

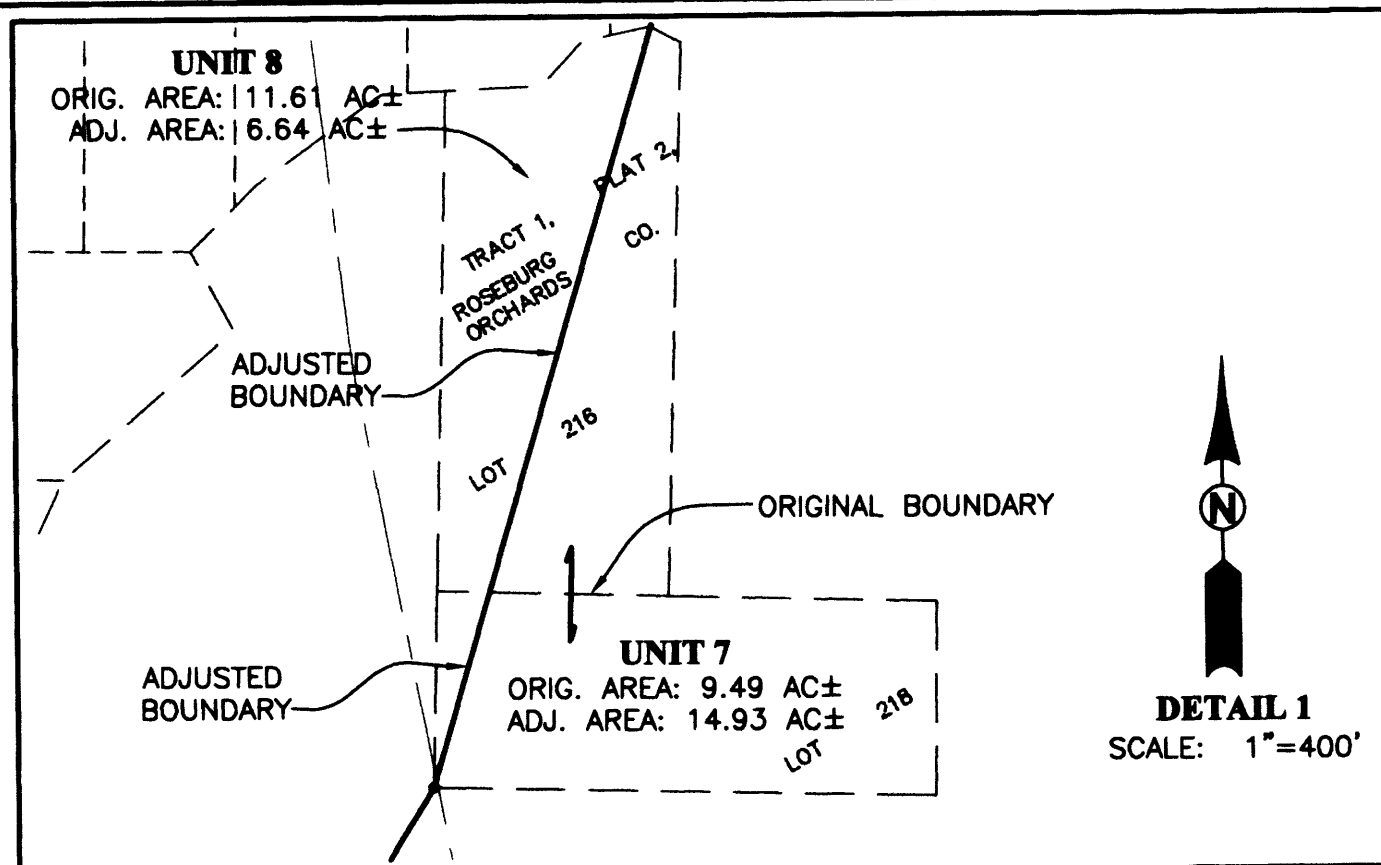
DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK 2005-000671



