

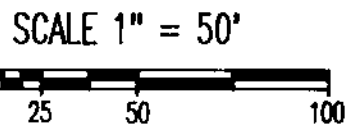
BOUNDARY LINE ADJUSTMENT AND LAND PARTITION SURVEY

IN LOT 44, PLAT "H", ROSEBURG HOME ORCHARD TRACTS
IN THE SW 1/4, SECTION 2 & THE SE 1/4, SECTION 3, T. 28 S., R. 6 W., W.M.
DOUGLAS COUNTY, OREGON - MARCH 2000
PLANNING FILE #99-291

- LEGEND:
o FD 5/8" I.R. W/ YELLOW CAP "Te Eng." OR AS NOTED
• SET 5/8" X 30" IRON ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752"
▲ COMPUTED POINT, NOTHING FOUND OR SET
R1 RECORD PER M65-31
R2 RECORD PER 1996-0101
R3 RECORD PER VOL. 18, PG. 50 A&B
R4 RECORD PER INSTR. #88-13130
R5 RECORD PER INSTR. #96-18250
R6 RECORD PER 1991-0013A&B

WATER: ROBERTS CREEK WATER DISTRICT
SEWER: GREEN SANITARY
ZONING: R1
COMP. PLAN: MEDIUM DENSITY RESIDENTIAL
100 YR. FLOOD: PANEL 410059, SHT. 0930A ELEV. = 480.00'
BENCHMARK USED FOR FLOOD ELEVATION IS STATION LV1 ELEV. = 477.363'

STATE OF OREGON
COUNTY OF DOUGLAS
I, DOYLE SHAWER JR., COUNTY CLERK AND
RECORDER OF INSTRUMENTS, DO HEREBY CERTIFY
THAT THIS INSTRUMENT WAS RECORDED
ON JAN 19 AM 8:45
DOUGLAS COUNTY CLERK
THE OFFICIAL RECORDS OF DOUGLAS COUNTY
OR



APPROVAL:
Ed Mann 1-18-01
DOUGLAS COUNTY SURVEYOR DOUGLAS COUNTY DATE
Keith L. Cubie 1/17/01
DIRECTOR, PLANNING DEPT. DATE

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

James R. Krueger 1/13/01
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 19 DAY OF January 2001
DOYLE SHAWER JR. 1-19-01 at 8:45 AM
COUNTY CLERK by Carla Hughes Deppa DATE

SURVEYORS CERTIFICATE:

I, CARL A. SWEEDEN, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED THE LAND SHOWN HEREON IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92 AND THAT THE INITIAL POINT IS A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752" SET AS SHOWN.

Carl A. Sweeden
CARL A. SWEEDEN LS 2752



PROPERTY DESCRIPTION:

PARCEL 1:

