

LAND PARTITION PLAT
 LOCATED IN
 NW1/4 AND NE1/4 SECTION 5
 T30S, R5W, W.M.
 CITY OF MYRTLE CREEK
 DOUGLAS COUNTY, OREGON
 FOR
 WEST PROPERTIES II, INC.
 BY
 ROBERTS SURVEYING INC.
 P.O. BOX 7155
 EUGENE, OREGON 97401
 PHONE (541) 345-1112

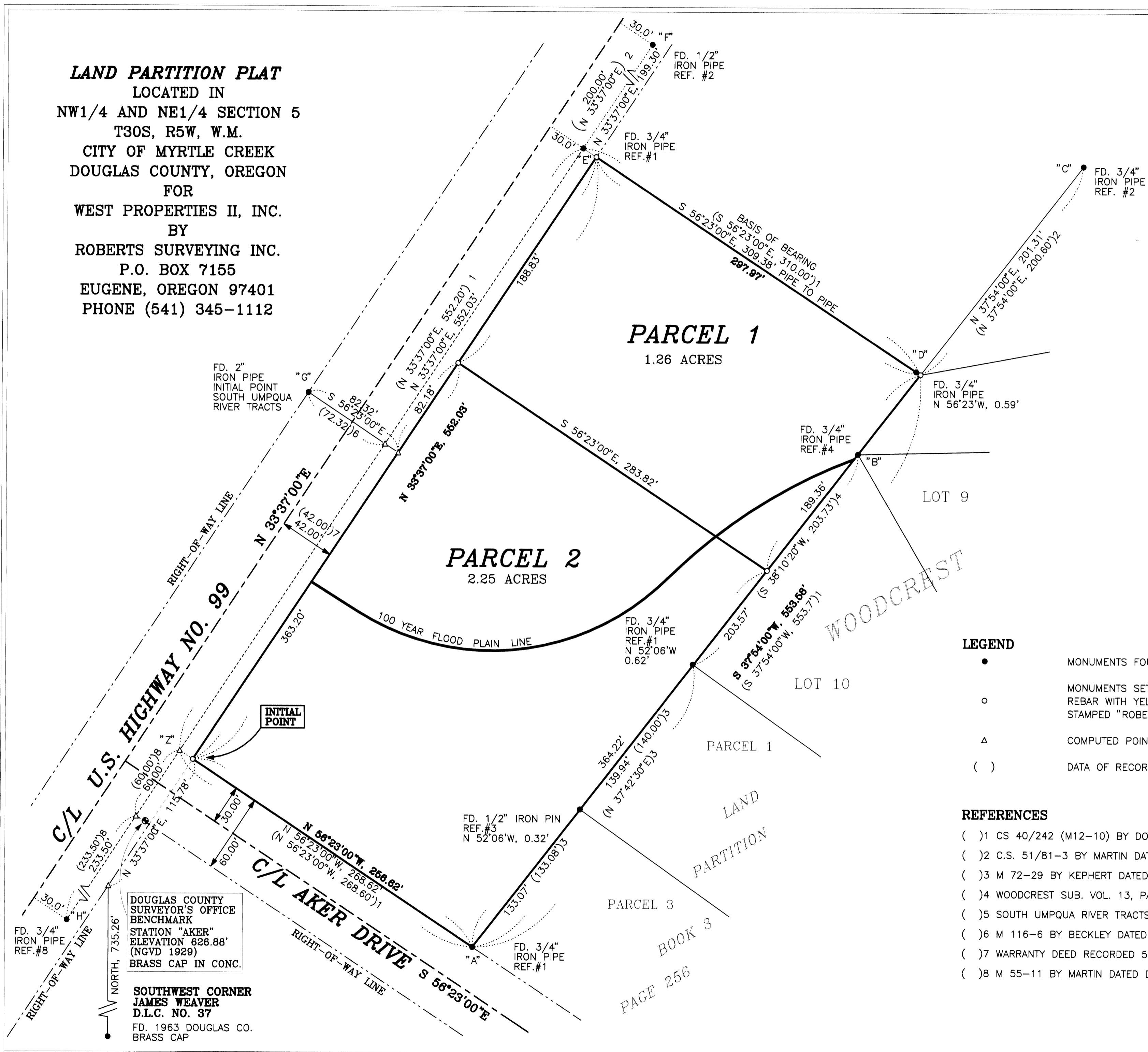
DOUGLAS COUNTY OFFICIAL RECORDS
 BARBARA E. NIELSEN, COUNTY CLERK
 2007-025971
 NO FEE
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 12/11/2007 11:42:11 AM
 PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
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2007-0171A



SCALE: 1" = 50'
 NOVEMBER 26, 2007

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Ted C. Baker
 OREGON
 JULY 25, 1991
 TED C. BAKER
 2488
 EXPIRES 12-31-09



- LEGEND**
- MONUMENTS FOUND AS NOTED
 - MONUMENTS SET: 5/8" X 30" IRON REBAR WITH YELLOW PLASTIC CAPS STAMPED "ROBERTS SURV. INC."
 - △ COMPUTED POINT
 - () DATA OF RECORD