NO FEE

01/11/2005 09:22:03 AM
PLAT-PAR Cnt=1 Str=1 RECEIPTCOUNTER
This is a no fee document

- NOTES:**
- EXISTING PLAT RIGHT-OF-WAYS TO BE VACATED WITH FUTURE DOCUMENTS.
 - APPROXIMATE LOCATION OF THE CENTERLINE OF EXISTING POWER LINES AS TRACED FROM ARIAL PHOTOGRAPHS BLANKET EASEMENT RECORDED AS VOLUME 198, PAGE 102 RECORDER'S NO. 127932 DOUGLAS COUNTY DEED RECORDS.
 - THE WATER SOURCE FOR PARCEL 3 OF THIS PLAT IS LOCATED WITHIN THE 60' WIDE PRIVATE ACCESS AND UTILITY EASEMENT LYING JUST TO THE SOUTH OF THE ACCESS ROAD RUNNING THROUGH SAID EASEMENT.

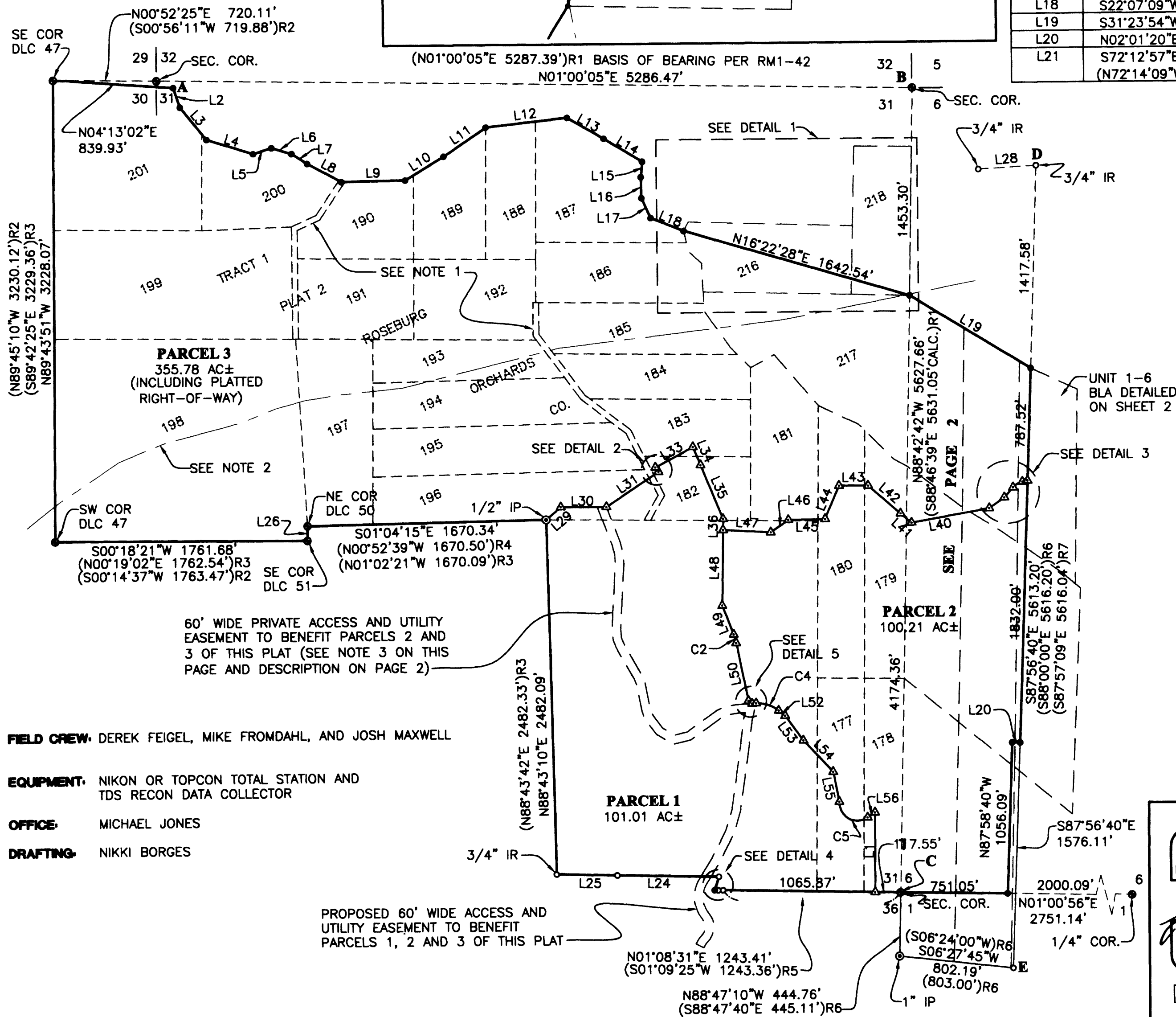


DETAIL 1
SCALE: 1"=400'

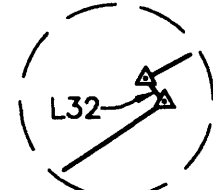
LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°54'02"W	557.29'
L2	S71°34'37"W	144.64'
L3	S51°08'43"W	291.48'
L4	S17°23'11"W	341.84'
L5	S17°28'32"E	134.23'
L6	S16°43'19"W	146.51'
L7	S33°08'42"W	130.09'
L8	S28°39'43"W	271.06'
L9	S01°00'09"E	446.01'
L10	S31°15'58"E	316.37'
L11	S34°08'43"E	359.33'
L12	S06°21'13"E	571.80'
L13	S30°02'24"W	294.13'
L14	S31°15'08"W	314.97'
L15	N84°33'55"W	109.81'
L16	S88°58'52"W	146.54'
L17	S65°47'42"E	153.17'
L18	S22°07'09"W	246.75'
L19	S31°23'54"W	989.16'
L20	N02°01'20"E	56.05'
