

LAND PARTITION

LOCATED in the NE 1/4 of Section 20, T. 27 S., R. 5 W., W.M.
in the City of Roseburg, Douglas County, Oregon.

NOTE: BENCHMARK "RSBG 5" IS
LOCATED 117' WEST OF THE NW
CORNER OF SUBJECT TRACT.
ELEVATION= 472.20'

APPROVALS

June 11, 2001

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

01 AUG 14 AM 11:38

DOYLE SHAWER JR.
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY David Edwards
FILE PP

Chris Beaman 8/2/01
ROSEBURG PUBLIC WORKS DIRECTOR DATE

David Hoff 8-2-01
ROSEBURG COMMUNITY DEVELOPMENT DIRECTOR DATE

FILED THIS 14 DAY OF August
AT 11:38 O'CLOCK A.M.



Renny Wren 8-6-01
DOUGLAS COUNTY SURVEYOR DATE

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

James R. Krueger 8-13-01
DOUGLAS COUNTY TAX COLLECTOR DATE

SURVEYOR'S CERTIFICATE

I, DAVID A. EDWARDS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH 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 95-10827 OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON.

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

LEGEND

- INDICATES 5/8" DIAM. IRON ROD FOUND PER M 71-9 AND HELD FOR EAST LINE POSITION.
- INDICATES 5/8" X 30" STEEL PIN W/RED PLASTIC CAP MKD. "D.A. EDWARDS-LS 2339" SET.
- () DENOTES RECORD DATA AS NOTED. X—X—X FENCE LINE
- W.M. = WITNESS MONUMENT SET ON HIGH BANK OF DEER CREEK. COMP. = COMPUTED.
- BASIS OF BEARINGS: M 71-9 AS SHOWN. SCALE: 1" = 40'

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT STEVEN A. NICHOLS IS THE OWNER OF THE LANDS REPRESENTED
HEREON AND THAT HE HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AND EASEMENTS AS SHOWN HEREON.

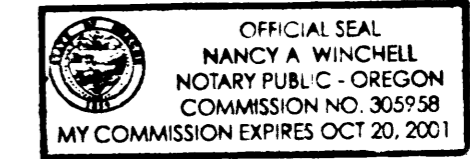
Steven A. Nichols
STEVEN A. NICHOLS

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

PERSONALLY APPEARED BEFORE ME THIS 12 DAY OF June, 2001, STEVEN A. NICHOLS
WHO DID ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