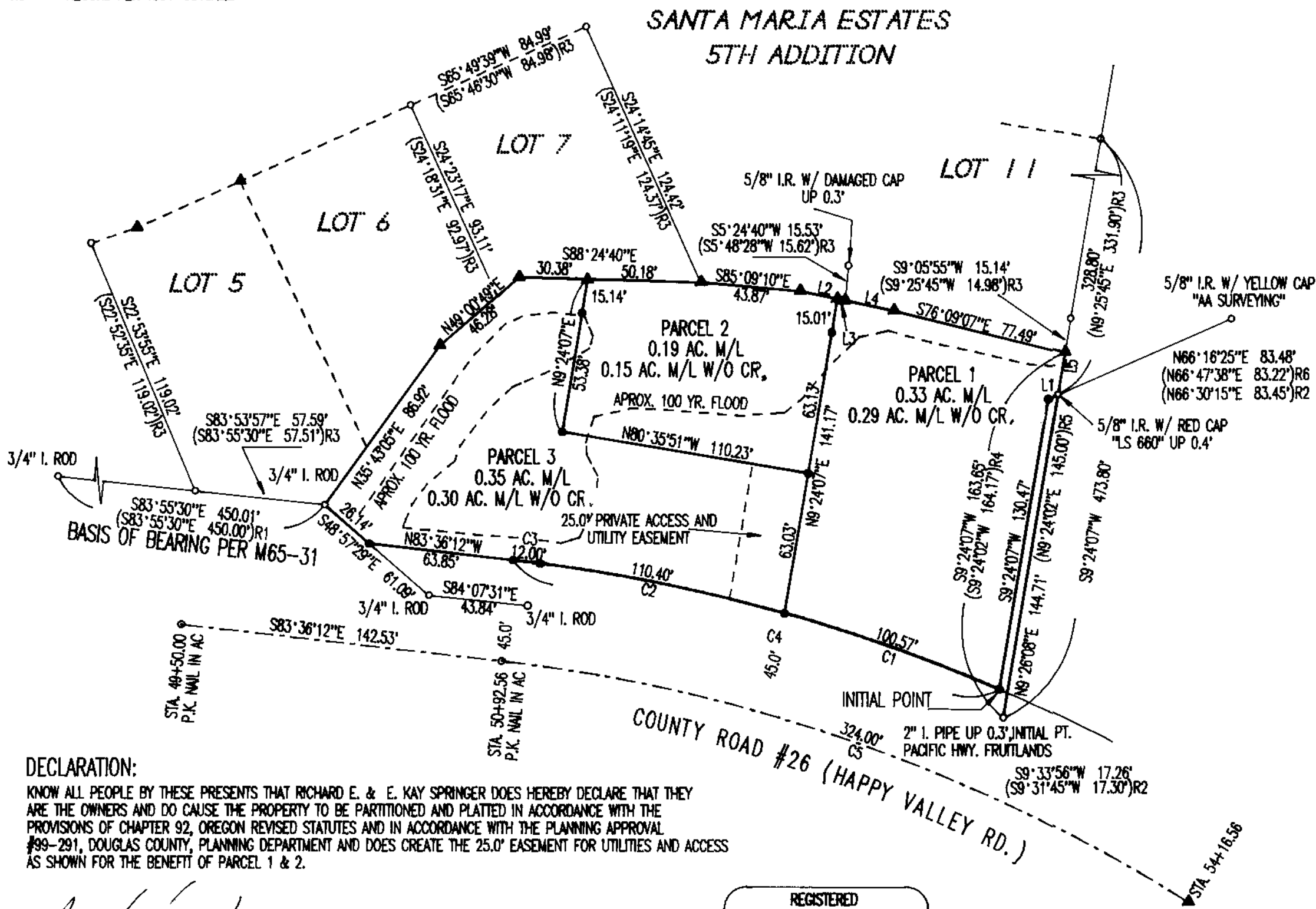
BEGINNING AT THE INITIAL POINT, A POINT MARKED WITH A 5/8" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752" BEING SET IN THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD #26 AND BEING N 8°03'28"W 12.67 FEET FROM THE INITIAL POINT OF PACIFIC HIGHWAY FRUITLANDS PLAT, VOLUME 5, PAGE 34, RECORDS OF DOUGLAS COUNTY, OREGON; THENCE, 100.57 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 761.20 FEET, A CENTRAL ANGLE OF 7°34'12" AND A CHORD WHICH BEARS N 70°36'20"W 100.50 FEET TO A POINT MARKED WITH A 5/8" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752"; THENCE, LEAVING SAID NORTH LINE N 9°24'07"E 141.17 FEET TO A POINT IN THE CENTER OF A CREEK, THENCE, ALONG THE CENTER OF SAID CREEK S 78°15'20"E 25.55 FEET AND S 76°09'07"E 77.49 FEET TO A POINT; THENCE, LEAVING THE CENTERLINE OF SAID CREEK S 9°24'07"W 18.65 FEET TO A POINT; THENCE, S 66°40'00"W 4.52 FEET TO A 5/8" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752"; THENCE, S 9°24'07"W 130.47 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT THE INITIAL POINT, A POINT MARKED WITH A 5/8" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752" BEING SET IN THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD #26 AND BEING N 8°03'28"W 12.67 FEET FROM THE INITIAL POINT OF PACIFIC HIGHWAY FRUITLANDS PLAT, VOLUME 5, PAGE 34, RECORDS OF DOUGLAS COUNTY, OREGON; THENCE, 100.57 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 761.20 FEET, A CENTRAL ANGLE OF 7°34'12" AND A CHORD WHICH BEARS N 70°36'20"W 100.50 FEET TO A POINT MARKED WITH A 5/8" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752"; THENCE, LEAVING SAID NORTH LINE N 9°24'07"E 63.03 FEET TO A 5/8" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752" BEING THE TRUE POINT OF BEGINNING; THENCE, N 80°35'51"W 110.23 FEET TO A 5/8" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752"; THENCE, N 9°24'07"E 68.52 FEET TO A POINT IN THE CENTER OF A CREEK; THENCE, ALONG THE CENTER OF SAID CREEK S 88°24'40"E 50.18 FEET, S 85°09'10"E 43.87 FEET AND S 78°15'20"E 16.79 FEET TO A POINT BEING THE NORTHWEST CORNER OF PARCEL 1; THENCE, LEAVING THE CENTER OF SAID CREEK S 9°24'07"W 78.14 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3:

