DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK
2003-007267
NO FEE
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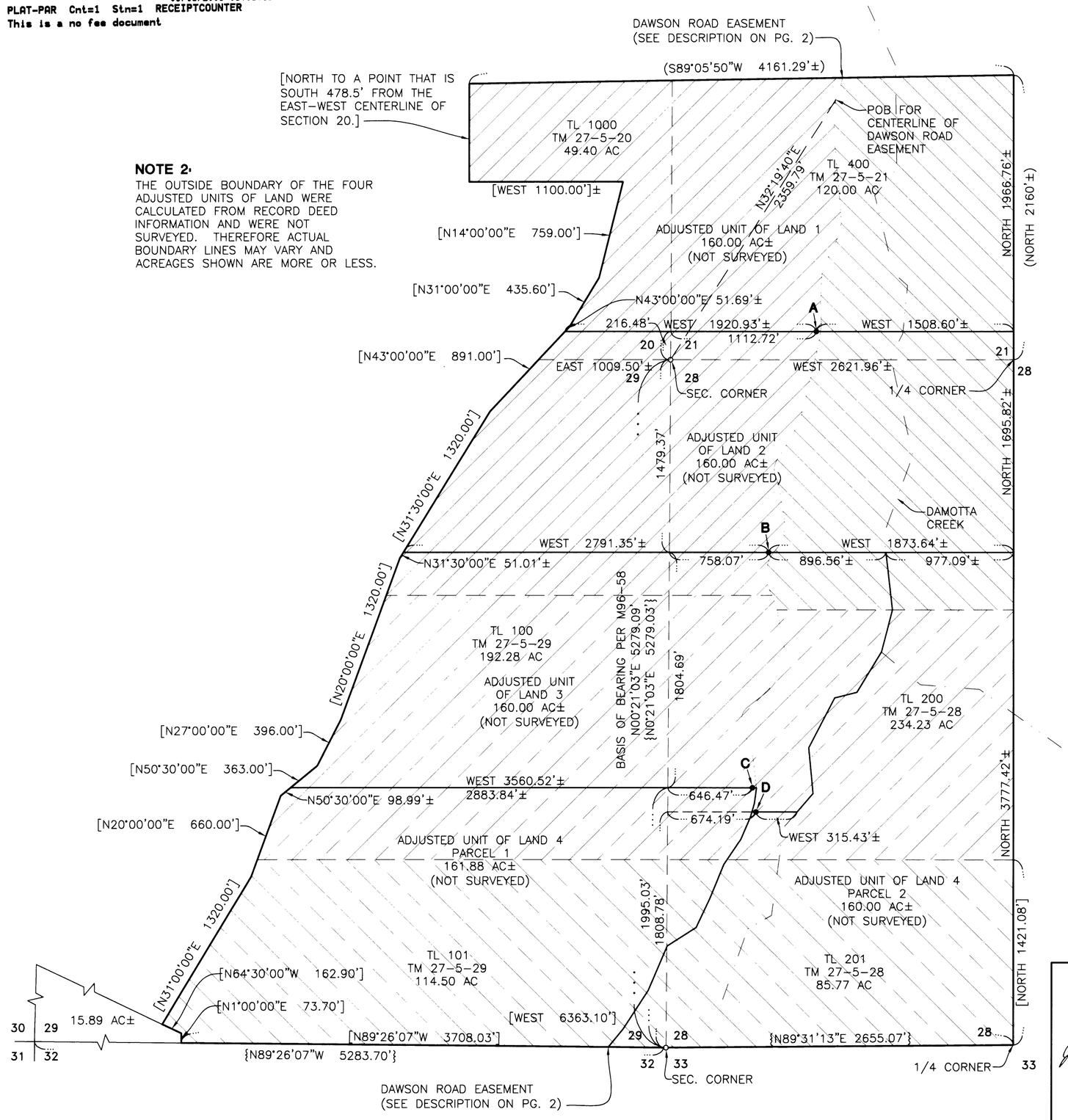
03/18/2003 08:08:15 AM
PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
This is a no fee document

2003-0017 A



NOTE 2:
THE OUTSIDE BOUNDARY OF THE FOUR ADJUSTED UNITS OF LAND WERE CALCULATED FROM RECORD DEED INFORMATION AND WERE NOT SURVEYED. THEREFORE ACTUAL BOUNDARY LINES MAY VARY AND ACREAGES SHOWN ARE MORE OR LESS.

