

LAND PARTITION PLAT

IN THE N 1/2, SEC. 11, T. 27 S., R. 6 W., W. M.
 CITY OF ROSEBURG, DOUGLAS COUNTY, OREGON
 JANUARY 2004 - FILE #P-03-11



2004-0012

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT K. DOUGLAS CRAMMER OF K. DOUGLAS CRAMMER PROFIT SHARING PLAN DOES HEREBY DECLARE THAT HE IS THE OWNER OF THE LAND AND THAT HE DOES CAUSE THE PROPERTY TO BE PARTITIONED AND PLATTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES AND IN ACCORDANCE WITH THE CITY OF ROSEBURG OREGON PLANNING APPROVAL FILE #P-03-11 AND ALSO CREATES FOR THE BENEFIT OF PARCEL 2 THE 15.0 FOOT WIDE UTILITY EASEMENT AND FOR THE BENEFIT OF PARCEL 1 THE 60.0 FOOT WIDE UTILITY AND ACCESS EASEMENT.

K. Douglas Crammer
 K. DOUGLAS CRAMMER
 K. DOUGLAS CRAMMER PROFIT SHARING PLAN

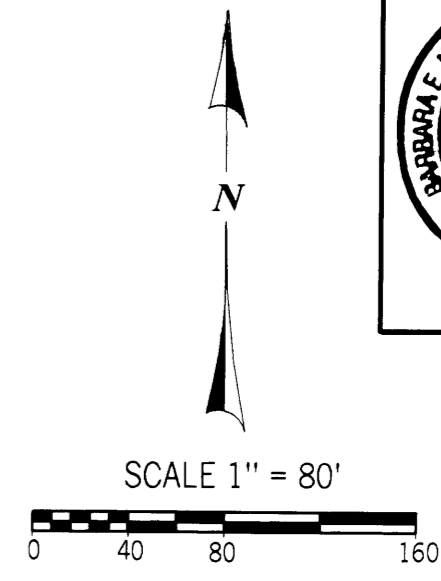
SURVEYORS CERTIFICATE:

I, CARL A. SWEEDEN, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED THE LAND SHOWN HEREON IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92.

Carl A. Sweeden
 CARL A. SWEEDEN LS 2752

LEGAL DESCRIPTION:

INSTRUMENT #02-28962, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS.



APPROVALS:

Randy Wynn 3/8/04
 DOUGLAS COUNTY SURVEYOR DATE
Paul J. Hoff 2-26-04
 DIRECTOR, CITY OF ROSEBURG, PLANNING DEPT. DATE
Jim Bann 2/19/04
 DIRECTOR, CITY OF ROSEBURG, PUBLIC WORKS DEPT. DATE

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

Sandra K. Coe 3/8/04
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 9th DAY OF MARCH, 2004 12:21 P.M.
 2004-006238
BARBARA E. NIELSEN 3-9-04
 COUNTY CLERK DATE
 BY: *Jim Bann*
 DEPUTY

EASEMENTS OF RECORD:

- ACCESS EASEMENT PER INST. #77-8813
 - UTILITY EASEMENT TO PACIFIC POWER & LIGHT, INST. #81-1851 WITH NO PARTICULAR LOCATION
 - EASEMENT FOR RETAINING WALL PER INSTR. #81-11498 WHICH EFFECTS THE SOUTHERLY 6.0 FEET OF INST. #77-8813 OF WHICH THIS PROPERTY IS A PART THEREOF
- ALL INSTRUMENTS BEING OF DOUGLAS COUNTY, OREGON, DEED RECORDS

WATER: CITY OF ROSEBURG
 SEWER: URSA
 ZONING: PARCEL 1 = PO (PROF. OFFICE), PARCEL 2 = MR29
 COMP. PLAN:

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Carl A. Sweeden
 OREGON
 CARL A. SWEEDEN
 2752
 JANUARY 16, 1996
 EXPIRES 6-30-04

PARTITIONER:

