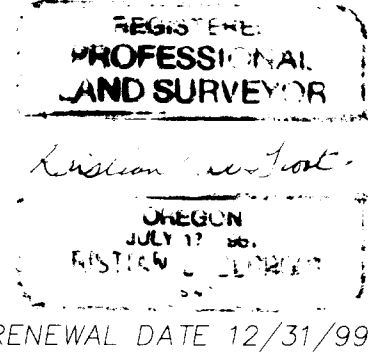


2010-6661

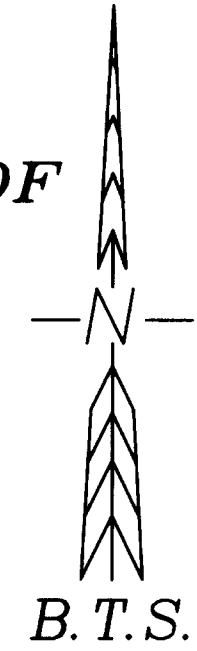
NUMBER	BEARING	DISTANCE	RECORD
L1	S 00°06'41" E	25.05'	
L2	S 00°03'26" E	25.01'	
L3	S 01°32'00" E	25.00'	
L4	S 00°50'20" E	99.92'	<S 0°53' E 100'>
L5	S 00°53'16" E	100.06'	<S 0°53' E 100'>
L6	S 00°56'47" E	99.96'	<S 0°53' E 100'>
L7	S 00°54'41" E	99.97'	<S 0°53' E 100'>
L8	S 89°05'59" W	50.00'	
L9	N 00°54'01" W	28.94'	
L10	N 89°05'28" W	4.96'	((S 89°06'08" E, 5.00'))
L11	N 89°05'28" W	24.64'	
L12	S 02°25'57" W	73.09'	[S 01°27' W, 73.07']
L13	N 85°47'57" W	0.35'	[N 86°44' W, 0.35']
L14	N 85°47'57" W	18.36'	[N 86°44' W, 18.77']
L15	N 14°50'50" W	35.09'	

LAND PARTITION

LOCATED IN THE NW 1/4 & SW 1/4 OF SECTION 19, T.25S., R.5W., W.M. DOUGLAS COUNTY, OREGON



ZONING & UTILITIES:
 ZONING: RURAL RESIDENTIAL-2 ACRE (RR)
 COMP. PLAN: LOW DENSITY RESIDENTIAL (RL)
 WATER: WELL
 SEWER: SEPTIC
 PLANNING FILE NO. 98-386



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT VIRGINIA S. VAN LAARHOVEN AND ANTHONY VAN LAARHOVEN (DECEASED) AND THE ERICKSON LOVING TRUST ARE THE OWNERS 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 HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT.

Virginia S. Van Laarhoven
 VIRGINIA S. VAN LAARHOVEN

Duane M. Erickson
 DUANE M. ERICKSON, TRUSTEE

Virginia D. Erickson
 VIRGINIA D. ERICKSON, TRUSTEE

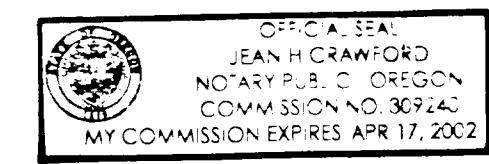
ACKNOWLEDGMENT:

STATE OF OREGON)
) SS
 COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 26th DAY OF May, 1999, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED VIRGINIA S. VAN LAARHOVEN, DUANE M. ERICKSON AND VIRGINIA D. ERICKSON, 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.