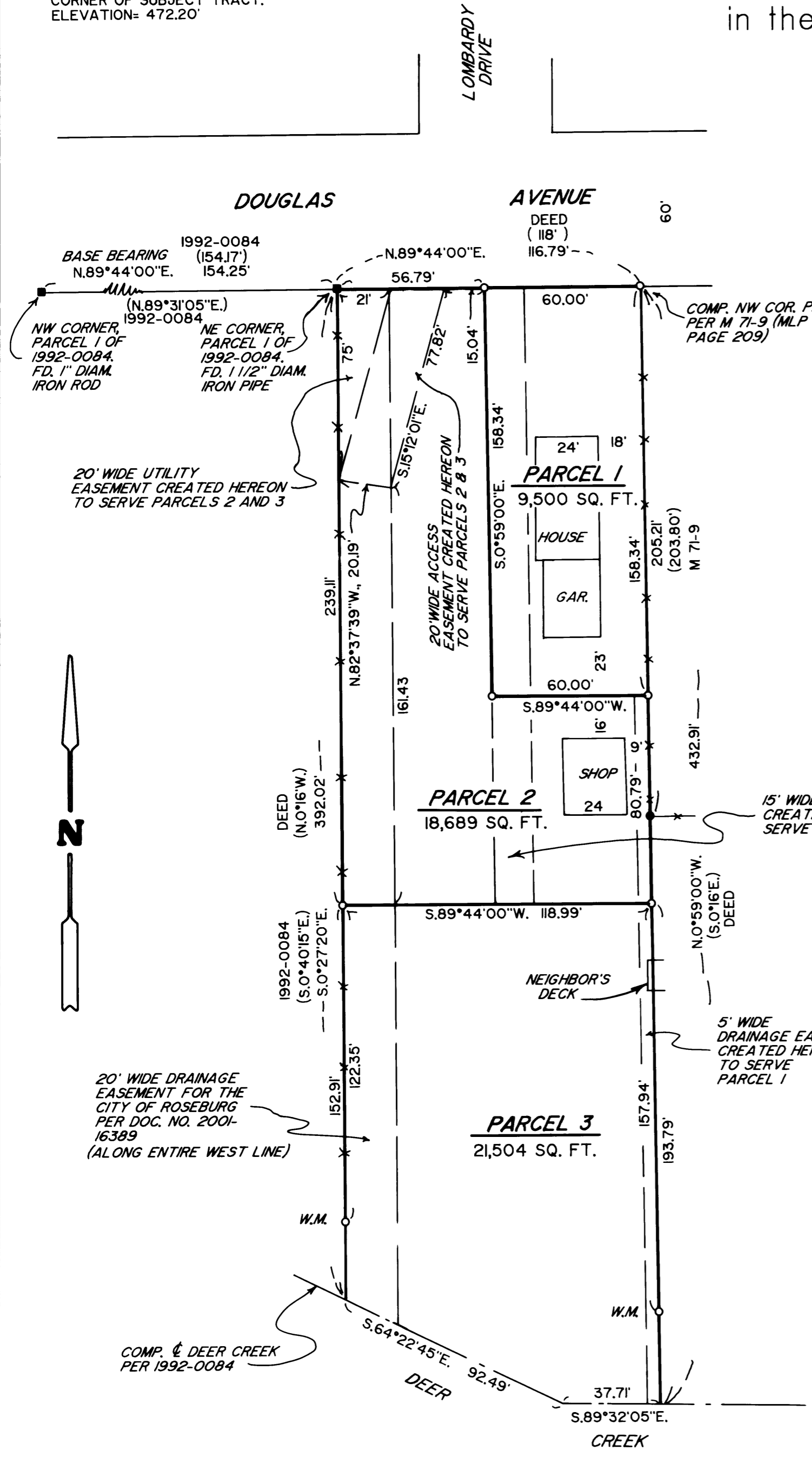
Nancy A. Winchell
NOTARY PUBLIC FOR OREGON



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF THAT TRACT DESCRIBED IN DOCUMENT
NUMBER 95-10827, FOR THE WEST LINE I HOLD TO THE FOUND PIPE AT THE NW CORNER AND USE THE
RECORD ANGLE OFF DOUGLAS AVENUE PER 1992-0084. THE 1 1/2" PIPE SHOWN ON SAID SURVEY SOUTH ALONG
THE WEST LINE COULD NOT BE FOUND. FOR THE NORTH LINE I EXTEND THE LINE FORMED BY THE TWO FOUND
PIPES ON THE SOUTH LINE OF DOUGLAS AVENUE. THE EAST LINE AND NE CORNER WERE COMPUTED USING
THE FOUND 5/8" IRON ROD AND RECORD BEARING PER M 71-9. THE CENTER LINE OF DEER CREEK WAS
COMPUTED USING RECORD RELATIONSHIPS PER 1992-0084.

FIELD CREW: DAVID EDWARDS AND BRANT MILLER.
EQUIPMENT: NIKON DTM 430 TOTAL STATION.
COMPS. AND DRAFTING: DAVID EDWARDS.



SURVEYED FOR: STEVE NICHOLS
PARTITIONER P.O. BOX 1751
& OWNER: ROSEBURG, OREGON

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



NO. OF PARCELS: 3
WATER: CITY OF ROSEBURG
SEWER: RUSA
ZONING: R-1-6
COMP. PLAN: RESIDENTIAL (LOW DENSITY)
PLANNING FILE NO. : P-01-3

SEE DOC. NO. 2001-14428
FOR L.L.D. AGREEMENT AFFECTING
THESE PARCELS.

2001-0068

2001-0068

2001-18811

2001-18811