L21	S72°12'57"E	98.35'
L21	(N72°14'09"W 98.35')R5	

LINE TABLE		
LINE	BEARING	LENGTH
L22	S01°01'51"W	33.13'
	(S01°09'25"W 33.11')R5	
L23	S01°13'26"W	26.28'
	(S01°09'25"W 26.28')R5	
L24	S01°11'31"W	708.23'
	(N01°13'31"E 708.25')R9	
	(S01°13'04"W 708.29')R5	
L25	N01°17'53"E	425.80'
	(S01°05'30"W 425.86')R8	
	(N01°13'31"E 425.99')R3	
L26	S89°31'02"E	102.06'
	(N89°36'04"W 102.24')R3	
L28	N03°16'05"W	403.70'
	(N03°15'04"W 403.78')R7	
	(N03°20'00"W 404.00')R6	
L29	S40°17'14"E	135.15'
L30	S00°05'58"W	320.51'
L31	S33°32'46"E	438.79'
L32	N53°57'00"E	37.88'
L33	S28°04'04"E	297.69'
L34	S67°33'33"W	136.12'
L35	S67°33'33"W	409.44'

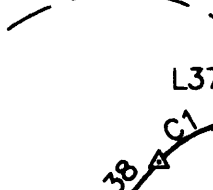
LINE TABLE		
LINE	BEARING	LENGTH
L36	N88°55'23"W	77.30'
L37	N12°27'20"W	36.61'
L38	N48°21'13"W	91.88'
L39	N35°17'21"W	129.06'
L40	N09°59'56"W	555.64'
L41	N40°56'55"E	100.00'
L42	N40°56'55"E	300.00'
L43	N00°16'07"E	203.55'
L44	N66°52'11"W	253.45'
L45	N00°56'47"W	256.99'
L46	N34°37'45"W	150.00'
L47	N03°15'16"E	334.31'
L48	N88°55'23"W	528.37'
L49	S68°53'36"W	216.84'
L50	S78°23'42"W	413.48'
L51	S03°16'21"E	27.90'
L52	S39°46'58"W	57.45'
L53	S53°34'18"W	215.76'
L54	S46°56'09"W	303.28'
L55	S78°48'41"W	214.28'
L56	S34°37'45"E	62.85'



