

LAND PARTITION PLAT

IN THE N.W. 1/4, SECTION 30, T. 26 S., R. 5 W., W.M.
 DOUGLAS COUNTY, OREGON - JULY 2004 - FILE #03-157

2004-0043

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 #99-09620, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS.

APPROVALS:

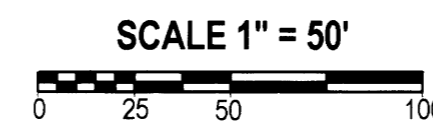
Randy Wren 8-3-04
 DOUGLAS COUNTY SURVEYOR DATE

Bob Williamson 8/3/04
 DIRECTOR, PLANNING DEPT. DATE

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

Sandra K. Connel 8/4/04
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS PLAT IN THE OFFICE OF THE COUNTY CLERK OF DOUGLAS COUNTY, OREGON, ON AUGUST 4, 2004 AT 12:57 PM.

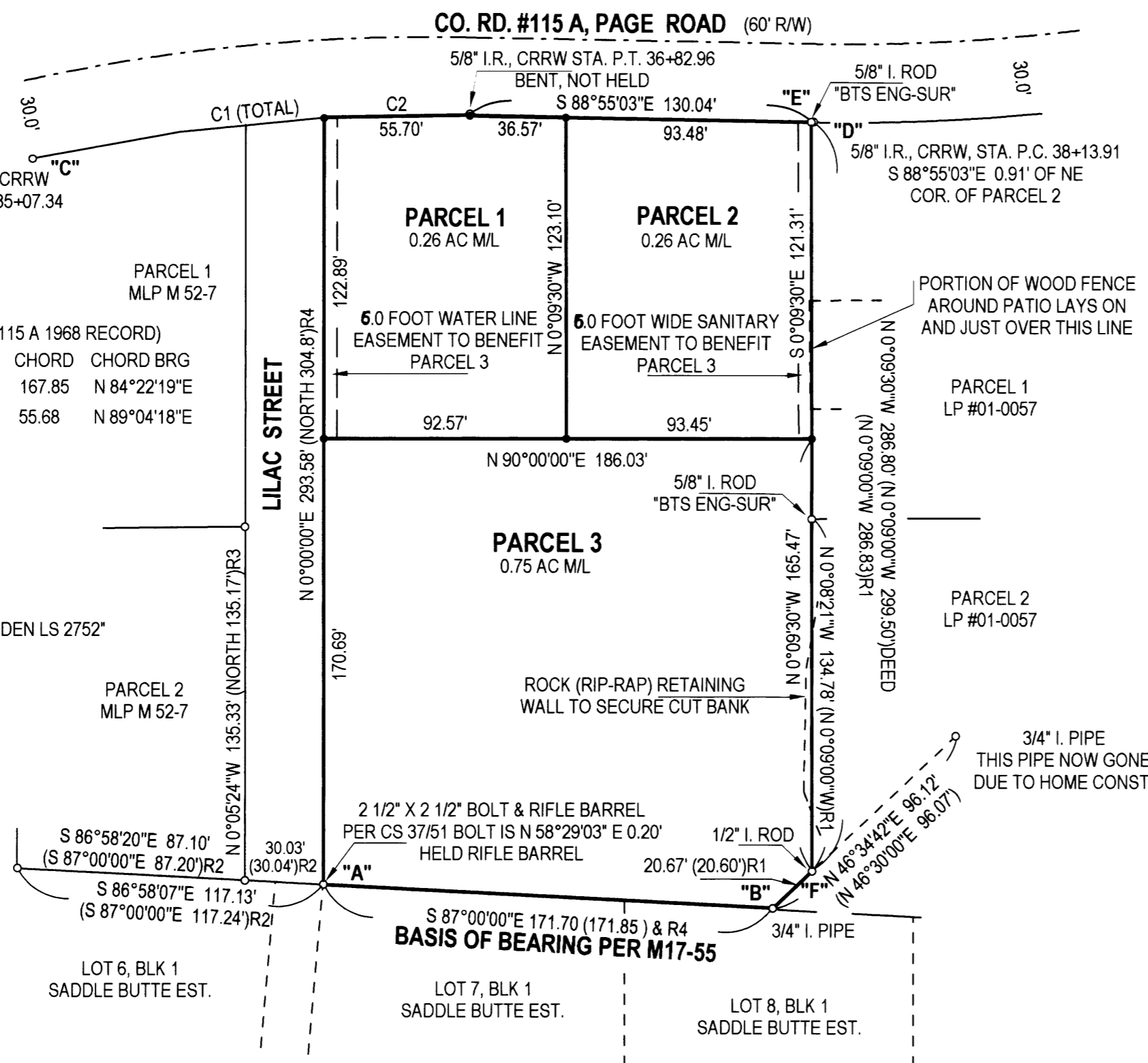


RIGHT OF WAY CURVE DATA (C1 EQUAL CO. RD. #115 A 1968 RECORD)

