

LAND PARTITION

LOCATED in the SW 1/4 of Section 7, T. 29 S., R. 5 W., W.M. in Douglas County, Oregon.

July 28, 1999

SURVEYED FOR: RIVERS WEST DEVELOPMENT, INC.
2201 WHISTLERS PARK ROAD
ROSEBURG, OREGON

SURVEYED BY: DAVID EDWARDS LAND SURVEYING
P.O. BOX 361
OAKLAND, OREGON 97462
PHONE: (541) 459-0512

David A. Edwards
DAVID EDWARDS
EXPIRES 12/31/99

APPROVALS

Keith L. Cubie 3/16/00
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Ed Mann 3-17-00
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

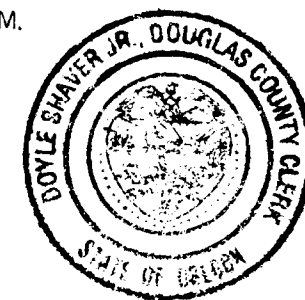
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

Rich Reisman 3-20-00
DOUGLAS COUNTY TAX COLLECTOR DEPUTY DATE

FILED THIS 20 DAY OF March 2000 AT 12:39 O'CLOCK P.M.

DOYLE SHAVER JR.

Carol Engel
DOUGLAS COUNTY CLERK



SURVEYOR'S CERTIFICATE

I, DAVID A. EDWARDS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS THE LANDS REPRESENTED HEREON AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF SAID LANDS:

THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 96-18756, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON.

David A. Edwards
DAVID A. EDWARDS-P.L.S. 2339

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT RIVERS WEST DEVELOPMENT, INC., AN OREGON CORPORATION, IS THE OWNER OF THE LANDS REPRESENTED HEREON AND HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AND AN ACCESS AND UTILITY EASEMENT AS SHOWN HEREON.

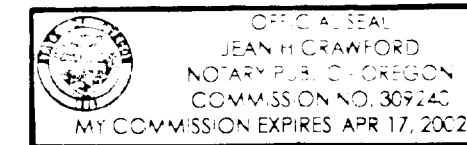
Lorry L. Coons
LORRY L. COONS, PRESIDENT
RIVERS WEST DEVELOPMENT, INC.

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

KNOW ALL PERSONS BY THESE PRESENTS THAT ON THIS 2nd DAY OF AUGUST, 1999, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED LORRY L. COONS, WHO DID SAY THAT HE IS THE PRESIDENT OF THE ABOVE NAMED RIVERS WEST DEVELOPMENT, INC. AND THAT HE DID FREELY AND VOLUNTARILY EXECUTE THE FOREGOING INSTRUMENT ON BEHALF OF SAID CORPORATION.

Jean H. Crawford
NOTARY PUBLIC FOR OREGON



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF THAT TRACT DESCRIBED IN DOC. NO. 96-18756 INTO TWO PARCELS AS SHOWN HEREON. SAID DEED FOLLOWS EXACTLY THE DATA SHOWN ON SURVEY M 24-46. RECORD DATA PER SAID SURVEY WAS USED TOGETHER WITH THE FOUND MONUMENTS AS SHOWN HEREON TO DETERMINE THE EXTERIOR BOUNDARY. AT THIS LOCATION IT APPEARS THAT THE HIGHWAY NO. 99 RIGHT OF WAY HAS BEEN ABSORBED INTO THE INTERSTATE HWY. NO. 5 RIGHT OF WAY, ACCORDING TO THE INTERSTATE RIGHT OF WAY MAP. THE HIGHWAY NO. 99 R/W LINE WAS MONUMENTED AS SHOWN ON M 24-46.

FIELD CREW: DAVID EDWARDS AND BRANT MILLER.

EQUIPMENT: NIKON DTM 420 TOTAL STATION.

COMPS. AND DRAFTING: DAVID EDWARDS.

LEGEND

- INDICATES 5/8" DIAM. IRON ROD FOUND PER M 24-46 EXCEPT WHERE NOTED.
- INDICATES 5/8" DIAM. I. ROD W/ROUND BOLT HEAD FD. PER M 24-46.
- ▲ INDICATES 1/2" DIAM. IRON PIPE FD. PER M 24-46.
- INDICATES 5/8" X 30" STEEL PIN W/RED PLASTIC CAP MKD. "D.A. EDWARDS-LS 2339" SET.
- () DENOTES RECORD DATA PER DEED AND M 24-46.
- X—X—X FENCE LINE
- W.M. = WITNESS MONUMENT D.C.S. = DOUGLAS COUNTY SURVEYOR
- SCALE: 1" = 100' COMP. = COMPUTED
- BASIS OF BEARINGS: M 24-46 AS SHOWN.