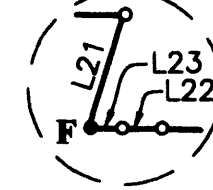
DETAIL 2
SCALE: NTS



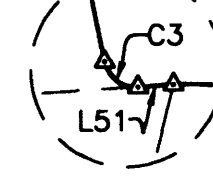
DETAIL 3
SCALE: NTS



DETAIL 4
SCALE: NTS



DETAIL 5
SCALE: NTS

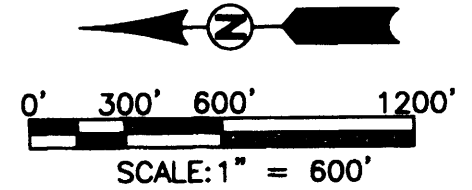


CURVE TABLE				
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH
C1	N30°24'17"W	77.04'	125.00'	78.32'
C2	N73°38'39"E	62.12'	375.00'	62.19'
C3	S37°33'40"W	32.69'	25.00'	35.63'
C4	N18°15'18"E	165.13'	225.00'	169.08'
C5	S29°31'35"W	226.01'	125.75'	280.84'

- LEGEND**
- SET 5/8" x 30" IR w/CAP MARKED "I.E. ENGINEERING" UNLESS OTHERWISE NOTED
 - FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
 - △ CALCULATED POSITION
 - ⊙ FD BRASS CAP AS NOTED
 - ⊙ FD IRON PIPE AS NOTED
 - () R1 RECORD AS PER RM1-42
 - () R2 RECORD AS PER RM1-75
 - () R3 RECORD AS PER M56-4
 - () R4 RECORD AS PER M33-58
 - () R5 RECORD AS PER M137-20
 - () R6 RECORD AS PER M25-50
 - () R7 RECORD AS PER M55-62
 - () R8 RECORD AS PER M46-62
 - () R9 RECORD AS PER M93-4 AND M94-11

PLANNING DEPARTMENT FILE NO. 04-199

ZONE: 5R
COMP. PLAN: RR5
WATER: ON-SITE
SEWER: ON-SITE



FIELD CREW: DEREK FEIGEL, MIKE FROMDAHL, AND JOSH MAXWELL

EQUIPMENT: NIKON OR TOPCON TOTAL STATION AND TDS RECON DATA COLLECTOR

OFFICE: MICHAEL JONES

DRAFTING: NIKKI BORGES

REGISTERED PROFESSIONAL LAND SURVEYOR

Larry E. Monahan

OREGON
JULY 13, 1979
LARRY E. MONAHAN
1830

EXPIRES: 12/31/2006

REPLAT, LAND PARTITION AND BOUNDARY LINE ADJUSTMENT

LYING IN SEC 30, T26S, R5W; SEC 31, T26S, R5W; SEC 6, T27S, R5W; SEC 1, T27S, R6W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

