

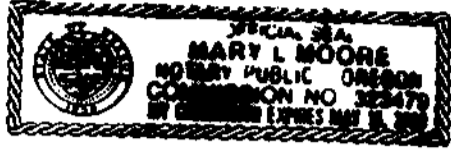
DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT HIGHLAND ASSOCIATES, INC. IS THE OWNER 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 HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT AND DOES HEREBY CAUSE THE 34 FOOT HIGHLAND VISTA LANE ACCESS EASEMENT AND THE PARCEL 2 ACCESS AND UTILITY EASEMENT SHOWN HEREON TO BE CREATED.

Lincoln Ware
LINCOLN WARE, PRESIDENT

ACKNOWLEDGMENT:

STATE OF OREGON)
) SS
COUNTY OF DOUGLAS)



KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 6th DAY OF February, 2001, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED LINCOLN WARE AS PRESIDENT OF HIGHLAND ASSOCIATES, INC. TO ME KNOWN TO BE THE PERSON DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT HE EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.

Mary L. Moore
NOTARY PUBLIC, STATE OF OREGON

SURVEYOR'S CERTIFICATE:

I, KRISTIAN O. DEGROOT HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THIS LAND PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:
PARCEL 2 OF LAND PARTITION PLAT 1998-0130 A AND B AS RECORDED IN INST. NO. 98-28228 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

Kristian O. Degroot
KRISTIAN O. DEGROOT, P.L.S. NO. 1941

TAX COLLECTORS CERTIFICATE:

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

James R. Daveggi
DOUGLAS COUNTY TAX COLLECTOR

2-8-01
DATE

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO CREATE A 3.83 ACRE AND 2.90 ACRE PARCEL FOR FUTURE DEVELOPMENT AND TO CREATE A 0.05 ACRE PARCEL FOR A ROBERTS CREEK WATER DISTRICT PUMP STATION FROM PARCEL 2 OF 1998-0130 A&B.
THIS SURVEY WAS BASED ON PREVIOUS BTS SURVEYS RECORDED AS 1998-0130 A&B AND HIGHLANDS AT VISTA RIDGE PHASE 3 PLANNED COMMUNITY, VOL. 20, PAGES 20 A&B.
THIS SURVEY WAS PERFORMED BY LES FANNING AND MICKEY CALVERT USING A SOKKIA SET 2BII TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

APPROVALS:

Keith L. Cubic
DOUGLAS COUNTY PLANNING DIRECTOR

2/7/01
DATE

Romy Ware
DOUGLAS COUNTY SURVEYOR

2-08-2001
DATE

FILED THIS 9th DAY OF February, 2001, at

BY BOYLE SHAVER JR.
COUNTY CLERK
by *Carol Coyle Deputy*



STATE OF OREGON)
COUNTY OF DOUGLAS)
I, BOYLE SHAVER JR., COUNTY CLERK AND
MEMBER OF COURSE, DO HEREBY CERTIFY
THAT THIS INSTRUMENT WAS RECORDED