- REFERENCES**
- () 1 CS 40/242 (M12-10) BY DOW DATED JUNE, 1950
 - () 2 C.S. 51/81-3 BY MARTIN DATED NOVEMBER 1959
 - () 3 M 72-29 BY KEPHERT DATED JULY 1978
 - () 4 WOODCREST SUB. VOL. 13, PAGE 11 BY MARTIN DATED JULY 1966
 - () 5 SOUTH UMPQUA RIVER TRACTS, VOL. 8, PAGE 45 BY DOW DATED JULY 1949
 - () 6 M 116-6 BY BECKLEY DATED OCTOBER, 1992
 - () 7 WARRANTY DEED RECORDED 5-07-2003, RECEPTION NO. 2003-012244
 - () 8 M 55-11 BY MARTIN DATED DECEMBER, 1974

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LAND PARTITION
 BOOK 3
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PLANNING DEPARTMENT FILE NO. 07-012
 PLAN: RLD & RMD
 ZONE: RS & R-1
 SEWER: TRI CITY SANITARY
 WATER: TRI CITY SANITARY

DECLARATION

KNOWN ALL PERSONS BY THESE PRESENT THAT WEST PROPERTIES II, INC., AN OREGON CORPORATION, IS THE OWNER OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATION AND HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO PARCELS AS SHOWN HEREON IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92.

Walter B. Hogan 12/04/07
 WALTER B. HOGAN - PRESIDENT DATE

SURVEYOR'S CERTIFICATE

I, TED C. BAKER, A REGISTERED LAND SURVEYOR IN THE STATE OF OREGON, DO CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS THE PROPERTY SHOWN HEREON. THE INITIAL POINT BEING A 5/8" X 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "ROBERTS SURV. INC."

Ted C. Baker 12-03-07
 TED C. BAKER P.L.S. 2488 DATE

PROPERTY DESCRIPTION

COMMENCING AT A 1963 DOUGLAS COUNTY BRASS CAP MARKING THE SOUTHWEST CORNER OF THE JAMES WEAVER DONATION LAND CLAIM NO. 37 IN TOWNSHIP 30 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, THENCE NORTH, 735.26 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 99; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, NORTH 33°37'00" EAST, 115.78 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF AKER DRIVE, SAID POINT MARKS THE POINT OF BEGINNING OF THIS TRACT OF LAND; THENCE CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 99, NORTH 33°37'00" EAST, 552.03 FEET TO A POINT; THENCE LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, SOUTH 56°23'00" EAST, 297.97 FEET TO A POINT; THENCE SOUTH 37°54'00" WEST, 553.58 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID AKER DRIVE; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, NORTH 56°23'00" WEST, 256.62 FEET TO THE POINT OF BEGINNING, ALL IN DOUGLAS COUNTY OREGON AND CONTAINING 3.51 ACRES MORE OR LESS.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DIVIDE INTO 2 PARCELS THE PROPERTY DESCRIBED IN WARRANTY DEED RECORDED AUGUST 4, 2004, RECEPTION NO. 2004-19052, DOUGLAS COUNTY OFFICIAL RECORDS, IN DOUGLAS COUNTY, OREGON. MONUMENTS "A" THROUGH "H" FOUND IN THE FIELD AND USED FOR CONTROL IN THIS SURVEY. THE NORTH BOUNDARY OF THE SUBJECT PROPERTY WAS ESTABLISH BY HOLDING LINE "D-E". THE EAST BOUNDARY WAS ESTABLISHED BY HOLDING MONUMENTS "A", "B" AND "C". THE NORTHEAST CORNER WAS ESTABLISH AT THE INTERSECTION OF SAID LINE "D-E" AND LINE "A-B-C". THE CENTERLINE OF HIGHWAY 99 WAS ESTABLISHED BY HOLDING 30.00 FEET WESTERLY FROM MONUMENTS "E", "F" AND "H". THE WEST BOUNDARY OF THE SUBJECT PROPERTY WAS ESTABLISHED AS BEING PARALLEL WITH AND 42.00 FEET EASTERLY OF THE CENTERLINE OF SAID HIGHWAY 99. THE SOUTH BOUNDARY OF THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING MONUMENT "A" AND COMPUTED POINT "Z". THE INTERIOR PARCEL LINE WAS ESTABLISHED AT THE DIRECTION OF THE OWNER.

ACKNOWLEDGMENT

STATE OF OREGON)
)
 COUNTY OF DOUGLAS)

PERSONALLY APPEARED BEFORE ME, WALTER B. HOGAN, PRESIDENT OF WEST PROPERTIES II, INC., AN OREGON CORPORATION, WHO IS KNOWN TO ME TO BE THE PERSON NAMED ABOVE AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SAID INSTRUMENT BE HIS VOLUNTARY ACT AND DEED. SIGNED AND ATTESTED TO BEFORE ME ON THIS 4 DAY OF December, 2007.

SIGNATURE Julie A. Grwes
 PRINT NAME Julie A. Grwes
 NOTARY PUBLIC FOR OREGON

COMMISSION NO. 409927
 MY COMMISSION EXPIRES September 27, 2010

APPROVALS

Keith L. Cubie 12/10/07
 DOUGLAS COUNTY PLANNING DIRECTOR DATE

Randy Smith 12-10-2007
 DOUGLAS COUNTY SURVEYOR Deputy DATE

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

Jandra K. Green 12/10/07
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED ON THIS 11th DAY OF December, 2007, AT 11:42 O'CLOCK (AM) PM.

BARBARA E. NIELSEN 12/11/07
 DOUGLAS COUNTY CLERK By Heidi Johnston DATE



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