

LEGEND:

- SET 5/8" X 30" w/CAP MARKED "IE ENG" UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- △ CALCULATED POINT
- () RECORD PER LAND PARTITION 2000-0054
- [] RECORD PER LAND PARTITION 1996-0105
- (()) RECORD PER "THE CLUB", VOL. 16, PG 79
- [[]] RECORD PER M44-13
- { } RECORD PER FOX HOLLOW SUB., VOL 19, PG. 11

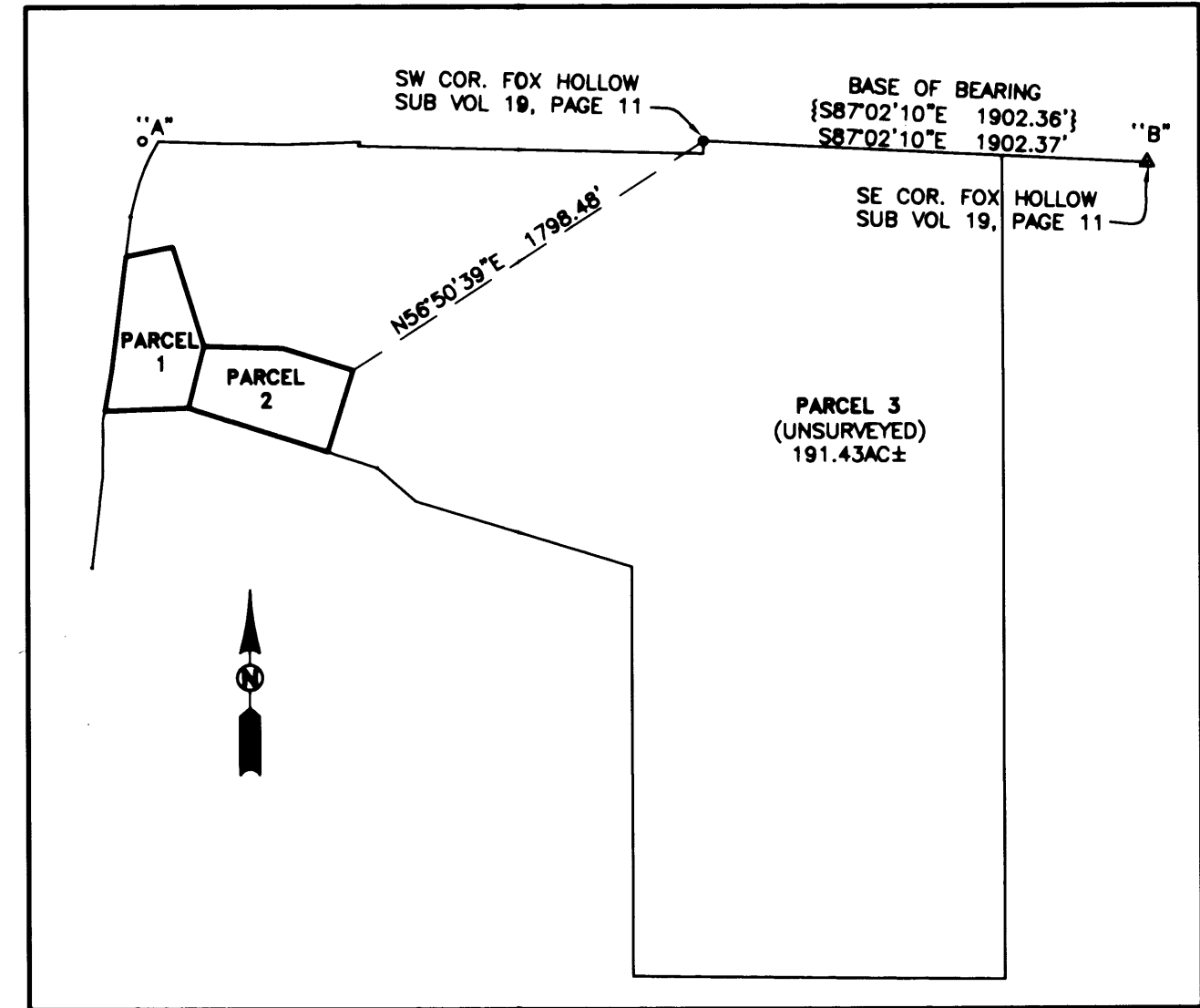
FIELD CREW: SAM COREY, RYAN PALMER & JIM FERRIS
EQUIPMENT: NIKON TOTAL STATION & SDR 33 DATA COLLECTOR
OFFICE: WAYNE ROGERS
DRAFTING: KEVIN GRIMES

