LAND PARTITION PLAT
LOCATED IN THE
NW 1/4, NE 1/4 OF SECTION 11,
T27S, R3W, W.M.
DOUGLAS COUNTY, OREGON

2001-0083 B

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT M-W LEASING, IS THE OWNER OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S 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.

P.J. WASHBURN, PRESIDENT

ACKNOWLEDGMENT:

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 15th DAY OF October, 2001, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED P.J. WASHBURN, AS PRESIDENT OF M-W LEASING 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.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET FORTH MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Mary L. Moore
NOTARY PUBLIC, STATE OF OREGON

OFFICIAL SEAL
MARY L MOORE
NOTARY PUBLIC - OREGON
COMMISSION NO. 325475
MY COMMISSION EXPIRES MAY 19, 2002

APPROVALS:

Keith L. Cubic — 10/18/01
COUNTY PLANNING DIRECTOR — DATE

E.J. Moore DEPUTY — 10-22-01
COUNTY SURVEYOR — DATE

FILED THIS 23 OF October 2001, at 8:00 AM
BY DOYLE SHAVER JR., COUNTY CLERK
COUNTY CLERK — Deputy

DOYLE SHAVER JR. DOUGLAS COUNTY CLERK STATE OF OREGON

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 OCT 23 AM 8:00
DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY _____ DEPUTY
FEE $17

2001-24629

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
JULY 17, 1981
KRISTIAN O. DEGROOT
1941

RENEWAL DATE: 12-31-01

ZONING AND UTILITIES:

ZONE: R5 (RESIDENTIAL 5 ACRE)
COMP. PLAN: RC5 (RURAL COMMITTED 5 ACRE)
WATER: WELL ON EACH PARCEL
SEWER: SEPTIC SYSTEM APPROVAL ON EACH PARCEL
PLANNING FILE NO. 01-089

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:

BEGINNING AT THE EAST 1/16 CORNER COMMON TO SECTION 2 AND 11 OF T.27S. R3W., W.M.; THENCE N.89°59'12"W, 666.56 FEET TO THE NE 1/64 CORNER COMMON TO SAID SECTIONS 2 AND 11; THENCE N.89°55'07"W, ALONG THE NORTH LINE OF SAID SECTION 11, 623.05 FEET TO A 5/8" IRON ROD; THENCE S.00°01'50"E, 90.95 FEET TO A 5/8" IRON ROD ON THE NORTHERLY RIGHT OF WAY LINE OF LITTLE RIVER COUNTY ROAD NO. 17; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE 435.37 FEET ALONG THE ARC OF A 447.46 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S.55°26'44"E, 418.40 FEET) TO A 5/8" IRON ROD; THENCE N.76°36'52"E, 966.48 FEET TO A 5/8" IRON ROD; THENCE N.2°37'38"E, 103.59 FEET TO THE POINT OF BEGINNING.

ALSO BEGINNING AT A 5/8" IRON ROD ON THE SOUTHERLY RIGHT OF WAY LINE OF LITTLE RIVER COUNTY ROAD NO. 17, FROM WHICH THE 1/4 CORNER COMMON TO SECTION 2 AND SECTION 11 OF T27S, R3W, W.M., BEARS N.2°46'11"E, 131.49 FEET; THENCE S.2°47'25"W, 315.64 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN A DEED TO EDWARD ALLEN AND CHARLOTTE A YOUNG AS RECORD IN INST. NO. 99-31140 OF THE RECORDS OF DOUGLAS COUNTY, OREGON; THENCE S.79°11'30"E, 50.40 FEET TO THE NORTHEAST CORNER OF SAID INST. NO. 99-31140; THENCE S.2°44'43"W, ALONG THE EAST LINE OF SAID INST. NO. 99-31140, 209.93 FEET TO A 5/8" IRON ROD; THENCE S.2°51'41"W, 138.39 FEET TO A 5/8" IRON ROD AT THE SOUTHERN CORNER OF SAID INST. NO. 99-31140; THENCE N.85°09'59"E, 6.22 FEET TO A 5/8" IRON ROD; THENCE N.56°28'23"E, 80.82 FEET T A 5/8" IRON ROD; THENCE S.82°07'02"E, 185.14 FEET TO A 5/8" IRON ROD; THENCE N.13°11'32"E, 51.76 FEET TO A 5/8" IRON ROD; THENCE N.15°49'12"E, 359.50 FEET TO A 5/8" IRON ROD ON SAID SOUTHERLY RIGHT OF WAY LINE; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE 479.42 FEET ALONG THE ARC OF A 507.46 FOOT RADIUS CURVE TO THE RIGHT, (THE LONG CHORD OF WHICH BEARS N.56°14'53"W, 461.79 FEET), TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PARCEL OF LAND DESCRIBED IN A DEED TO STEPHEN L. AND DANESE A. GORDON AS RECORDED IN INST. NO. 93-23803 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS PARTITION A 10.01 ACRE PARCEL OF LAND INTO A 5.00 ACRE PARCEL AND A 5.01 ACRE PARCEL AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 01-089. THE SURVEY WAS CONTROLLED BY MONUMENTS FOUND PER 1999-0052 A&B, PARKSIDE AT CAVITT CREEK SUBDIVISION (VOL. 18, PG. 41 A-C), M 100-48 AND M 29-29. PARKSIDE AT CAVITT CREEK SUBDIVISION MONUMENTS ON THE EAST AND WEST LINE OF INST. NO. 93-23803 AND ON THE WEST LINE OF LOT 8 WERE APPARENTLY NOT SET UNDER PARKSIDE AT CAVITT CREEK SUBDIVISION AND WERE SET PER THIS SURVEY. I ALSO FOUND THE SOUTHEAST CORNER OF LOT 8 APPROXIMATELY 4 FEET OUT OF POSITION AS NOTED AND REMONUMENTED THE CORNER AT RECORD PARKSIDE AT CAVITT CREEK SUBDIVISION DISTANCE ON THE EAST LINE OF THE NW 1/4, NE 1/4 OF SECTION 11. LOT 8 AS ADJUSTED PER 1999-0052 A & B WAS THEN PARTITIONED AS DIRECTED BY THE OWNER AS SHOWN ON THE FACE OF THE MAP.

THIS SURVEY WAS PERFORMED BY LES FANNING, MATT DIXON, AND MICKEY CALVERT USING A SOKKIA SET 2BII TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

TAX COLLECTORS CERTIFICATE:

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

Sandra B. Cornett — 10/22/01
DOUGLAS COUNTY TAX COLLECTOR — DATE

2001-24629

2001-0083 B

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

SCALE: 1" = 100'
DATE: OCTOBER 8, 2001

FOR: ANTHONY MOORE
1224 WALNUT ST., SUITE 228
ROSEBURG, OR 97470

JOB #: 01-053
FILE: MOORE2.DWG
SHEET 2 OF 2