

FINAL PARTITION PLAT
FOR: ROSEBURG RESOURCES CO.
SECTION 34, T21S, R12W, W.M.
DOUGLAS COUNTY, OREGON
01, JULY 2001

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE PARTITION LINE OF CERTAIN PROPERTY AS SHOWN HEREON AND AS APPROVED BY THE CITY OF REEDSPORT PLANNING DEPARTMENT, MARCH 28, 2001.

A PORTION OF THIS PARCEL WAS SURVEYED BY RICHARD HINTZ IN 1987 AND RECORDER AS DOUGLAS COUNTY SURVEY FILE M104-36. THIS SURVEY WAS HELD AS CONTROL FOR THE ESTABLISHMENT OF THE PARTITION LINE. THE PARTITION LINE WAS THEN MONUMENT AS DIRECTED BY THE LAND OWNER.

THE BASIS OF BEARING FOR THIS SURVEY IS THE INVERSE BEARING BETWEEN FOUND MONUMENTS AS SHOWN ON THIS PLAT AND REFERENCED IN DOUGLAS COUNTY SURVEY FILE M104-36.

THIS SURVEY WAS PERFORMED USING A PENTAX TOTAL STATION.

SURVEYOR'S CERTIFICATE

I, ROBERT B. WARD JR., A REGISTERED PROFESSIONAL LAND SURVEYOR DO CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE HEREON DESCRIBED PLAT, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF SAID LANDS.

ROBERT B. WARD JR. P.L.S. 1091

DESCRIPTION

THE FOLLOWING DESCRIPTION DESCRIBES A TRACT OF LAND LOCATED IN SECTION 34, TOWNSHIP 21 SOUTH, RANGE 12 WEST, WILLAMETTE MERIDIAN: THE TRUE POINT OF BEGINNING BEING A 2" IRON PIPE LOCATED 1478.85 FEET EAST AND 3966.88 FEET SOUTH OF THE NORTHWEST SECTION CORNER OF SAID SECTION 34; THENCE N89°57'06"W FOR 1359.93 FEET TO A 2" IRON PIPE; THENCE N1°38'03"W FOR 659.89 FEET TO A 2" IRON PIPE; THENCE N44°00'18"E FOR 920.25 FEET TO A 3/4" ALUMINUM ROD WITH A 3 1/4" ALUMINUM CAP; THENCE N1°42'58"W FOR 1985.04 FEET TO A 3/4" ALUMINUM ROD WITH A 3-1/4" ALUMINUM CAP; THENCE N89°55'06"E FOR 659.80 FEET TO A 3/4" ALUMINUM ROD WITH A 3 1/4" ALUMINUM CAP; THENCE N1°42'43"W FOR 662.00 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 34 MARKED BY A 3/4" ALUMINUM ROD WITH A 3-1/4" ALUMINUM CAP; THENCE ALONG THE NORTH LINE OF SAID SECTION 34 N89°53'14"E FOR 659.38 FEET TO A 3/4" ALUMINUM ROD WITH A 3-1/4" ALUMINUM CAP; THENCE N89°46'27"E FOR 902.18 FEET TO A 5/8" IRON ROD; THENCE S13°12'00"E FOR 19.54 FEET TO A 3/4" IRON PIPE; THENCE S26°25'00"E FOR 264.66 FEET TO A 3/4" IRON PIPE; THENCE S30°21'00"E FOR 226.62 FEET TO A 3/4" IRON PIPE; THENCE S20°05'00"E FOR 233.90 FEET TO A 3/4" IRON PIPE; THENCE S31°14'00"E FOR 299.20 FEET TO A 3/4" ALUMINUM ROD WITH A 3 1/4" ALUMINUM CAP; THENCE S0°55'00"E FOR 115.60 FEET TO A 3/4" IRON PIPE; THENCE S26°05'00"E FOR 140.97 FEET TO A 3/4" IRON PIPE; THENCE S30°27'00"E FOR 207.65 FEET TO A 3/4" IRON PIPE; THENCE S47°32'00"E FOR 296.68 FEET TO A 3/4" IRON PIPE; THENCE S29°08'00"E FOR 138.80 FEET TO A 3/4" IRON PIPE; THENCE S16°08'00"W FOR 436.19 FEET TO A 1/2" IRON PIPE; THENCE S7°42'00"W FOR 195.07 FEET TO A 1/2" IRON PIPE; THENCE S16°43'00"W FOR 372.05' FEET TO A 5/8" IRON ROD; THENCE SOUTHWESTERLY FOLLOWING THE NORTHWESTERLY BANK OF SCHOFIELD CREEK A STRAIGHT LINE DISTANCE OF S40°03'51"W FOR 2208 FEET MORE OR LESS TO THE NORTHERLY LINE AS ESTABLISHED IN DOUGLAS COUNTY SURVEY FILE CS58/84-3 SAID POINT BEING N17°14"W FOR 80 FEET THEN N72°46'E FOR 502 FEET FROM THE NORTHWEST CORNER OF LOT 9, BLOCK 1 PLAT OF REEDSPORT AS RECORDED IN VOLUME 3, PAGE 32 DOUGLAS COUNTY RECORDS; THENCE FOLLOWING SAID NORTHERLY LINE S72°46'00"W FOR 502 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID SURVEY CS58/84-3; THENCE S17°14'00"E FOR 50.00 FEET FOLLOWING THE WEST LINE OF SAID SURVEY TO THE NORTH BOUNDARY OF SAID REEDSPORT PLAT; THENCE S72°46'00"W FOR 198.33 FEET FOLLOWING THE NORTH BOUNDARY OF SAID REEDSPORT PLAT TO A 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED H.G.E. INC.; THENCE N0°03'44"W FOR 613.77 FEET TO THE TRUE POINT OF BEGINNING BEING SAID 2" IRON PIPE ALL OF THE ABOVE BEING IN DOUGLAS COUNTY, OREGON END OF DESCRIPTION.