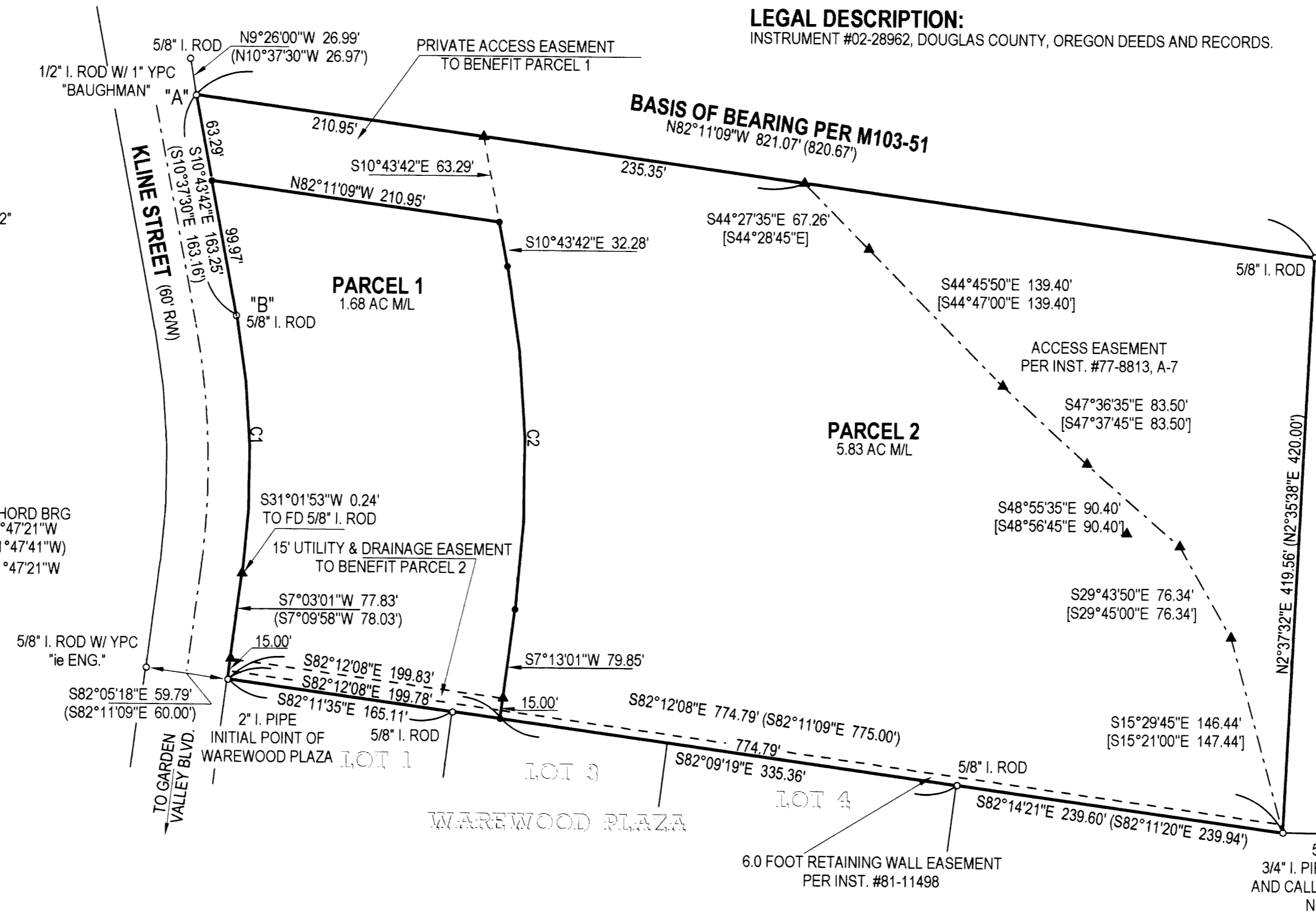
DOUG CRAMMER
 K. DOUGLAS CRAMMER PROFIT SHARING PLAN
 1224 FISHER ROAD
 ROSEBURG, OREGON 97470

LEGEND:

- o FD 5/8" I. ROD UNLESS OTHERWISE NOTED
- SET 5/8" X 30" IRON ROD W/ RED PLASTIC CAP *SWEEDEN LS 2752*
- () RECORD PER M103-51 WHICH EQUALS INST. #02-28962
- [] RECORD PER INST. #77-8813, A7

CURVE INFORMATION:

CURVE	DELTA	RAD	ARC	TAN	CHORD	CHORD BRG
1	17°56'43"	602.96	188.85	95.20	188.08	N1°47'21"W (N1°47'41"W)
2	17°56'43"	802.96	251.49	126.78	250.46	N1°47'21"W



ACKNOWLEDGEMENTS:

STATE OF OREGON)
 COUNTY OF DOUGLAS)

THERE PERSONALLY APPEARED BEFORE ME K. DOUGLAS CRAMMER OF K. DOUGLAS CRAMMER PROFIT SHARING PLAN WHO IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THE FORGOING INSTRUMENT AND WHO DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

23rd DAY OF January, 2004

Claudette S. Van Derate
 NOTARY PUBLIC - OREGON (PRINTED NAME) (SIGNATURE)

339425
 COMMISSION NO. MY COMMISSION EXPIRES December 2, 2004

NARRATIVE:

THIS SURVEY WAS COMPLETED AT THE REQUEST OF THE OWNER SHOWN TO ESTABLISH THE BOUNDARY OF THAT LAND DESCRIBED IN INSTRUMENT #02-28962, DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS AND TO THEN PARTITION SAID LAND AS SHOWN AND AS APPROVED PER CITY OF ROSEBURG PLANNING DEPARTMENT FILE #P-03-11. A CLOSED LOOP TRAVERSE WAS COMPLETED TO TIE FOUND MONUMENTS FROM SURVEY M103-51 AND LAND PARTITIONS #93-0001 AND #95-0114. WITH THIS COMPLETED AND REVIEWED THE BOUNDARY WAS HELD TO THE CORNER MARKERS AS FOUND WITH THE EXCEPTION OF THE RIGHT OF WAY CURVE WHICH WAS GENERATED HOLDING POINTS "A" AND "B" AND USING RECORD PER DEED. THE NEW LINE BETWEEN PARCELS 1 AND 2 WAS THEN SET AS DIRECTED. THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF SURVEY M103-51.

FIELD CREW: C. SWEEDEN & E. WILDS
 EQUIPMENT: NIKON DTM-521 W/ SUPPORT
 MAPPING AND CALCULATIONS: C. SWEEDEN

2004-0012

Sweeden
 Land Surveying

Carl A. Sweeden
 P.L.S.

5211 Cole Road
 Oakland, Ore. 97462
 Tel. 541-459-9523