01 FEB -9 AM 8:00

BOYLE SHAVER JR.
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

Carol Coyle
BY

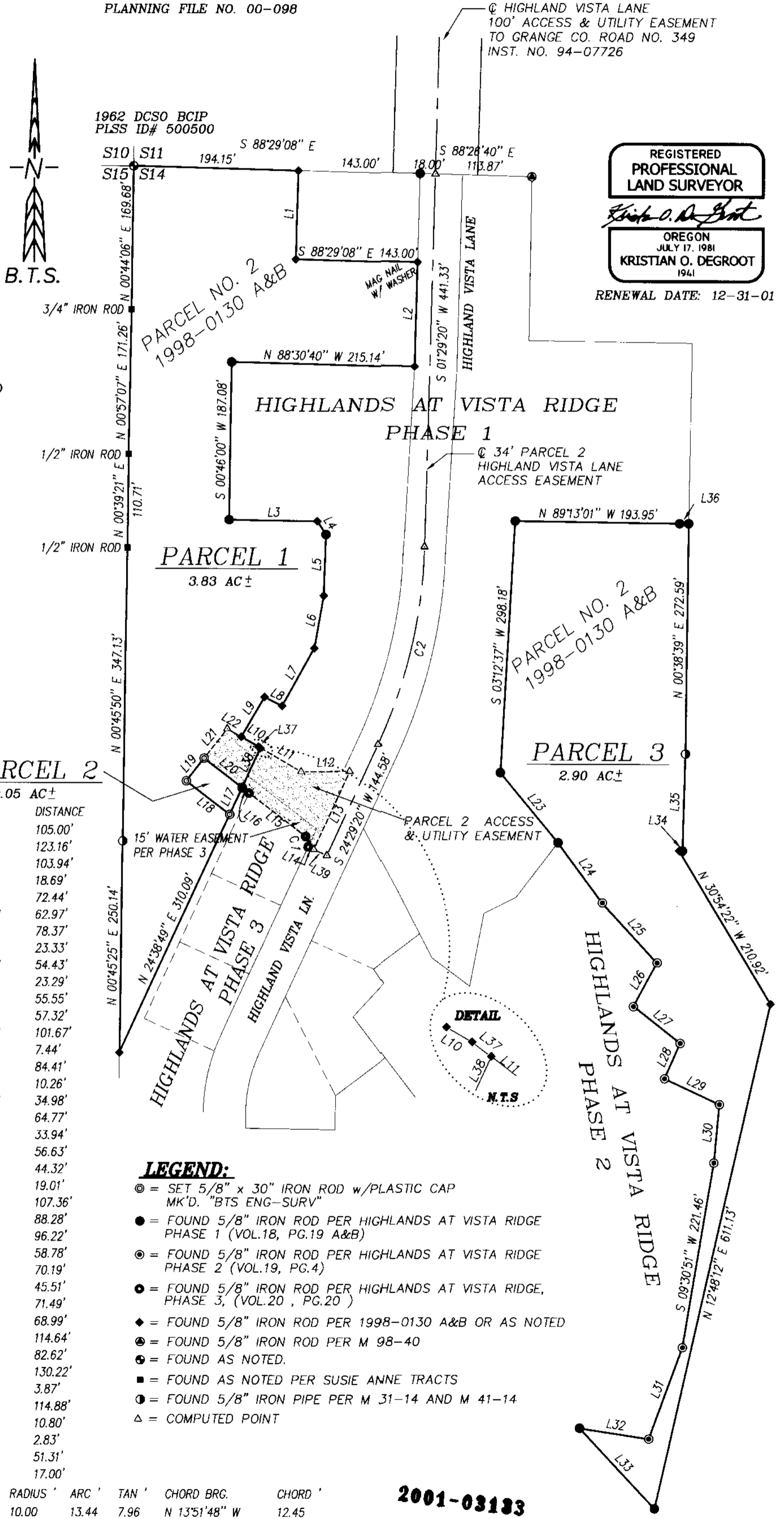
2001-03133

LAND PARTITION PLAT

LOCATED IN
NW 1/4, SECTION 14, T28S, R6W, W.M.
DOUGLAS COUNTY, OREGON

ZONING & UTILITIES:

ZONING: RS
COMP. PLAN: RMD, RLD
WATER: ROBERTS CREEK WATER DISTRICT
SEWER: GREEN SANITARY DISTRICT
PLANNING FILE NO. 00-098



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Kristian O. Degroot
OREGON
JULY 17, 1981
KRISTIAN O. DEGROOT
1941

RENEWAL DATE: 12-31-01

NUMBER	DIRECTION	DISTANCE
L1	S 01°29'20" W	105.00'
L2	S 01°29'20" W	123.16'
L3	S 89°14'00" E	103.94'
L4	S 33°06'24" E	18.69'
L5	S 01°51'36" W	72.44'
L6	S 09°53'54" W	62.97'
L7	S 28°45'41" W	78.37'
L8	N 63°11'24" W	23.33'
L9	S 30°06'56" W	54.43'
L10	S 60°05'30" E	23.29'
L11	S 60°05'30" E	55.55'
L12	N 89°24'44" E	57.32'
L13	S 24°29'20" W	101.67'
L14	N 65°21'18" W	7.44'
L15	N 52°22'17" W	84.41'
L16	N 52°22'17" W	10.26'
L17	S 24°38'49" W	34.98'
L18	N 52°14'13" W	64.77'
L19	N 38°05'55" E	33.94'
L20	S 52°22'17" E	56.63'
L21	N 38°05'55" E	44.32'
L22	S 60°05'30" E	19.01'
L23	S 39°31'37" E	107.36'
L24	S 36°31'13" E	88.28'
L25	S 42°23'16" E	96.22'
L26	S 28°22'36" W	58.78'
L27	S 52°00'57" E	70.19'
L28	S 23°44'59" W	45.51'
L29	S 64°55'02" E	71.49'
L30	S 05°15'35" W	68.99'
L31	S 20°07'26" W	114.64'
L32	N 81°09'18" W	82.62'
L33	S 42°52'50" E	130.22'
L34	S 89°04'30" E	3.87'
L35	N 01°37'56" E	114.88'
L36	S 89°56'30" W	10.80'
L37	S 52°22'10" E	2.83'
L38	S 24°38'49" W	51.31'
L39	N 65°21'18" W	17.00'

NUMBER	DELTA	RADIUS	ARC	TAN	CHORD BRG.	CHORD
C1	77°01'00"	10.00	13.44	7.96	N 13°51'48" W	12.45
C2	23°00'00"	600.00	240.86	122.07	S 12°59'20" W	239.24

LEGEND:

- = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
- = FOUND 5/8" IRON ROD PER HIGHLANDS AT VISTA RIDGE PHASE 1 (VOL.18, PG.19 A&B)
- = FOUND 5/8" IRON ROD PER HIGHLANDS AT VISTA RIDGE PHASE 2 (VOL.19, PG.4)
- = FOUND 5/8" IRON ROD PER HIGHLANDS AT VISTA RIDGE, PHASE 3, (VOL.20, PG.20)
- ◆ = FOUND 5/8" IRON ROD PER 1998-0130 A&B OR AS NOTED
- = FOUND 5/8" IRON ROD PER M 98-40
- = FOUND AS NOTED.
- = FOUND AS NOTED PER SUSIE ANNE TRACTS
- = FOUND 5/8" IRON PIPE PER M 31-14 AND M 41-14
- △ = COMPUTED POINT

2001-03133

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 6, 2001

FOR: HIGHLAND ASSOCIATES, INC.
9 S.W. JEFFERSON TERRACE
LAKE OSWEGO, OR 97035

JOB #: 00-053
FILE: HGHP4B.DWG
SHEET 1 OF 1