Jean H. Crawford
 NOTARY PUBLIC, STATE OF OREGON



TAX COLLECTORS CERTIFICATE:

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

Rich L. Omsa
 DOUGLAS COUNTY TAX COLLECTOR
 DATE: 12-20-99

APPROVALS:

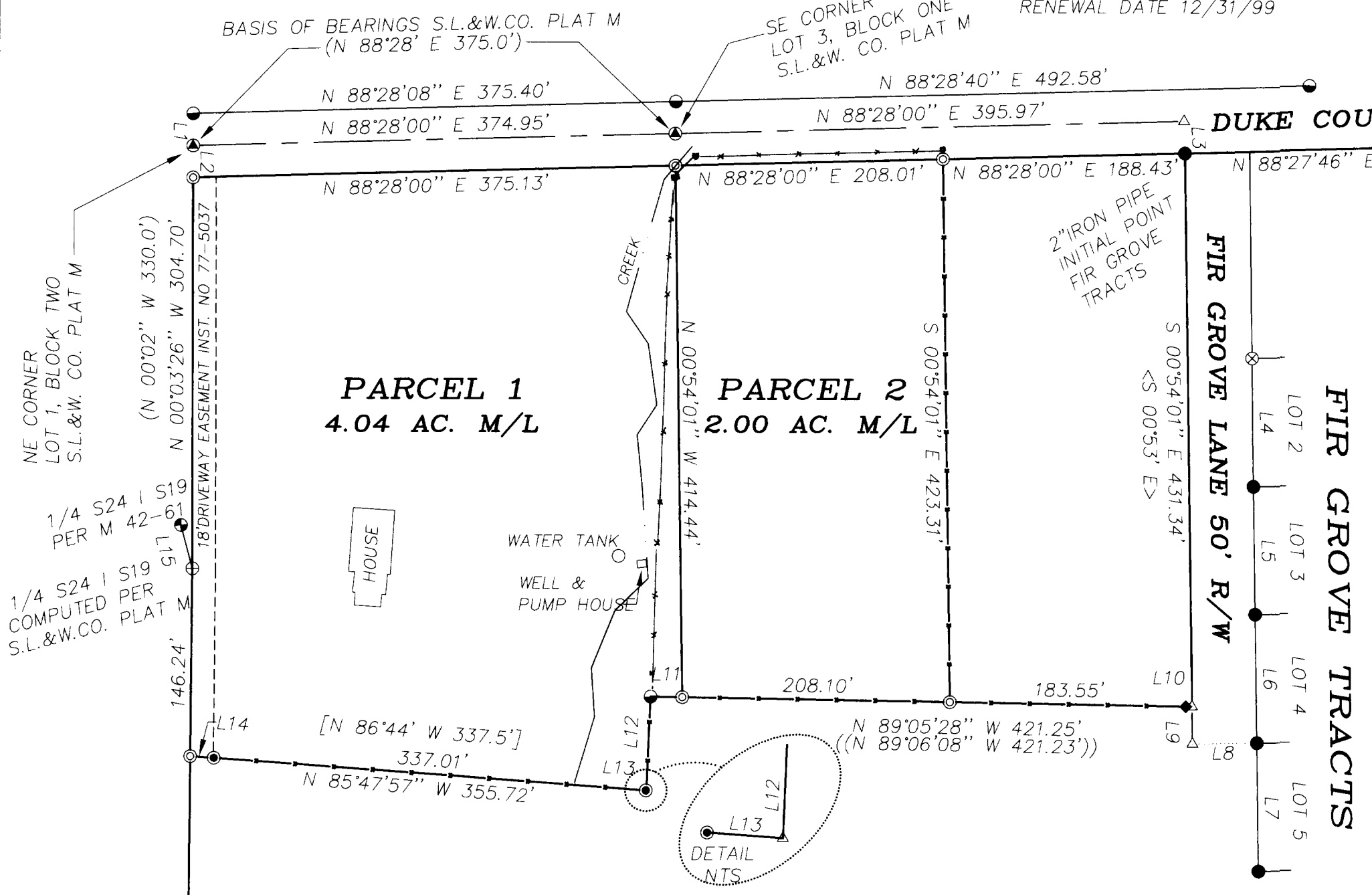
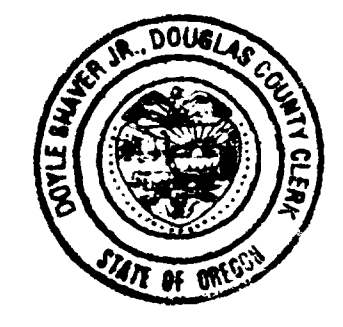
Bob Williamson for KLC 12/17/99
 COUNTY PLANNING DIRECTOR DATE