A POB FOR ADJUSTED UNITS 1 & 2 ALSO BEARS WEST 30.31' FROM CENTERLINE OF DAWSON ROAD EASEMENT

B BEARS WEST 36.97' FROM CENTERLINE OF DAWSON ROAD EASEMENT

C POB FOR ADJUSTED UNITS 3 & 4 ALSO BEARS WEST 30.20' FROM CENTERLINE OF DAWSON ROAD EASEMENT

D BEARS EAST 31.18' FROM CENTERLINE OF DAWSON ROAD EASEMENT

LEGEND

- ○ FOUND SECTION CORNER PER RECORD
- ● SET 5/8" x 30" IR w/CAP MARKED "I.E. ENGINEERING" UNLESS OTHERWISE NOTED
- ( ) RECORD AS PER 1997-0068B
- [ ] RECORD AS PER DEED
- { } RECORD AS PER M96-58

NOTE 1:
ORIGINAL LOTS OF RECORD ARE HATCHED TO DELINEATE THE ORIGINAL LOT BOUNDARY. THE PROPERTY LINES SHOWN ON THIS MAP WERE COMPILED FROM RECORD INFORMATION AND WERE NOT SURVEYED ON THE GROUND.

N

0' 300' 600' 1200'
SCALE: 1" = 600'

REGISTERED PROFESSIONAL LAND SURVEYOR
Jerry Lee Estabrook
OREGON
JUNE 30, 1995
JERRY LEE ESTABROOK
2703
EXPIRES: 12/31/2003

BOUNDARY LINE ADJUSTMENT/LAND PARTITION

LYING IN THE SE 1/4 OF SEC. 20, SW 1/4 OF SEC. 21, SW 1/4, SE 1/4, AND NE 1/4 OF SEC. 29, AND THE SW 1/4 AND NW 1/4 OF SEC. 28, T27S, R5W, W.M., DOUGLAS COUNTY, OREGON

SURVEYED FOR:
VIP'S INDUSTRIES, INC.
29757 SW BOONES FERRY RD.
WILSONVILLE, OR 97070

SURVEYED BY:
i.e. ENGINEERING
741 SE Jackson Street
Roseburg, Oregon 97470
PHONE (541) 673-0166
FAX (541) 440-9392
iemail@ieengineering.com