CURVE	DELTA	RADIUS	ARC	TAN	CHORD	CHORD BRG
1	14°03'00"	686.20	168.27	84.56	167.85	N 84°22'19"E
2	4°39'02"	686.20	55.70	27.86	55.68	N 89°04'18"E

LEGEND:

- FOUND 5/8" I. ROD OR AS SHOWN
- SET 5/8" X 30" IRON ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752"
- ▲ COMPUTED POINT, NOTHING FOUND OR SET
- () RECORD PER M 17-55
- ()R1 RECORD PER LAND PARTITION #01-0057
- ()R2 RECORD PER WOODY OAKS VOL. 9, PG. 39
- ()R3 RECORD PER M 52-7
- ()R4 RECORD PER INST. #99-09620



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT DAVID A. AND DEBRA A. GREGORY DO HEREBY DECLARE THAT THEY ARE THE OWNERS OF THE LAND, THAT THEY DO CAUSE THE PROPERTY TO BE PARTITIONED AND PLATTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES AND IN ACCORDANCE WITH PLANNING APPROVAL FILE #03-157, DOUGLAS COUNTY, PLANNING DEPARTMENT AND THAT THEY DO CREATE FOR THE BENEFIT OF PARCEL 3 THE 6.0 FOOT WIDE WATER LINE EASEMENT AND THE 6.0 FOOT WIDE SEWER LINE EASEMENT AS SHOWN.

David A. Gregory
 DAVID A. GREGORY

Debra A. Gregory
 DEBRA A. GREGORY

ACKNOWLEDGEMENTS:

STATE OF OREGON)
 COUNTY OF DOUGLAS)

THERE PERSONALLY APPEARED BEFORE ME DAVID A. GREGORY AND DEBRA A. GREGORY WHO ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE FORGOING INSTRUMENT AND WHO DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

29 DAY OF July, 2004.

Nancy A. Winchell
 NOTARY PUBLIC - OREGON (PRINTED NAME)

Nancy A. Winchell
 (SIGNATURE)

348064
 COMMISSION NO.

Oct 20, 2005
 MY COMMISSION EXPIRES



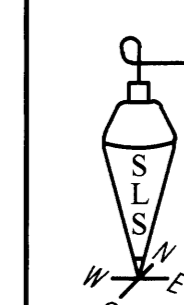
NARRATIVE:

THIS SURVEY AND LAND PARTITION WAS COMPLETED AT THE REQUEST OF THE OWNERS SHOWN AND AS APPROVED BY THE DOUGLAS COUNTY PLANNING DEPARTMENT, FILE #03-157. A CONTROL TRAVERSE WAS COMPLETED TO TIE FOUND MONUMENTS FROM SURVEYS AND PLATS OF RECORD AS LISTED IN THE LEGEND WITH THE LINE BETWEEN POINTS "A" & "B" BEING HELD AS THE BASIS OF BEARING PER M 17-55. PAST SURVEYS APPEAR TO HAVE HELD THE BOLT FOUND CLOSE TO THE RIFLE BARREL AT POINT A HOWEVER THE RIFLE BARREL FITS IN LINE BETTER WITH MONUMENTS TIED EAST AND WEST. THE BOUNDARIES WERE THEN LAID OUT BEGINNING WITH THE WEST BOUNDARY OF THE PROPERTY WHICH IS ESTABLISHED PER DEED INSTRUMENT #98-14295 INTERSECTING SAID LINE WITH THE SOUTH RIGHT OF WAY LINE OF PAGE ROAD, COUNTY ROAD #115A. THE COUNTY ROAD RIGHT OF WAY WAS ESTABLISHED USING RIGHT OF WAY MONUMENTS AT "C" & "D" AND THE RECORD CURVE INFORMATION AS SHOWN IN THE TABLE ON THE PLAT. THE NORTHEAST CORNER OF THE PROPERTY WAS HELD TO THE FOUND MONUMENT AT POINT "E" AND THE EAST LINE DETERMINED BETWEEN "E" & "F". WITH THE BOUNDARY COMPLETED THE PARCELS WERE THEN CREATED AS DIRECTED.

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

OWNERS / PARTITIONERS

DAVID AND DEBRA GREGORY
 698 LILAC STREET
 WINCHESTER, OR. 97495



Sweeden
Land Surveying

Carl A. Sweeden
 P.L.S.
 558 S. E. Jackson St.
 Roseburg, Or. 97470
 Tel. 541-672-8344 or 459-9523

WATER: CITY OF ROSEBURG
 SEWER: RUSA
 ZONING: R-1(PARCELS 1 & 2), RS (PARCEL 3)
 COMP. PLAN: RLD

2004-0043