SURVEYED FOR:
NORWAY DEVELOPMENT
P.O. BOX 387
OREGON CITY, OR 97045

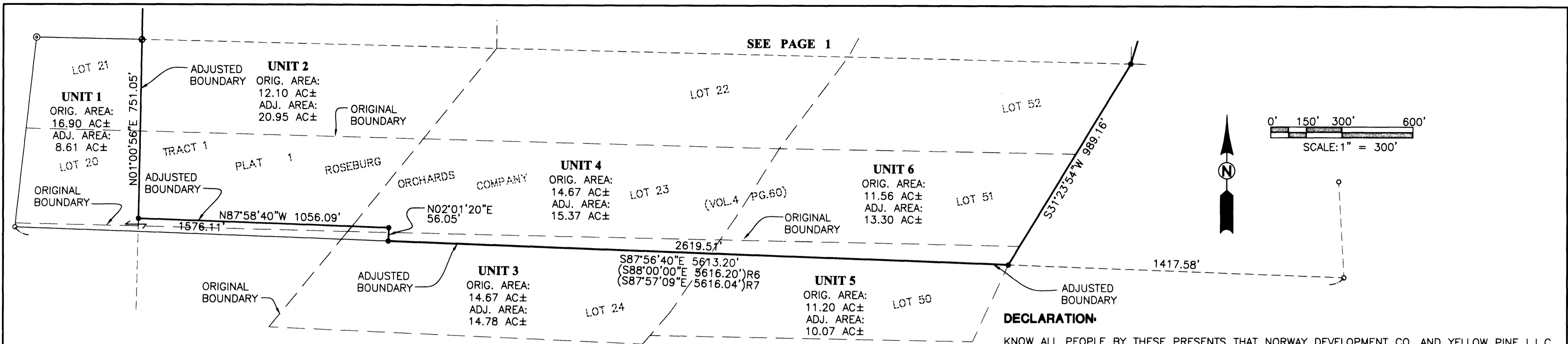
SURVEYED BY:
741 SE Jackson Street
Roseburg, Oregon 97470
PHONE (541) 673-0166
FAX (541) 440-9392
EMAIL: iem@ieengineering.com

DWG. BY: NLB

SCALE: AS SHOWN DATE: DEC. 2004 JOB NO: 1968-09 PAGE: 1 OF 2

2005-0001A

2005-0001A



SURVEYOR'S CERTIFICATE.

I, LARRY E. MONREAN, OREGON PROFESSIONAL LAND SURVEYOR NO. 1830, HEREBY CERTIFY 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.

