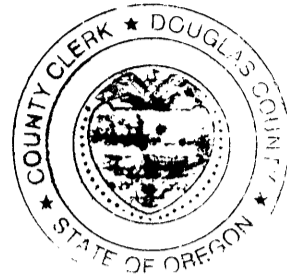


PARTITION PLAT

LOT 5 FISK FRUIT FARMS

LOCATED IN THE
SE 1/4 OF SECTION 10
T.28S., R.6W., W.M.
DOUGLAS COUNTY, OREGON

FILED THIS 14th DAY OF MAY 2008,
 BY BARBARA E. NIELSEN,
 COUNTY CLERK



APPROVALS:

Keith L. Cubie 5/13/08
 COUNTY PLANNING DIRECTOR DATE

Randy Smith 5-13-08
 COUNTY SURVEYOR DEPUTY DATE

LEGEND:

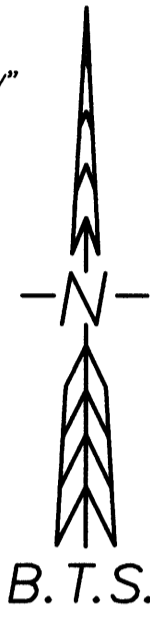
- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP "BTS ENG-SURV"
- = FOUND 5/8" IRON ROD PER PARTITION PLAT 1992-0058
- ◆ = FOUND 5/8" IRON ROD PER M 104-62
- ⊙ = FOUND 1/2" IRON PIPE OR AS NOTED PER CS 47/103-2
- = FOUND 5/8" IRON ROD PER M 1-14
- △ = COMPUTED POINT
- x - x - = EXISTING FENCE LINE
- () = RECORD PER PARTITION PLAT 1992-0058
- [] = RECORD PER PARTITION PLAT 2003-0087

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Kristian O. Degroot

OREGON
 JULY 17, 1981
 KRISTIAN O. DEGROOT
 1941

RENEWAL DATE: 12-31-09



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT ERIC B. LEATHERWOOD AND LAURA D. LEATHERWOOD 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 CHAPTER 92, OREGON REVISED STATUTES, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT AND DO HEREBY CAUSE THE JOINT ACCESS EASEMENT TO BE CREATED FOR THE BENEFIT OF PARCEL 1 AND PARCEL 2.

Eric B. Leatherwood
 ERIC B. LEATHERWOOD

Laura D. Leatherwood
 LAURA D. LEATHERWOOD

ACKNOWLEDGMENT:

STATE OF OREGON)
) SS
 COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 14th DAY OF May, 2008, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ERIC B. LEATHERWOOD AND LAURA D. LEATHERWOOD TO ME KNOWN TO BE THE PERSONS DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT THEY 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: THE PARCEL OF LAND DESCRIBED IN A DEED TO ERIC B. LEATHERWOOD AND LAURA D. LEATHERWOOD AS RECORDED IN INSTRUMENT NO. 2006-006730 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE LEATHERWOOD PROPERTY DESCRIBED IN INSTRUMENT NO. 2006-006730 INTO TWO PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 06-195. THIS SURVEY IS CONTROLLED BY MONUMENTS FOUND PER CS 47/103-2, LAND PARTITION 1992-0058, LAND PARTITION 2003-0087, M104-62 AND M 1-14. THE 5/8" IRON ROD AT POINT "C" WAS MISSING AND WAS COMPUTED PER THE 2003-0087 RECORD BETWEEN POINTS "A" AND "B". I THEN HELD POINTS "C", "D" AND "I" AS THE SOUTH AND WEST LINES OF FREEMAN AVENUE. I HELD POINTS "G" AND "H" AS NORTHERLY RIGHT OF WAY LINE OF LANDERS AVENUE. I ACCEPTED POINTS "E" AND "F" PER 1992-0058 AS DEFINING THE WEST LINE OF LOT 5, FISK FRUIT FARMS, AND PROJECTED THIS LINE SOUTHERLY AND MONUMENTED THE SOUTHWEST CORNER OF PARCEL 2 AT THE INTERSECTION WITH THE LINE BETWEEN POINTS "G" AND "H". THE NORTH LINE OF INSTRUMENT NO. 2006-006730 WAS THEN ESTABLISHED AT DEED DISTANCE NORTH OF LINE "G" TO "H". THE CORNERS OF PARCEL 1 WERE THEN SET AS DIRECTED BY THE OWNER. THIS SURVEY WAS PERFORMED BY ADAM DEGROOT AND JOEL HERZBERG USING A LEICA 1200 SYSTEMS TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY JOEL HERZBERG.