Ed M... .. 12-20-99
 COUNTY SURVEYOR DEPUTY DATE

99-30116 10:10 A.M.
 FILED THIS 21ST DAY OF DECEMBER 1999,

DOYLE SHAVER JR.
 BY COUNTY CLERK

Glenn L. Burnett
 BY DEPUTY



LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
- ⊕ = SET 5/8" x 30" IRON ROD w/2" ALUMINUM CAP STAMPED "T25S R6W R5W 1/4 S24/S19 1999 PLS 1941"
- = FOUND 1/2" IRON ROD OR AS NOTED PER FIR GROVE TRACTS (VOL.9, PG.20)
- = FOUND 1/2" IRON ROD PER CS 50/82, CS 50/127, M 12-41
- ⊙ = FOUND 3/4" IRON PIPE PER S.L.&W. CO. PLAT M (VOL.4, PG.67)
- ⊙ = FOUND 5/8" IRON ROD PER M 43-16
- ⊙ = FOUND 5/8" IRON ROD PER M 73-35
- ◆ = FOUND 5/8" IRON ROD PER M 128-30
- = FOUND 1997 DCSO BCIP PLSS ID #100340
- △ = COMPUTED POINT
- = EXISTING FENCE LINE
- () = RECORD PER S.L.&W. CO. PLAT M 9 (VOL.4, PG.67)
- [] = RECORD PER M 43-16
- < > = RECORD PER FIR GROVE TRACTS (VOL.9, PG.20)
- (()) = RECORD PER M 128-30

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THOSE PARCELS OF LAND DESCRIBED IN INST. NO. 87-13303 AND INST. NO. 96-08478 INTO 2 PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 98-386. THIS SURVEY WAS CONTROLLED BY MONUMENTS FOUND PER S.L. & W. CO. PLAT M, FIR GROVE TRACTS, CS 50/82, CS 50/127, M 12-41, M 43-16, M73-35, AND M 128-30. DUKE ROAD WAS CONTROLLED BY ORIGINAL PLAT M MONUMENTS FOUND AT THE NE CORNER OF LOT 1, BLOCK TWO, THE SE CORNER OF LOT 3, BLOCK ONE AND THE INITIAL POINT OF FIR GROVE TRACTS. THE WEST LINE WAS CONTROLLED BY THE EAST LINE OF LOT 1, BLOCK TWO WITH THE WEST 1/4 CORNER OF SECTION 19 SET PROPORTIONALLY BETWEEN ORIGINAL PLAT M MONUMENTS FOUND AT THE NE AND SE CORNERS OF LOT 1. THE 1/4 CORNER SET BY SINGLE PROPORTIONATE MEASUREMENT UNDER M 42-61 WAS NOT ACCEPTED AS THE TRUE CORNER. THE SOUTH LINE WAS CONTROLLED BY MONUMENTS FOUND PER CS 50/82, M 43-16 AND M 128-30. THE EAST LINE WAS COMPUTED PARALLEL TO THE WEST LINE OF FIR GROVE LANE AS CONTROLLED BY MONUMENTS FOUND PER FIR GROVE TRACTS AND M 128-30. THE PARCEL WAS THEN PARTITIONED AS SHOWN ON THE FACE OF THE PLAT.

THIS SURVEY WAS PERFORMED BY MATT DIXON, AARON FANNING AND ADAM DEGROOT USING A SOKKIA SET 5A TOTAL STATION WITH COMPUTATIONS AND DRAFTING BY KRIS DEGROOT.

1999-0102

99-30116

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

SCALE: 1" = 100'
 DATE: FEBRUARY, 1999

FOR: DUANE ERICKSON
 P.O. BOX 1818
 ROSEBURG, OREGON 97470

JOB #: 98-123
 FILE: ERICKSON.DWG
 SHEET 1 OF 1