NOTE:
U.S.C. & G.S. MONUMENT "A 554 1954" BEARS SOUTHEASTERLY APPROX. 1/2 MILE. ELEV. = 577.043'. SEE GEODETIC CONTROL SHEET FOR DESCRIPTION. CO. SURVEYOR RECORDS.

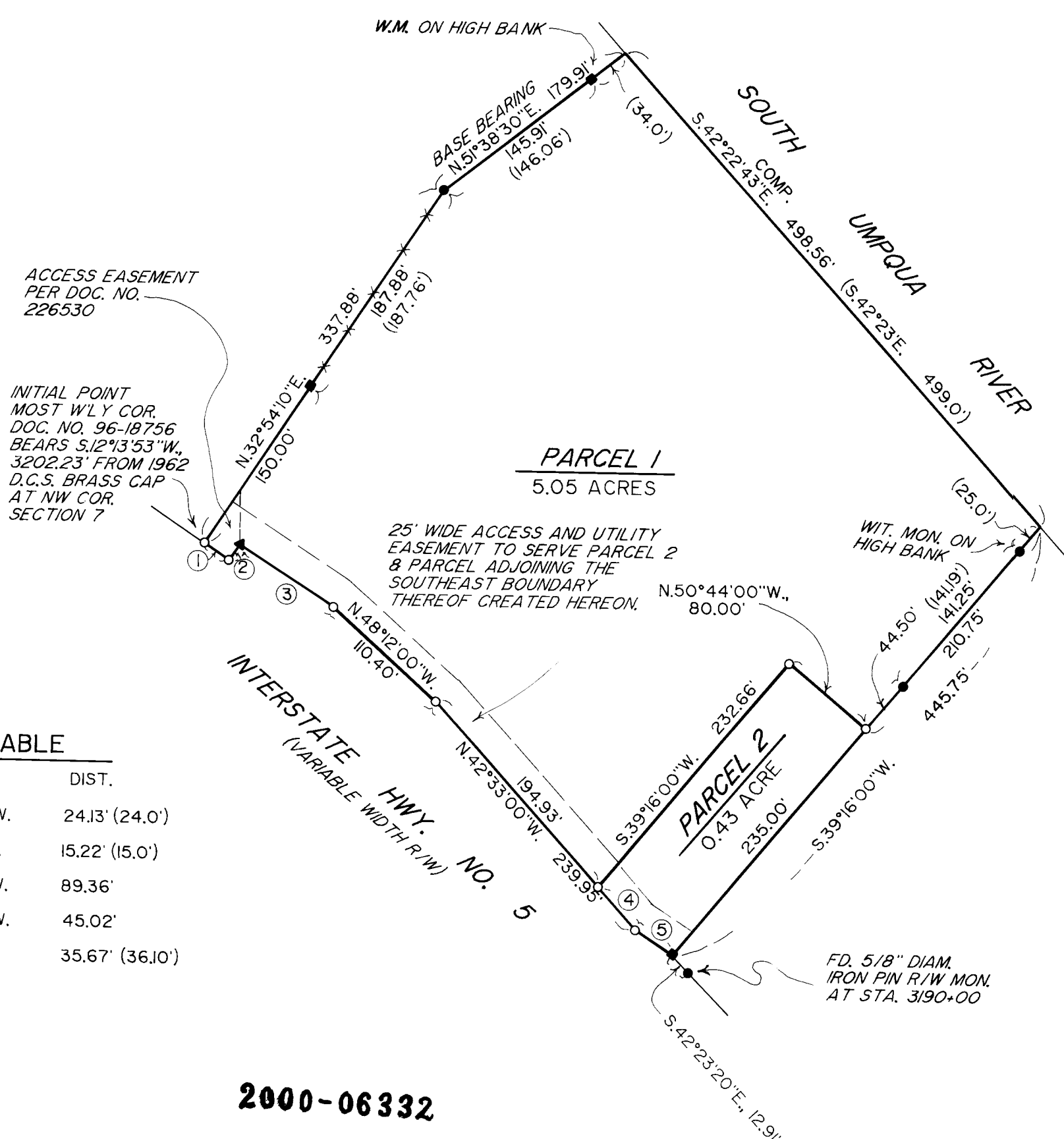
WATER: WELL

SEWER: SUB-SURFACE

ZONING: CT

COMP. PLAN: TOURIST COMMERCIAL

PLANNING FILE: 99-105



LINE TABLE

NO.	BEARING	DIST.
①	N.56°42'00"W.	24.13' (24.0')
②	S.33°18'00"W.	15.22' (15.0')
③	N.57°35'00"W.	89.36'
④	N.42°33'00"W.	45.02'
⑤	N.57°17'00"W.	35.67' (36.10')

2000-06332

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