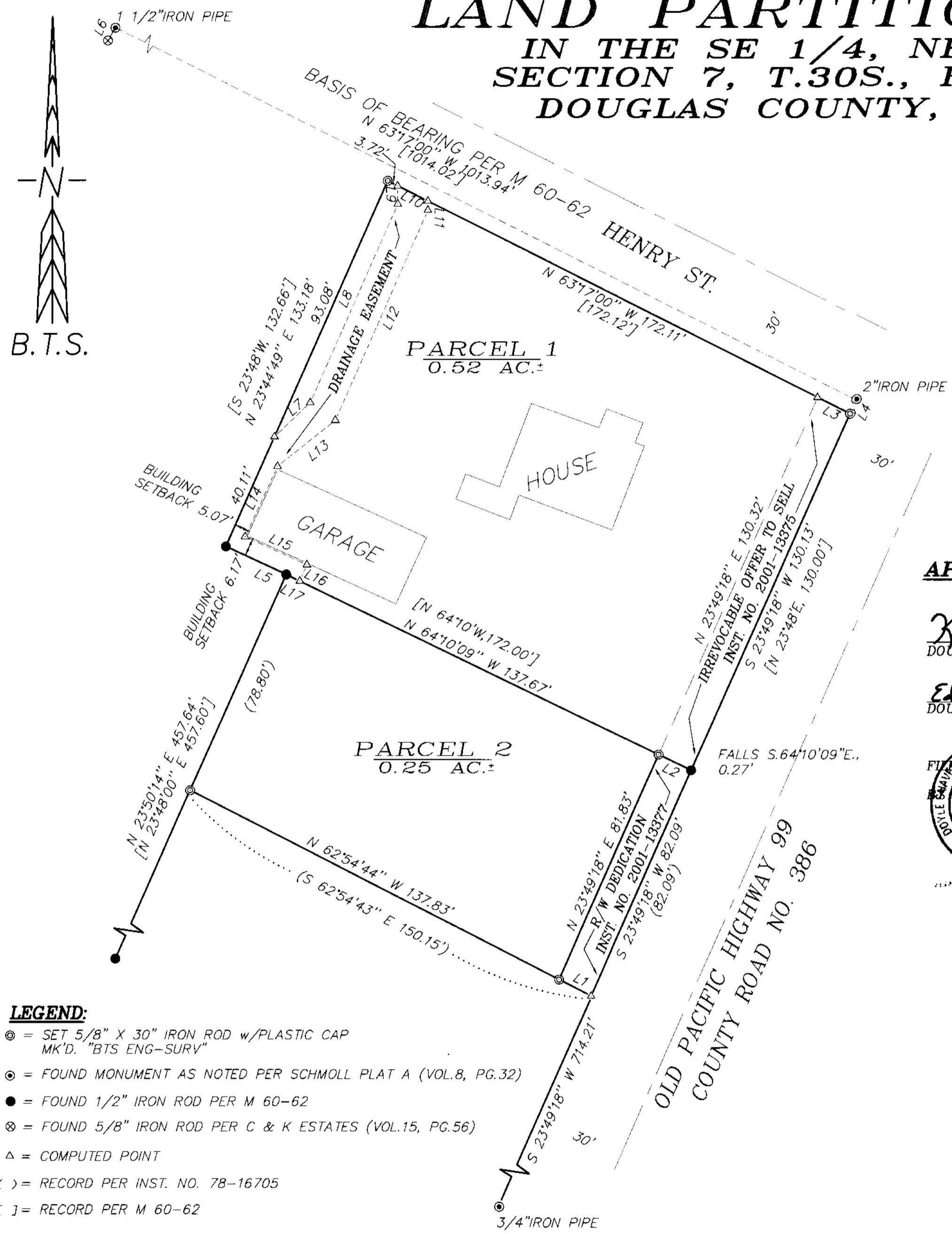


LAND PARTITION PLAT

IN THE SE 1/4, NE 1/4 OF SECTION 7, T.30S., R.5W., W.M. DOUGLAS COUNTY, OREGON



NUMBER	DIRECTION	DISTANCE
L1	N 62°54'44" W	12.02'
L2	N 64°10'09" W	12.01'
L3	S 63°17'00" E	12.02'
L4	N 23°49'18" E	5.01'
L5	N 65°09'33" W	22.13'
L6	S 23°05'57" W	4.99'
L7	N 46°11'37" E	16.42'
L8	N 23°41'37" E	72.19'
L9	N 00°33'22" W	6.05'
L10	S 63°17'00" E	11.25'
L11	S 00°33'22" E	3.04'
L12	S 23°41'37" W	76.33'
L13	S 51°05'14" W	24.68'
L14	S 24°35'04" W	25.80'
L15	S 65°29'59" E	22.58'
L16	S 23°50'14" W	5.89'
L17	N 64°10'09" W	5.00'

DECLARATION AND ACKNOWLEDGMENT BY AFFIDAVIT:

