12, 1999
F. NEIL HIBBS
52989

EXPIRES: 6/30/2001

LAND PARTITION / BOUNDARY LINE ADJUSTMENT
LYING IN THE NW 1/4 OF SEC. 21, T27S, R6W, W. M.,
DOUGLAS COUNTY, OREGON

SURVEYED FOR:
JAY AND CHERYL NORTHAM
1523 BRAUNDA DR.
ROSEBURG, OREGON 97470

SURVEYED BY:
i.e.
ENGINEERING
741 S.E. Jackson Street
Roseburg, Oregon 97470
PHONE (541) 673-0166
FAX (541) 440-9392

DWG. BY: MLJ 99-29638
SCALE: NO SCALE DATE: AUG. 1999 JOB NO: 1563-02 PAGE: 2 OF 2