SCALE: AS SHOWN	DATE: JAN., 2003	DWG. BY: MLJ JOB NO: 1877-01	PAGE: 1 OF 2

2003-0017 A

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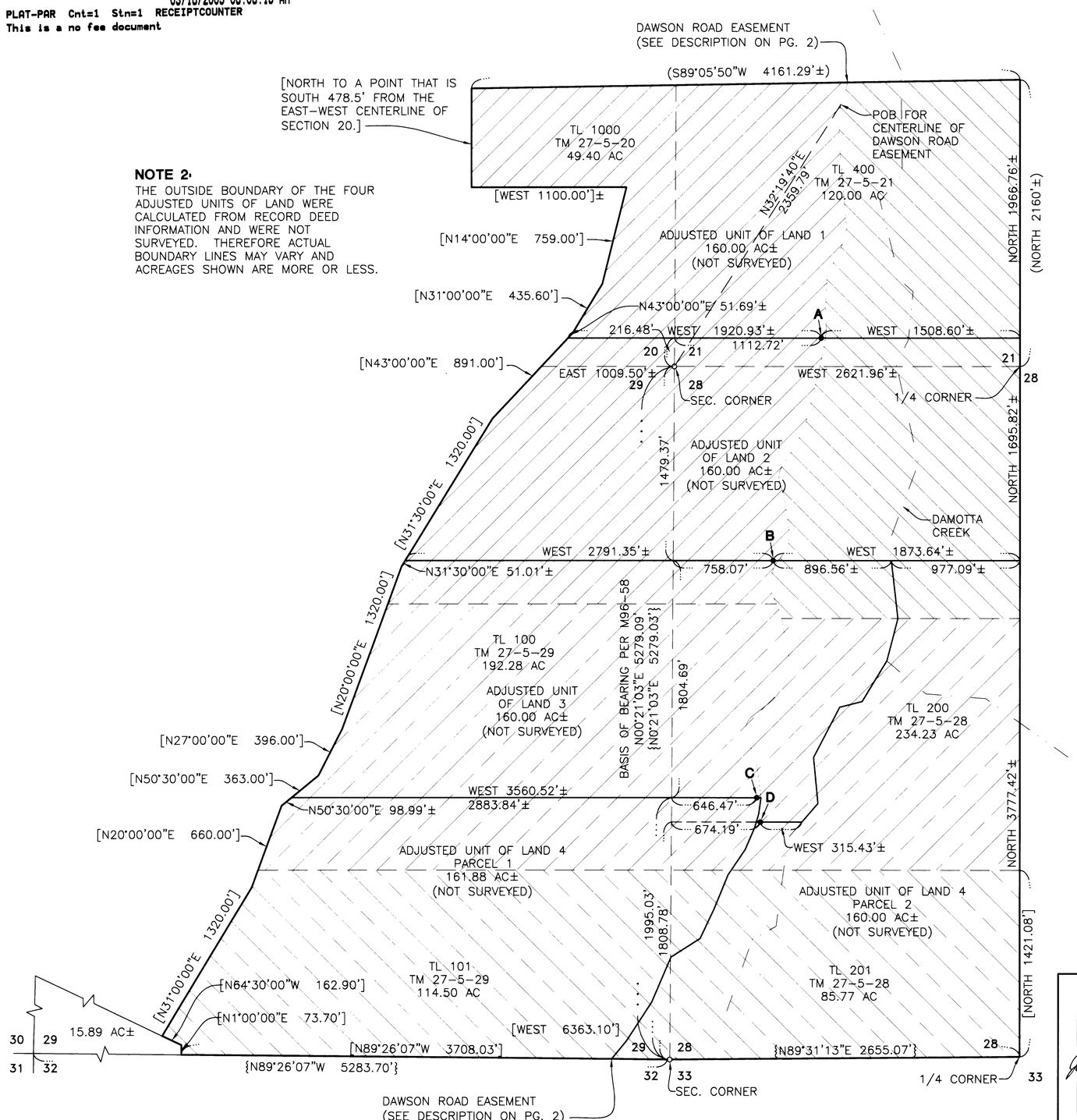

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- ( ) RECORD AS PER 1997-0068B
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0' 300' 600' 1200'
SCALE: 1" = 600'

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JUNE 30, 1995 JERRY LEE ESTABROOK 2703
EXPIRES: 12/31/2003

BOUNDARY LINE ADJUSTMENT/LAND PARTITION

LYING IN THE SE 1/4 OF SEC. 20, SW 1/4 OF SEC. 21, SW 1/4, SE 1/4, AND NE 1/4 OF SEC. 29, AND THE SW 1/4 AND NW 1/4 OF SEC. 28, T27S, R5W, W.M., DOUGLAS COUNTY, OREGON

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2003-0017 A

2003-0017 B

SURVEYOR'S CERTIFICATE·

I, JERRY LEE ESTABROOK, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS. THE LAND SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION.