ZONE: R5
COMP. PLAN: RC5
WATER: UMPQUA BASIN WATER
SEWER: ON SITE SEPTIC

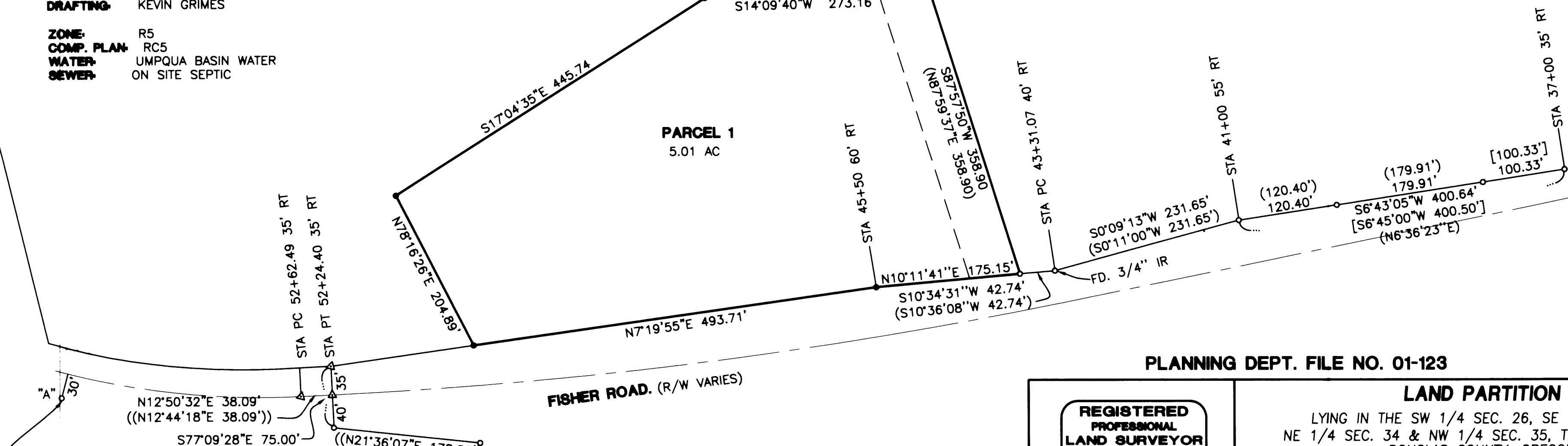
PARCEL 3
(UNSURVEYED)

PARCEL 2
5.00 AC

PARCEL 1
5.01 AC



OVERALL VIEW
NO SCALE



NE COR. OF THAT LAND DESCRIBED IN INSTRUMENT NO. 96-24229
 LINE "A"- "B"
 S88°39'16"E 4304.40'
 [[S88°35'35"E 4304.20']] COMP.

PLANNING DEPT. FILE NO. 01-123

REGISTERED PROFESSIONAL LAND SURVEYOR

Wayne L. Rogers
OREGON
 FEBRUARY 14, 1985
WAYNE L. ROGERS
 2137

EXPIRES: 12/31/2002

LAND PARTITION

LYING IN THE SW 1/4 SEC. 26, SE 1/4 SEC.27, NE 1/4 SEC. 34 & NW 1/4 SEC. 35, T26S, R6W, W.M., DOUGLAS COUNTY, OREGON

SURVEYED FOR:
 BROKEN W RANCH, L.L.C.
 961 FISHER ROAD
 ROSEBURG, OR 97470
 673-7783

SURVEYED BY:
i.e.
ENGINEERING
 741 S.E. Jackson Street
 Roseburg, Oregon 97470
 PHONE (541) 673-0166
 FAX (541) 440-9392