APPROVALS

Janelle Evans 9-26-01
CITY OF REEDSPORT DATE

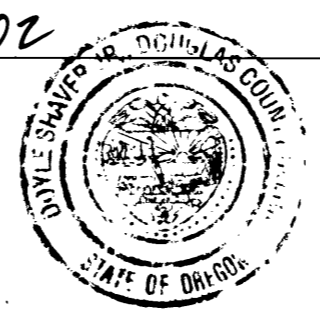
Ed Mann DEPUTY 4-5-02
DOUGLAS COUNTY SURVEYOR DATE

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

Sandra K. Correll 4/8/02
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 9th DAY OF April, 2001 8:39 O'CLOCK AM/PM

DOUGLAS COUNTY CLERK DATE
by Carol Engel, Deputy



DECLARATION

KNOWN ALL MEN BY THESE PRESENT THAT ROSEBURG RESOURCES CO. DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LAND HEREON DESCRIBED AND HAVE CAUSED THE SAME TO BE PLATTED INTO PARCELS AS SHOWN, AND ALSO CREATES THE PRIVATE ACCESS EASEMENTS BETWEEN PARCELS 1 AND 2 AS SHOWN ON THIS PLAT.

W. Ray Jones 9-4-01
W. RAY JONES VICE PRESIDENT DATE
ROSEBURG RESOURCES CO.

ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF DOUGLAS } SS

THERE APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY, PERSONALLY APPEARED W. RAY JONES WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FORGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY STAMP.

Ann R. Zuver
SUBSCRIBED AND SWORN TO BEFORE ME

THIS 5 DAY OF September 2001

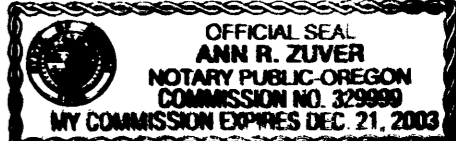
STATE OF OREGON } SS
COUNTY OF DOUGLAS }
I, DOYLE SHAWER JR., COUNTY CLERK AND
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY
THAT THIS INSTRUMENT WAS RECORDED

02 APR -9 AM 8:39

DOYLE SHAWER JR.
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY [Signature]
DEPUTY

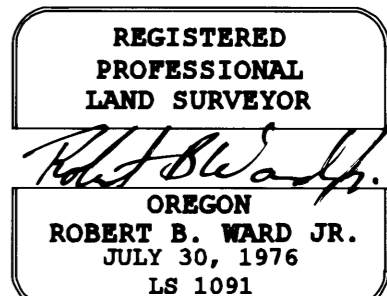


PLANNING DEPT. FILE NO. NONE

ZONE: CS (URBAN CONSERVATION SHORELANDS)
R-A (RURAL SUBURBAN RESIDENTIAL)
R-1 (SINGLE FAMILY RESIDENTIAL)

COMP. PLAN: NOT APPLICABLE

THESE PARCELS ARE NOT INTENDED FOR RESIDENTIAL USE



Robert B. Ward Jr.
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(541) 997-9201 FAX: 541-997-3546

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