LEGAL DESCRIPTION OF ADJUSTED UNIT OF LAND #4, ALL OF THAT LAND DESCRIBED IN INSTRUMENT NUMBER 97–22474 AND A PORTION OF THAT LAND DESCRIBED IN INSTRUMENT NUMBER 2002–15518 OF DOUGLAS COUNTY DEED RECORDS, LOCATED IN THE SOUTH 1/2 OF SECTION 29 AND THE WEST 1/2 OF SECTION 28, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD, SAID IRON ROD BEING NORTH 00°21'03" EAST 1995.03 FEET AND EAST 646.47 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 28; THENCE WEST 3530.32 FEET MORE OR LESS TO A POINT ON THE WESTERLY BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN DOUGLAS COUNTY DEED RECORDS, INSTRUMENT #2002–15518; THENCE COMMENCING SOUTHWESTERLY ALONG SAID WESTERLY BOUNDARY AND THE WESTERLY BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN DOUGLAS COUNTY DEED RECORDS, INSTRUMENT #97–22474 FOR 2315.59 MORE OR LESS TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID SECTION 29, SAID POINT BEING THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN DOUGLAS COUNTY DEED RECORDS, INSTRUMENT #97–22474; THENCE EASTERLY ALONG THE SOUTH BOUNDARY LINE OF SAID SECTION 29 AND SECTION 28 FOR 6363.10 FEET MORE OR LESS TO THE SOUTH 1/4 CORNER OF SAID SECTION 28; THENCE NORTHERLY ALONG THE NORTH–SOUTH CENTERLINE OF SAID SECTION 28 FOR 3777.42 FEET MORE OR LESS TO A POINT THAT IS EAST OF A 5/8" IRON ROD WHICH IS NORTH 00°21'03" EAST 3799.72 FEET AND WEST 758.07 FEET FROM SAID SOUTHWEST CORNER OF SECTION 28; THENCE WEST 977.10 FEET MORE OR LESS TO THE CENTERLINE OF DAMOTTA CREEK; THENCE SOUTHWESTERLY ALONG SAID CREEK CENTERLINE FOR 2283.07 FEET MORE OR LESS TO A POINT THAT IS EAST OF A 5/8" IRON ROD WHICH IS NORTH 00°21'03' EAST 1808.78 FEET AND EAST 674.19 FEET FROM SAID SOUTHWEST CORNER OF SECTION 28; THENCE WEST 315.43 FEET MORE OR LESS TO SAID 5/8" IRON ROD; THENCE CONTINUING WEST 31.18 FEET TO THE CENTERLINE OF DAWSON ROAD; THENCE NORTHEASTERLY ALONG SAID ROAD CENTERLINE NORTH 15°50'09" EAST 66.10 FEET; THENCE NORTH 08°15'03" EAST 120.01 FEET; THENCE NORTH 06°37'23" WEST 3.91 FEET TO A POINT THAT IS EAST 30.20 FEET FROM THE POINT OF BEGINNING; THENCE WEST 30.20 FEET TO THE POINT OF BEGINNING. SAID ADJUSTED UNIT OF LAND CONTAINING 321.88 ACRES MORE OR LESS.

NARRATIVE·

THE PURPOSE OF THIS MAP IS TO PERFORM A BOUNDARY LINE ADJUSTMENT OF THE FOUR LOT OF RECORD AND TO PARTITION ONE OF THE ADJUSTED LOTS INTO TWO PARCELS AS SHOWN HEREON. THE PROCEDURE USED WAS TO CALCULATE THE RECORD BOUNDARIES PER RECORD SURVEYS AND RECORD DEED CALLS. I THEN ADJUSTED THE BOUNDARIES OF THE EXISTING LOTS OF RECORD TO GET AN ADJUSTED UNIT OF LAND OF 160.00 ACRES MORE OR LESS FOR THREE OF THE LOTS OF RECORD. I THEN PARTITIONED THE FOURTH LOT INTO TWO PARCELS OF LAND. ONE BEING 160.00 ACRES MORE OR LESS, THE OTHER BEING 161.88 ACRES MORE OR LESS

