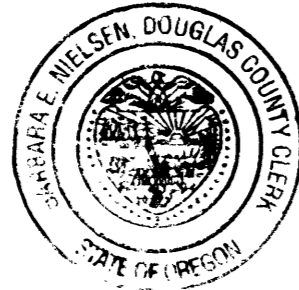


03/26/2003 02:47:01 PM
 PLAT-PAR Cnt=1 Stn=18 RECORDINGDESK
 This is a no fee document



EASEMENT CONDITIONS:

THE 1999-0068 EASEMENTS SHOWN HEREON WILL BE EXTINGUISHED UPON THE ACCEPTANCE OF THE SERVIENT ESTATE OF SAID EASEMENT AREAS AS PUBLIC ROAD RIGHTS OF WAY, WHETHER BY DEDICATION, BY CONVEYANCE OF TITLE IN FEE SIMPLE, BY GRANT OF PUBLIC EASEMENT, OR BY ANY OTHER MEANS. THEREAFTER, ANY UTILITY FACILITIES LOCATED WITHIN, UPON OR ACROSS SAID EASEMENT WILL BE SUBJECT TO STATE STATUTES AND LOCAL ORDINANCES GOVERNING THE INSTALLATION OR LOCATION OF UTILITY FACILITIES WITHIN PUBLIC ROAD RIGHTS OF WAY.

LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
- = FOUND 5/8" IRON ROD PER 1992-0050
- ⊙ = FOUND 5/8" IRON ROD PER 1996-0043
- = FOUND 5/8" IRON ROD PER LOGAN CREST ESTATES (VOL. 18, PG. 48A & B.
- ◆ = FOUND 5/8" IRON ROD PER 1999-0068
- △ = COMPUTED POINT, NOT SET.
- [] = RECORD PER 1999-0068

APPROVALS:

Keith L. Aubrey 3/26/03
 COUNTY PLANNING DIRECTOR DATE

Ed. Moore 3-26-03
 COUNTY SURVEYOR DEPUTY DATE

FILED THIS 26th DAY OF MARCH, 2003, 2:47 P.M.
 2003-008196

BY BARBARA E. NIELSEN Ed. Moore
 COUNTY CLERK BY: DEPUTY

**PARTITION PLAT
 & BOUNDARY LINE ADJUSTMENT OF
 PARCELS 1 & 3, PARTITION PLAT 1999-0068
 LOCATED IN THE
 SE 1/4, SECTION 10, T.28S., R.6W., W.M.
 DOUGLAS COUNTY, OREGON**

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT FLOYD R. LEDBETTER, SR. AND PEGGY N. LEDBETTER ARE THE OWNERS 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.

Floyd R. Ledbetter Sr.
 FLOYD R. LEDBETTER SR.

Peggy N. Ledbetter
 PEGGY N. LEDBETTER

ACKNOWLEDGMENT:

STATE OF OREGON)
) SS
 COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 26th DAY OF MARCH, 2003, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED FLOYD R. LEDBETTER, SR. AND PEGGY N. LEDBETTER, TO ME KNOWN TO BE THE PERSON DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT SHE 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



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:
 PARCEL 1, PARTITION PLAT 1999-0068, AS RECORDED IN INSTRUMENT NO. 99-20270 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION PARCEL 1, 1999-0068 INTO 2 PARCELS AND TO ADJUST THE WEST LINE OF PARCEL 3, 1999-0068 AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 02-221.
 THIS SURVEY WAS CONTROLLED BY MONUMENTS FOUND OR SET UNDER 1999-0068 WITH NEW PARCELS MONUMENTED AS DIRECTED BY THE OWNER.
 THIS SURVEY WAS PERFORMED BY MATT DIXON, AND MICKEY CALVERT USING A NIKON DTM 531 TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