TAX COLLECTORS CERTIFICATE:

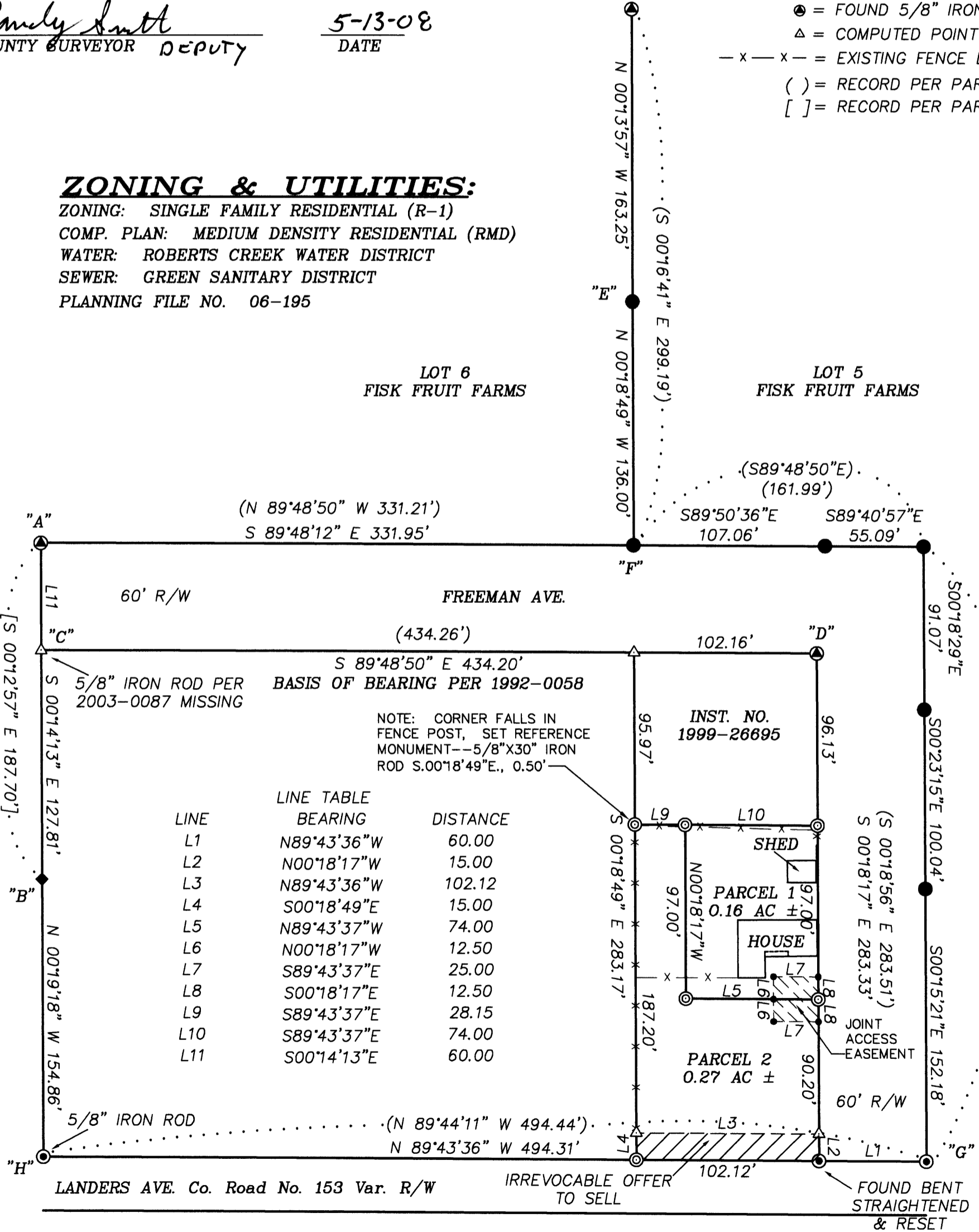
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.
Sandra K. Conner 5/13/08
 DOUGLAS COUNTY TAX COLLECTOR DATE

ZONING & UTILITIES:

ZONING: SINGLE FAMILY RESIDENTIAL (R-1)
 COMP. PLAN: MEDIUM DENSITY RESIDENTIAL (RMD)
 WATER: ROBERTS CREEK WATER DISTRICT
 SEWER: GREEN SANITARY DISTRICT
 PLANNING FILE NO. 06-195

IRREVOCABLE OFFER TO SELL, WAIVER OF OBJECTION TO ASSESSMENT & AGREEMENT TO PARTICIPATE IN ROADWAY MAINTENANCE:

PARCEL 2 IS SUBJECT TO AN IRREVOCABLE OFFER TO SELL PROPERTY TO DOUGLAS COUNTY FOR LANDERS AVENUE RIGHT OR WAY AS RECORDED IN INSTRUMENT NO. 2007-026998 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.
 PARCEL 1 AND PARCEL 2 ARE SUBJECT TO A WAIVER OF OBJECTION TO ASSESSMENT FOR IMPROVEMENTS TO LANDERS AVENUE COUNTY ROAD NO. 153 AS RECORDED IN INSTRUMENT NO. 2007-027000 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.
 PARCEL 1 AND PARCEL 2 ARE SUBJECT TO A WAIVER OF OBJECTION TO ASSESSMENT FOR IMPROVEMENTS TO FREEMAN AVENUE AS RECORDED IN INSTRUMENT NO. 2007-027002 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.
 PARCEL 1 AND PARCEL 2 ARE SUBJECT TO A AGREEMENT TO PARTICIPATE IN ROADWAY MAINTENANCE FOR FREEMAN AVENUE AS RECORDED IN INSTRUMENT NO. 2007-027007 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON



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

SCALE: 1" = 60'
 DATE: MAY 3, 2007
 FOR: ERIC & LAURA LEATHERWOOD
 2697 GREEN VALLEY ROAD
 OAKLAND, OREGON 97462
 JOB #: 07-031
 FILE: Leatherwood.DWG
 SHEET 1 OF 1

2008-0030

2008-0030