A UNIT OF LAND BEING A PORTION OF TRACT 1 PLAT 2 ROSEBURG ORCHARDS CO. AS RECORDED IN VOLUME 4 PAGE 63 OF THE DOUGLAS COUNTY CLERK PLAT RECORDS ALSO BEING A PORTION OF THAT LAND DESCRIBED AS PARCEL 1 IN INSTRUMENT NUMBER 2000-248 IN THE DOUGLAS COUNTY CLERK DEED RECORDS, IN SECTION 31 AND THE SOUTH HALF OF SECTIONS 29 AND 30 TOWNSHIP 26 SOUTH, RANGE 5 WEST WILLAMETTE MERIDIAN ALSO BEING A PORTION OF TRACT 1 PLAT 1 ROSEBURG ORCHARDS COMPANY AS RECORDED IN VOLUME 4 PAGE 60 OF THE DOUGLAS COUNTY CLERK PLAT RECORDS, IN THE NORTH HALF OF SECTION 6 TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, ALL IN DOUGLAS COUNTY, OREGON. SAID UNIT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A BRASS CAP BEING THE SECTION CORNER COMMON TO SECTION 1, TOWNSHIP 27 SOUTH, RANGE 6 WEST, SECTION 6, TOWNSHIP 27 SOUTH, RANGE 5 WEST, SECTION 31, TOWNSHIP 26 SOUTH, RANGE 5 WEST, AND SECTION 36, TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE RUNNING ALONG THE SECTION LINE BETWEEN SAID SECTIONS 36 AND 31 THE FOLLOWING: NORTH 01°08'31" EAST 1243.41 FEET, NORTH 01°01'51" EAST 33.13 FEET AND NORTH 01°13'26" EAST 26.28 FEET; THENCE LEAVING SAID SECTION LINE SOUTH 72°12'57" EAST 98.35 FEET; THENCE RUNNING ALONG THE WESTERLY BOUNDARY OF SAID PARCEL 1 NORTH 01°11'31" EAST 708.23 FEET; THENCE CONTINUING ALONG SAID BOUNDARY NORTH 01°17'53" EAST 425.80 FEET TO THE NORTHERLY BOUNDARY OF SAID PARCEL 1; THENCE RUNNING ALONG SAID NORTHERLY BOUNDARY NORTH 88°43'10" EAST 2482.09 FEET; THENCE RUNNING ALONG THE WESTERLY BOUNDARY OF SAID TRACT 1 PLAT 2 THE FOLLOWING COURSES: NORTH 01°04'15" WEST 1670.34 FEET, NORTH 89°31'02" WEST 102.06 FEET AND NORTH 00°18'21" EAST 1761.68 FEET TO THE NORTHWEST CORNER OF LOT 198 OF SAID TRACT 1, PLAT 2 SAID POINT ALSO BEING THE SOUTHWEST CORNER OF DONATION LAND CLAIM NUMBER 47; THENCE RUNNING ALONG THE NORTHERLY BOUNDARY OF SAID TRACT 1, PLAT 2 SOUTH 89°43'51" EAST 3228.07 FEET TO THE NORTHEAST CORNER OF LOT 201 OF SAID TRACT 1, PLAT 2; THENCE LEAVING SAID BOUNDARY AND RUNNING ALONG SAID EASTERLY BOUNDARY OF SAID LOT 201 AND A PROLONGATION OF SAID BOUNDARY SOUTH 04°13'02" WEST 839.93 FEET TO A POINT ON THE CENTERLINE OF THE VACATED ROAD PER VOLUME 234, PAGE 462 RECORDED IN THE DOUGLAS COUNTY CLERK RECORDS; THENCE RUNNING ALONG SAID CENTERLINE THE FOLLOWING COURSES: SOUTH 71°34'37" WEST 144.64 FEET, SOUTH 51°08'43" WEST 291.48 FEET, SOUTH 17°23'11" WEST 341.84 FEET, SOUTH 17°28'32" EAST 134.23 FEET, SOUTH 16°43'19" WEST 146.51 FEET, SOUTH 33°08'42" WEST 130.09 FEET, SOUTH 28°39'43" WEST 271.06 FEET, SOUTH 01°00'09" EAST 446.01 FEET, SOUTH 31°15'58" EAST 316.37 FEET, SOUTH 34°08'43" EAST 359.33 FEET, SOUTH 06°21'13" EAST 571.80 FEET, SOUTH 30°02'24" WEST 294.13 FEET, SOUTH 31°15'08" WEST 314.97 FEET, NORTH 84°33'55" WEST 109.81 FEET, SOUTH 88°58'52" WEST 146.54 FEET, SOUTH 65°47'42" WEST 153.17 FEET AND SOUTH 22°07'09" WEST 246.75 FEET, TO THE ADJUSTED NORTHWEST CORNER OF LOT 215 OF SAID TRACT 1, PLAT 2 PER SAID VACATED ROAD; THENCE LEAVING SAID CENTERLINE SOUTH 16°22'28" WEST 1642.54 FEET TO THE SOUTHEAST CORNER OF LOT 217 OF SAID TRACT 1, PLAT 2 ALSO BEING THE NORTHEAST CORNER OF LOT 52 OF SAID TRACT 1, PLAT 1; THENCE RUNNING ALONG THE COMMON BOUNDARY OF LOTS 50, 51, 52, 63, 64 AND 65 OF SAID TRACT 1, PLAT 1 SOUTH 31°23'54" WEST 989.16 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID PARCEL 1; THENCE RUNNING ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL 1 NORTH 87°56'40" WEST 2619.51 FEET; THENCE LEAVING SAID BOUNDARY NORTH 02°01'20" EAST 56.05 FEET; THENCE NORTH 87°58'40" WEST 1056.09 FEET TO THE SECTION LINE COMMON TO SAID SECTIONS 1 AND 6; THENCE RUNNING ALONG SAID SECTION LINE NORTH 01°00'56" EAST 751.05 FEET TO THE POINT OF BEGINNING. SAID UNIT OF LAND CONTAINING 557.00 ACRES MORE OR LESS.