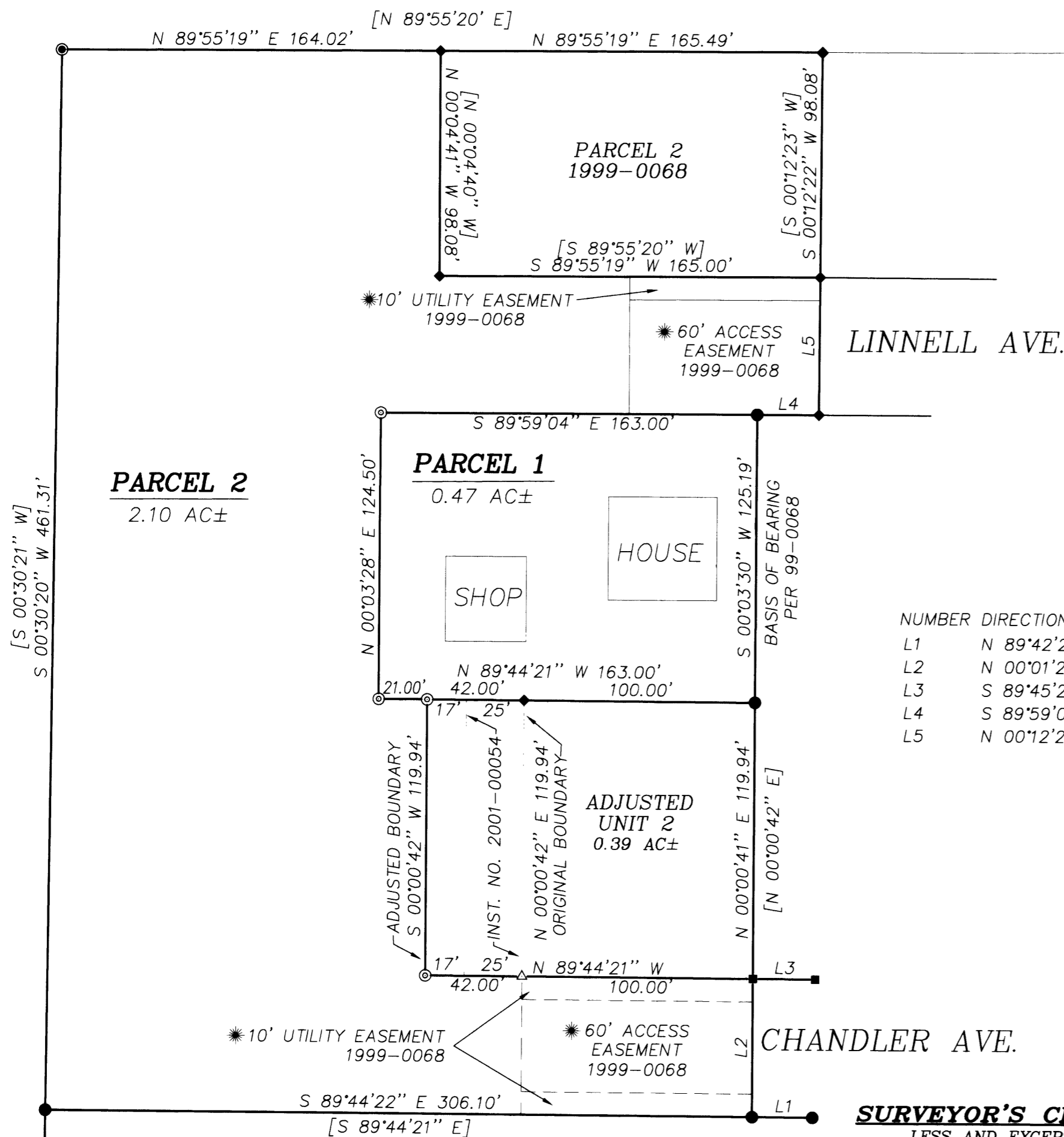
TAX COLLECTORS CERTIFICATE:

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

Sandra K. Correll 3/26/03
 DOUGLAS COUNTY TAX COLLECTOR DATE

ZONING & UTILITIES:

ZONING: SINGLE FAMILY RESIDENTIAL
 COMP. PLAN: RMD, MEDIUM DENSITY RESIDENTIAL
 WATER: ROBERTS CREEK WATER DISTRICT
 SEWER: GREEN SANITARY DISTRICT
 PLANNING FILE NO. 02-221



NUMBER	DIRECTION	DISTANCE
L1	N 89°42'29" W	26.14'
L2	N 00°01'25" E	60.00'
L3	S 89°45'20" E	26.97'
L4	S 89°59'04" E	26.73'
L5	N 00°12'22" E	59.91'



SURVEYOR'S CERTIFICATE EXCEPTION:

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL OF LAND: BEGINNING AT A 5/8" IRON ROD AT THE NW CORNER OF PARCEL 3, PARTITION PLAT 1999-0068; THENCE N.89°44'21"W., 42.00 FEET TO A 5/8" IRON ROD; THENCE S.00°00'42"W., 119.94 FEET TO A 5/8" IRON ROD; THENCE S.89°44'21"W., 42.00 FEET TO THE SW CORNER SAID PARCEL 3; THENCE N.00°00'42"E., 119.94 FEET TO THE POINT OF BEGINNING.

NOTE: BLA ADJUSTED UNIT 1 = LAND PARTITION PARCELS 1 & 2

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

SCALE: 1" = 50'	FOR: FLOYD R. LEDBETTER 2233 LINNELL AVENUE ROSEBURG, OREGON 97470	JOB #: 02-117 FILE: MELODY1.DWG
DATE: FEBRUARY 20, 2003		SHEET 1 OF 1

2003-0022

2003-0022