SCALE: 1" = 100'

DATE: MAY 2002

DWG. BY: KTG

JOB NO: 1177-08

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APPROVALS:

Keith L. Cubic 9/25/02
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Ed Mann 9-25-02
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

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

Sandra K. Coull 11/21/02
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 22nd DAY OF NOV, 20 02, 8:30 O'CLOCK AM/PM

Doyle Shaver Jr. 11-22-02
DOUGLAS COUNTY CLERK 2002-029496
By: Alvin L. Burnett DEPUTY DATE



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT BRIAN E. AND LINDA A. HAYES, ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED INTO PARCELS TOGETHER WITH EASEMENTS AS SHOWN.

Brian Hayes 5/23/02
BRIAN HAYES DATE
Linda Anne Hayes 5-23-02
LINDA HAYES DATE

ACKNOWLEDGMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 23rd DAY OF NOV, 2002, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BRIAN AND LINDA HAYES, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

F. Neil Hibbs
MY COMMISSION EXPIRES: 1-9-2003



NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION A PORTION OF PARCEL 1 OF LAND PARTITION, 1990-0025, AS RECORDED IN THE PLAT RECORDS OF DOUGLAS COUNTY AS ADJUSTED BY INSTRUMENT NOS. 95-14492 AND 99-24914 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, INTO THREE PARCELS AS SHOWN HEREON. A COMPUTED LINE BETWEEN THE SOUTHWEST AND SOUTHEAST CORNERS OF FOX HOLLOW SUBDIVISION AS RECORDED IN VOLUME 19, PAGE 11 OF THE PLAT RECORDS OF DOUGLAS COUNTY WAS USED AS A BASE OF BEARING, SAID LINE BEING S87°02'10"E 1902.37 FEET. CENTERLINE POINTS OF FISHER ROAD AT STATIONS 43+31.07 AND 52+24.40, ALONG WITH RADIUS POINT AND OPPOSING RIGHT-OF-WAY STATIONS WERE COMPUTED FROM FOUND MONUMENTS AT STA. 43+31.07 RT. AND STA. 52+24.40 LT. THE TANGENT PRIOR TO STA. 43+31.07 RAN FROM CENTERLINE AS ESTABLISHED ABOVE TO A POINT 35.00 FEET OFF OF FOUND MONUMENT AT STA. 37+00 RT. CENTERLINE AT STA. 52+62.49 WAS CREATED AT RECORD DISTANCE AND ANGLE FROM CENTERLINE STATION 52+24.40 AND CORRESPONDING RADIUS POINT. THE RADIUS POINT FOR THE CURVE BETWEEN STATIONS 52+62.49 AND 56+59.43 WAS CREATED BY DISTANCE-DISTANCE INTERSECTION FROM CENTERLINE STATION 52+62.49 AND FOUND MONUMENT "A".

SURVEYOR'S CERTIFICATE:

I, WAYNE L. ROGERS BEING DULY SWORN, HEREBY DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS A PORTION OF THE LAND SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION.

PARCEL 1 OF LAND PARTITION 1990-0025 AS RECORDED IN THE PLAT RECORDS OF DOUGLAS COUNTY, AS ADJUSTED BY INSTRUMENT NOS. 95-14492 AND 99-24914 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY.

REGISTERED PROFESSIONAL LAND SURVEYOR OREGON FEBRUARY 14, 1985 WAYNE L. ROGERS 2137 EXPIRES: 12/31/2002	LAND PARTITION LYING IN THE SW 1/4 SEC. 26, SE 1/4 SEC. 27, NE 1/4 SEC. 34 & NW 1/4 SEC. 35, T26S, R6W, W.M., DOUGLAS COUNTY, OREGON	
	SURVEYED FOR: BROKEN W RANCH, L.L.C. 961 FISHER ROAD ROSEBURG, OR 97470 673-7783	SURVEYED BY: i.e. ENGINEERING 741 S.E. Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392
SCALE: 1" = 100'	DATE: MAY 2002	DWG. BY: KTG JOB NO: 1177-08 PAGE: 2 OF 2