BASIS OF BEARING:
BASIS OF BEARING PER M96–58

RECORD INFORMATION:
M96–58, BY ROBERT M. THOMPSON, DATED MAY 21, 1984
1997–0068B, BY DONALD A. BENTZ, DATED APRIL 1997

FIELD CREW· RYAN PALMER, JIM FERRIS AND BRUCE WEBSTER

EQUIPMENT· NIKON TOTAL STATION AND SDR 33 DATA COLLECTOR

OFFICE· JERRY ESTABROOK

DRAFTING· MICHAEL JONES

DAWSON ROAD EASEMENT DESCRIPTION·

ACCESS AND UTILITY EASEMENT DESCRIPTION LOCATED IN THE SOUTHWEST 1/4 OF SECTION 21, THE SOUTHEAST 1/4 OF SECTION 29 AND THE WEST 1/2 OF SECTION 28, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 65 FOOT WIDE ACCESS AND UTILITY EASEMENT LYING 30 FEET ON THE WESTERLY SIDE AND 35 FEET ON THE EASTERLY SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT WHICH BEARS NORTH 32°19'40" EAST 2359.79 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 21; THENCE NORTH 21°35'17" EAST 73.21 FEET; THENCE NORTH 13°53'26" EAST 103.53 FEET MORE OR LESS TO THE NORTHERN BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN DOUGLAS COUNTY DEED RECORDS, INSTRUMENT #2002–15518, SAID NORTHERN BOUNDARY BEING PARALLEL TO AND 478.50 FEET SOUTH OF THE EAST–WEST CENTERLINE OF SAID SECTION 21.

THE SIDELINES OF THIS EASEMENT SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE ON THE ABOVE SAID NORTHERN BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN DOUGLAS COUNTY DEED RECORDS, INSTRUMENT #2002–15518.

TOGETHER WITH A 60 FOOT WIDE ACCESS AND UTILITY EASEMENT LYING 30 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT WHICH BEARS NORTH 32°19'40" EAST 2359.79 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 21; THENCE SOUTH 05°46'49" WEST 78.15 FEET; THENCE SOUTH 01°54'36" WEST 204.75 FEET; THENCE SOUTH 06°03'47" EAST 140.27 FEET; THENCE SOUTH 04°46'05" EAST 488.39 FEET; THENCE SOUTHWESTERLY ON A 300.00 FOOT RADIUS CURVE TO THE RIGHT FOR 160.78 FEET (SAID CURVE HAVING A CHORD OF SOUTH 10°35'08" WEST 158.87 FEET); THENCE SOUTH 25°56'21" WEST 264.05 FEET; THENCE SOUTH 03°04'30" WEST 294.23 FEET; THENCE SOUTH 04°28'46" EAST 127.95 FEET; THENCE SOUTH 08°13'51" WEST 159.25 FEET; THENCE SOUTH 13°36'16" WEST 551.97 FEET; THENCE SOUTH 23°17'23" WEST 177.19 FEET; THENCE SOUTH 32°41'40" WEST 209.78 FEET; THENCE SOUTHWESTERLY ON A 150.00 FOOT RADIUS CURVE TO THE LEFT FOR 133.89 FEET (SAID CURVE HAVING A CHORD OF SOUTH 07°07'22" WEST 129.49 FEET); THENCE SOUTH 18°26'55" EAST 93.22 FEET; THENCE SOUTH 09°05'11" EAST 243.67 FEET; THENCE SOUTHWESTERLY ON A 300.00 FOOT RADIUS CURVE TO THE RIGHT FOR 264.62 FEET (SAID CURVE HAVING A CHORD OF SOUTH 16°10'58" WEST 256.12 FEET); THENCE SOUTHWESTERLY ON A 275.00 FOOT RADIUS CURVE TO THE RIGHT FOR 16.80 FEET (SAID CURVE HAVING A CHORD OF SOUTH 39°42'06" WEST 16.80 FEET); THENCE SOUTHWESTERLY ON A 275.00 FOOT RADIUS CURVE TO THE LEFT FOR 294.43 FEET (SAID CURVE HAVING A CHORD OF SOUTH 07°16'47" WEST 280.57 FEET); THENCE SOUTH 23°23'32" EAST 142.08 FEET; THENCE SOUTH 11°17'11" EAST 288.16 FEET; THENCE SOUTHWESTERLY ON A 400.00 FOOT RADIUS CURVE TO THE RIGHT FOR 439.00 FEET (SAID CURVE HAVING A CHORD OF SOUTH 20°09'18" WEST 417.30 FEET); THENCE SOUTH 51°35'47" WEST 158.67 FEET; THENCE SOUTHWESTERLY ON A 150.00 FOOT RADIUS CURVE TO THE LEFT FOR 197.70 FEET (SAID CURVE HAVING A CHORD OF SOUTH 13°50'16" WEST 183.70 FEET); THENCE SOUTH 23°55'14" EAST 145.69 FEET; THENCE SOUTH 12°36'50" EAST 96.66 FEET; THENCE SOUTH 06°37'23" EAST 222.55 FEET; THENCE SOUTH 08°15'03" WEST 120.01 FEET; THENCE SOUTH 15°50'09" WEST 112.53 FEET; THENCE SOUTH 23°28'26" WEST 177.62 FEET; THENCE SOUTH 33°55'19" WEST 233.03 FEET; THENCE SOUTH 22°07'55" WEST 285.99 FEET; THENCE SOUTH 24°51'41" WEST 243.70 FEET; THENCE SOUTH 57°27'39" WEST 262.88 FEET; THENCE SOUTH 22°58'12" WEST 372.06 FEET; THENCE SOUTH 33°00'21" WEST 356.72 FEET; THENCE SOUTH 39°23'06" WEST 173.75 FEET MORE OR LESS TO THE SOUTHERN BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN DOUGLAS COUNTY DEED RECORDS, INSTRUMENT #97–22474, SAID SOUTHERN BOUNDARY BEING THE SOUTH BOUNDARY LINE OF SAID SECTION 29.