A CONSENT AFFIDAVIT FOR THIS LAND PARTITION PLAT SIGNED BY HARLEN E. SPRINGER IS RECORDED IN INSTRUMENT NO. ~~2001-1480~~ OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

A CONSENT AFFIDAVIT FOR THIS LAND PARTITION PLAT SIGNED BY JAN W. SPRINGER IS RECORDED IN INSTRUMENT NO. ~~2001-1480~~ OF THE RECORDS OF DOUGLAS COUNTY, 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 THAT MINOR LAND PARTITION RECORDED IN BOOK 2, PAGE 212 AS INST. NO. 76-10155 OF THE LAND PARTITION RECORDS OF DOUGLAS COUNTY, OREGON TOGETHER WITH THAT PORTION OF PARCEL 1 OF SAID BOOK 2, PAGE 212 DESCRIBED IN A DEED TO HAROLD A. AND HELEN E. SPRINGER AS RECORDED IN INSTRUMENT NO. 78-16705 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

IRREVOCABLE OFFER TO SELL:

PARCEL 1 IS SUBJECT TO AN IRREVOCABLE OFFER TO SELL PROPERTY TO DOUGLAS COUNTY AS RECORDED IN INSTRUMENT NO. 2001-13375 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

WAIVER OF OBJECTION TO ASSESSMENT

PARCEL 1 AND PARCEL 2 ARE SUBJECT TO A WAIVER OF OBJECTION TO ASSESSMENT FOR IMPROVEMENTS TO SOUTH OLD PACIFIC HIGHWAY COUNTY ROAD NO. 386 AS RECORDED IN INSTRUMENT NO. 2001-13376 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

RIGHT OF WAY DEDICATION

THE EASTERLY 12 FEET OF PARCEL 2 HAS BEEN DEDICATED TO DOUGLAS COUNTY FOR COUNTY ROAD NO. 386 RIGHT OF WAY AS RECORDED IN INST. NO. 2001-13377 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

APPROVALS:

Keith L. Cubic 6/25/01
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Ed Manner 6-25-01
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

FILED THIS DAY OF *June* 2001, at *11:55am*
DOYLE SHAVER JR., COUNTY CLERK
Deputy



STATE OF OREGON | SS
COUNTY OF DOUGLAS |
I, DOYLE SHAVER JR., COUNTY CLERK AND
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY
THAT THIS INSTRUMENT WAS RECORDED

01 JUN 28 AM 11:55

DOYLE SHAVER JR. COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *George* DEPUTY
FEE *PP*

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION A PORTION OF PARCEL 1 AND PARCEL 2 OF M 60-62 INTO 2 NEW PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 00-200. THE SOUTHERLY RIGHT OF WAY LINE OF HENRY STREET AND THE WESTERLY RIGHT OF WAY LINE OF PACIFIC HIGHWAY 99 WERE CONTROLLED BY ORIGINAL MONUMENTS PER SCHMOLL PLAT A. THE WEST LINE OF THE PARTITION WAS CONTROLLED BY MONUMENTS PER M 60-62 AND M 63-51. THE SOUTH LINE OF PARCEL 2 WAS CONTROLLED BY RECORD CALLS PER INST. NO. 78-18705. THE EASTERLY 12 FEET OF PARCEL 2 HAS BEEN DEDICATED TO DOUGLAS COUNTY FOR OLD PACIFIC HIGHWAY 99 (COUNTY ROAD NO. 386) RIGHT OF WAY.

THIS SURVEY WAS PERFORMED BY LES FANNING, MATT DIXON AND MICKEY CALVERT USING A SOKKIA SET 5A TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

ZONING & UTILITIES:

ZONING: SINGLE FAMILY RESIDENTIAL (R-1)
COMP. PLAN: MEDIUM DENSITY RESIDENTIAL (RMD)
WATER: TRI CITY WATER DISTRICT
SEWER: TRI CITY SEWER DISTRICT
PLANNING FILE NO. 00-200

REGISTERED PROFESSIONAL LAND SURVEYOR

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

RENEWAL DATE: 12-31-01

2001-14802

LEGEND:

- ⊙ = SET 5/8" X 30" IRON ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
- ⊙ = FOUND MONUMENT AS NOTED PER SCHMOLL PLAT A (VOL.8, PG.32)
- = FOUND 1/2" IRON ROD PER M 60-62
- ⊗ = FOUND 5/8" IRON ROD PER C & K ESTATES (VOL.15, PG.56)
- △ = COMPUTED POINT
- () = RECORD PER INST. NO. 78-16705
- [] = RECORD PER M 60-62

TAX COLLECTORS CERTIFICATE:

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

James R. Krueger 6-28-01
DOUGLAS COUNTY TAX COLLECTOR DATE

2001-14802

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

SCALE: 1" = 30'
DATE: JUNE 21, 2001

HARLEN E. SPRINGER
407 TENNESSEE GLEN WAY
MILL VALLEY, CA. 94941

JOB #: 01-030
FILE: SPRINGER.DWG
SHEET 1 OF 1