A 60 FOOT WIDE PRIVATE ACCESS AND UTILITY EASEMENT TO BENEFIT PARCELS 2 AND 3 OF THIS PLAT

A PORTION OF PARCEL 1 OF THIS PLAT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 26 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, THE SOUTHERLY BOUNDARY OF SAID 60 FOOT WIDE PRIVATE ACCESS AND UTILITY EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY BOUNDARY OF SAID PARCEL 1 FROM WHICH A 3/4 INCH IRON ROD AT THE NORTHWEST CORNER OF SAID PARCEL 1 BEARS NORTH 01°11'31" EAST 654.19 FEET AND NORTH 01°17'53" EAST 425.80 FEET; THENCE RUNNING ALONG THE FOLLOWING COURSES: SOUTH 58°56'53" EAST 110.03 FEET, SOUTH 62°48'28" EAST 230.80 FEET, SOUTH 73°55'27" EAST 166.27 FEET, SOUTH 81°51'14" EAST 338.43 FEET, SOUTH 82°40'27" EAST 303.13 FEET AND SOUTH 75°48'17" EAST 118.28 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF PARCEL 2 OF THIS PLAT; THENCE RUNNING ALONG SAID BOUNDARY AND A PROLONGATION OF SAID BOUNDARY NORTH 03°16'21" WEST 128.96 FEET; THENCE LEAVING SAID BOUNDARY AND RUNNING THE FOLLOWING COURSES: NORTH 08°32'06" WEST 97.22 FEET, NORTH 27°32'57" WEST 63.35 FEET, NORTH 35°38'29" WEST 123.67 FEET, NORTH 35°38'29" WEST 123.67 FEET, NORTH 13°29'24" WEST 94.26 FEET, NORTH 30°48'47" EAST 94.26 FEET, NORTH 52°57'52" EAST 104.26 FEET, NORTH 59°24'44" EAST 28.07 FEET, NORTH 72°18'27" EAST 28.07 FEET, NORTH 78°45'18" EAST 190.63 FEET, NORTH 69°16'59" EAST 57.60 FEET, NORTH 59°48'39" EAST 229.68 FEET, NORTH 68°11'27" EAST 65.58 FEET, NORTH 84°57'04" EAST 65.58 FEET, SOUTH 86°40'08" EAST 449.65 FEET, NORTH 87°16'43" EAST 79.08 FEET, NORTH 75°10'26" EAST 79.08 FEET AND NORTH 69°07'17" EAST 264.12 FEET TO A POINT ON THE WESTERLY BOUNDARY OF PARCEL 3 OF THIS PLAT AND THERE TERMINATING FROM WHICH A 1/2 INCH IRON PIPE AT THE MOST NORTHERLY NORTHEAST CORNER OF SAID PARCEL 1 BEARS NORTH 00°05'58" EAST 320.51 FEET AND NORTH 40°17'14" WEST 135.15 FEET.

NARRATIVE.

THE PURPOSE OF THIS SURVEY WAS TO ADJUST BOUNDARIES OF THE UNITS AS SHOWN AND TO REPLAT (PARTITION) OVER ADJUSTED UNITS 2, 4, 6 & 8 OF THIS MAP, PORTIONS OF LOTS 20, 21, 23, 24 & 50 AND ALL OF LOTS 22, 51 & 52 OF TRACT 1 PLAT 1 ROSEBURG ORCHARDS CO., ALL OF LOTS 177-201 & 217 AND PORTIONS OF LOTS 216 & 218 OF TRACT 1 PLAT 2 ROSEBURG ORCHARDS CO. AND A PORTION OF PARCEL 1 OF INSTRUMENT NUMBER 2000-248 LYING WITH IN THE BOUNDS OF THAT LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THE FACE OF THIS PLAT INTO THREE PARCELS AS SHOWN.