THE SIDELINE OF THIS EASEMENT SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE ON THE ABOVE SAID SOUTHERN BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN DOUGLAS COUNTY DEED RECORDS, INSTRUMENT #97–22474.

TAX LOTS·

TM 27–05–20, TL 1000, PROPERTY I.D. NO. R68494
TM 27–05–21, TL 400, PROPERTY I.D. NO. R68795
TM 27–05–29, TL 100, PROPERTY I.D. NO. R69894
TM 27–05–29, TL 101, PROPERTY I.D. NO. R69901
TM 27–05–28, TL 200, PROPERTY I.D. NO. R69873
TM 27–05–28, TL 201, PROPERTY I.D. NO. R69880

ZONING AND COMPREHENSIVE PLAN:
R68494, ZONE: FF, PLAN: FFT
R68795, ZONE: FF/FG, PLAN: AGG/FFT
R69894, ZONE: FF, PLAN: FFT
R69901, ZONE: FF, PLAN: FFT
R69873, ZONE: FF/FG, PLAN: AGG/FFT
R69880, ZONE: FF, PLAN: FFT

WATER: WELL
SEWER: ON SITE SEPTIC

APPROVALS·

Bob Williamson for KLC — 3/14/03
DOUGLAS COUNTY PLANNING DIRECTOR — DATE

Barry Wan — 3-17-03
DOUGLAS COUNTY SURVEYOR — DATE

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

Sandra K. Correll — 3/17/03
DOUGLAS COUNTY TAX COLLECTOR — DATE

FILED THIS 18th DAY OF MARCH, 2003, 8:08 O'CLOCK AM/~~PM~~ 2003-007267

BARBARA E. NIELSEN — Gloria G. Burnett — 3-18-03
DOUGLAS COUNTY CLERK — By: DEPUTY — DATE

DECLARATION·

KNOW ALL PEOPLE BY THESE PRESENTS THAT VIP'S INDUSTRIES INC., IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED INTO PARCELS TOGETHER WITH EASEMENTS AS SHOWN.

Steven V. Johnson — 2-13-03
STEVEN V. JOHNSON, PRESIDENT — DATE

BARBARA E. NIELSEN, DOUGLAS COUNTY CLERK — STATE OF OREGON

ACKNOWLEDGMENT·

STATE OF OREGON
COUNTY OF CLACKAMAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 13 DAY OF FEBRUARY, 2003, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED STEVEN V. JOHNSON, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Philip Harris
NOTARY SIGNATURE

PHILIP HARRIS
NOTARY NAME

NOTARY PUBLIC – OREGON
COMMISSION NO.: 353183
MY COMMISSION EXPIRES: JAN 2, 2006

PLANNING DEPARTMENT FILE NO. 02–137

REGISTERED PROFESSIONAL LAND SURVEYOR
Jerry Lee Estabrook
OREGON JUNE 30, 1995 JERRY LEE ESTABROOK 2703
EXPIRES: 12/31/2003

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