BEGINNING AT THE INITIAL POINT, A POINT MARKED WITH A 5/8" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752" BEING SET IN THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD #26 AND BEING N 8°03'28"W 12.67 FEET FROM THE INITIAL POINT OF PACIFIC HIGHWAY FRUITLANDS PLAT, VOLUME 5, PAGE 34, RECORDS OF DOUGLAS COUNTY, OREGON; THENCE, 100.57 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 761.20 FEET, A CENTRAL ANGLE OF 7°34'12" AND A CHORD WHICH BEARS N 70°36'20"W 100.50 FEET TO A POINT MARKED WITH A 5/8" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752" BEING THE TRUE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID CURVE TO THE LEFT 122.40 FEET TO A 5/8" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752"; SAID CURVE HAVING A RADIUS OF 761.20 FEET, A CENTRAL ANGLE OF 9°12'46" AND A CHORD WHICH BEARS N 78°59'49"W 122.26 FEET; THENCE CONTINUING ALONG SAID NORTH LINE N 83°29'08"W 63.95 FEET TO A 5/8" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752"; THENCE, N 48°57'29"W 26.29 FEET TO A 3/4" IRON ROD SET IN THE CENTER OF A CREEK AND ALSO ON THE NORTH LINE OF SAID RIGHT OF WAY; THENCE, LEAVING SAID NORTH LINE AND ALONG THE CENTER OF SAID CREEK THE FOLLOWING COURSES N 35°43'05"E 86.92 FEET, N 49°00'49"E 46.28 FEET AND S 88°24'40"E 30.38 FEET TO A POINT BEING THE NORTHWEST CORNER OF PARCEL 2; THENCE LEAVING THE CREEK CENTERLINE S 9°24'07"W 68.52 FEET TO A 5/8" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752"; THENCE, S 80°35'51"E 110.23 FEET TO A 5/8" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752"; THENCE, S 9°24'07"W 63.03 FEET TO THE TRUE POINT OF BEGINNING.



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT RICHARD E. & E. KAY SPRINGER DOES HEREBY DECLARE THAT THEY ARE THE OWNERS AND DO CAUSE THE PROPERTY TO BE PARTITIONED AND PLATTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES AND IN ACCORDANCE WITH THE PLANNING APPROVAL #99-291, DOUGLAS COUNTY, PLANNING DEPARTMENT AND DOES CREATE THE 25.0' EASEMENT FOR UTILITIES AND ACCESS AS SHOWN FOR THE BENEFIT OF PARCEL 1 & 2.

Richard E. Springer
RICHARD E. SPRINGER

E. Kay Springer
E. KAY SPRINGER

2001-01147

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Carl A. Sweeden
OREGON
CARL A. SWEEDEN
2752
JANUARY 16, 1998
EXPIRES 6-30-00

SHORT LINE TABLE:

L1 S66°40'00"W 4.52' (S66°39'55"W 4.52')R5
L2 S 78°15'20"E 16.79'
L3 S 78°15'20"E 3.55' } (S78°15'20"E 42.34')R3
L4 S 78°15'20"E 22.00'
L5 N 9°08'39" E 18.94'

CURVE TABLE:

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
1	7°34'12"	761.20	100.57	50.36	100.50	N70°36'20"W
2	8°18'34"	761.20	110.40	55.29	110.30	N78°32'43"W
3	0°54'12"	761.20	12.00	6.00	12.00	N83°09'08"W
4	16°46'59"	761.20	222.97	112.29	222.17	N75°12'43"W
5	25°55'12"	716.20	324.00	164.82	321.24	S70°38'36"E

ACKNOWLEDGEMENT:

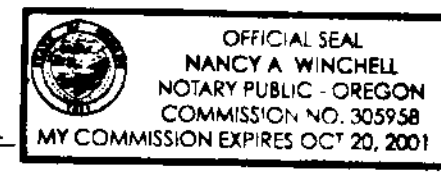
STATE OF OREGON }
COUNTY OF DOUGLAS }

THERE PERSONALLY APPEARED BEFORE ME E. KAY SPRINGER WHO IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THE FORGOING INSTRUMENT AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

15 DAY OF March, 2000

Nancy A. Winchell
NOTARY PUBLIC FOR OREGON



PARTITIONER:

RICHARD E. & E. KAY SPRINGER
218 HAPPY VALLEY ROAD
ROSEBURG, OREGON 97470



Sweeden
Land Surveying

Carl A. Sweeden
P.L.S.

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