THE PROCEDURE WAS AS FOLLOWS: EXISTING MONUMENTS OF RECORD WERE TIED AND HELD TO RE-ESTABLISH THE BOUNDARIES AS SHOWN. THE CENTERLINE OF THE VACATED ROAD PER VOLUME 234, PAGE 462 RECORDED IN THE DOUGLAS COUNTY CLERK RECORDS WAS CALCULATED BY PERFORMING A COMPASS ADJUSTMENT BETWEEN POINTS A AND THE INTERSECTION OF SAID CENTERLINE AND THE SOUTHERLY BOUNDARY OF TRACT 1 PLAT 2 OF ROSEBURG ORCHARDS CO. USING ORIGINAL PLAT BEARINGS AND DISTANCES AS SHOWN. THE SOUTHWEST CORNER OF LOT 218 OF TRACT 1 PLAT 2 OF ROSEBURG ORCHARDS CO. WAS CALCULATED BY PROPORTIONING BETWEEN POINTS B AND C AS SHOWN. THE MOST SOUTHERLY SOUTHEAST CORNER OF PARCEL 3 OF THIS PLAT WAS CALCULATED BY PROPORTIONING BETWEEN MONUMENTS AT POINTS D AND E AS SHOWN. POINT F WAS CALCULATED BY PERFORMING A DISTANCE - DISTANCE INTERSECTION AS SHOWN. WE SET ALL OTHER MONUMENTS AS SHOWN.

PLANNING DEPARTMENT FILE NO. 04-199

DECLARATION.

KNOW ALL PEOPLE BY THESE PRESENTS THAT NORWAY DEVELOPMENT CO. AND YELLOW PINE L.L.C. 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 (60' WIDE PRIVATE ACCESS AND UTILITY EASEMENT IS FOR ALL ACCESS AND UTILITIES TO BENEFIT ONLY PARCELS 2 AND 3 OF THIS PLAT INCLUDING WATER AND SANITARY SEWER) AS SHOWN.

John R. Kennedy 1/9/05
JOHN R. KENNEDY, AUTHORIZED REPRESENTATIVE DATE (NORWAY DEV. CO. AND YELLOW PINE L.C.C.)

ACKNOWLEDGMENT.

STATE OF OREGON }
COUNTY OF DOUGLAS }ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 4th DAY OF January, 2005, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOHN R. KENNEDY, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Elaine Berg
NOTARY: ELAINE BERG
NOTARY PUBLIC - OREGON
COMMISSION NO.: 358908
MY COMMISSION EXPIRES: JUNE 23, 2006

APPROVALS.

Keith L. Cubic 1/7/05
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Randy Wan 1-10-05
DOUGLAS COUNTY SURVEYOR DATE

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

Margaret Cannaday, deputy 1/10/05
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 11th DAY OF JAN., 2005, 9:32 O'CLOCK AM/PM

Barbara E. Nielsen 1-11-05
DOUGLAS COUNTY CLERK BY: DEPUTY DATE



REGISTERED PROFESSIONAL LAND SURVEYOR 	REPLAT, LAND PARTITION AND BOUNDARY LINE ADJUSTMENT LYING IN SEC 30, T26S, R5W; SEC 31, T26S, R5W; SEC 6, T27S, R5W; SEC 1, T27S, R6W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON	
	SURVEYED FOR: NORWAY DEVELOPMENT P.O. BOX 387 OREGON CITY, OR 97045	SURVEYED BY: 741 SE Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com
DWG. BY: NLB	SCALE: AS SHOWN	DATE: DEC. 2004
JOB NO: 1968-09		PAGE: 2 OF 2