

SURVEYOR'S CERTIFICATE:

I, DONALD A. BENTZ, BEING DULY SWORN, DEPOSE AND SAY 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.

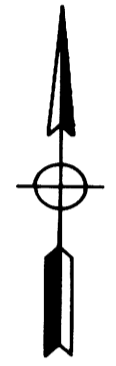
A PARCEL OF LAND, LYING IN SECTION 20, TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, BEING LOT 1, BLOCK 1 AND A PORTION OF LOT 1, BLOCK 3 OF RAIN TREE ESTATES AS RECORDED IN THE PLAT RECORDS OF DOUGLAS COUNTY, SAID PORTION OF LOT 1, BLOCK 3 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH STATE STREET, SAID 5/8" IRON ROD ALSO BEING THE SOUTHWEST CORNER OF THE ABOVE SAID LOT 1, BLOCK 3; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE N13°02'31"W 150.78 FEET TO A 5/8" IRON ROD AT THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE WITH THE SOUTH RIGHT-OF-WAY LINE OF RAIN TREE AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N39°43'58"E 23.88 FEET) 27.63 FEET TO A 5/8" IRON ROD AND S87°29'33"E 84.97 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE S0°36'05"W 80.04 FEET TO A 5/8" IRON ROD; THENCE S10°15'42"E 108.06 FEET TO THE SOUTH LINE OF THE ABOVE SAID LOT 1, BLOCK 3; THENCE ALONG SAID SOUTH LINE N73°37'30"W 88.12 FEET TO THE POINT OF BEGINNING.

THIS SUBDIVISION CONTAINS 1.99 ACRES, MORE OR LESS.

LEGEND:

- SET 5/8" x 30" IRON ROD w/CAP MKD "I.E. ENG."
- FD 5/8" IRON ROD UNLESS OTHERWISE NOTED
- ⊙ 5/8" IRON ROD ORIGINALLY FD LATER DESTROYED RESET w/ 5/8" x 30" IRON ROD w/"I.E. ENG." CAP
- () REC. DATA PER RAIN TREE ESTATES VOL. 15, PAGE 64
- [] REC. DATA PER THE MEADOWS SUBDIVISION VOL. 17, PAGE 39



DONALD A. BENTZ P.L.S. #839

DECLARATION:

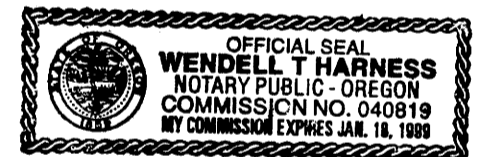
KNOW ALL PEOPLE BY THESE PRESENTS THAT MORGAN INDUSTRIES, INC., IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS TOGETHER WITH EASEMENTS AS SHOWN HEREON.

JIM SPENCE, PRESIDENT
MORGAN INDUSTRIES, INC.

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 11 DAY OF MARCH, 1997, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED JIM SPENCE, PRESIDENT, MORGAN INDUSTRIES, INC., WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE DID EXECUTE SAID INSTRUMENT FREELY AND VOLUNTARILY.



MY COMMISSION EXPIRES: _____

APPROVALS:

COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____
CITY OF SUTHERLIN

DOUGLAS COUNTY COMMISSIONER _____ DATE _____

DOUGLAS COUNTY COMMISSIONER _____ DATE _____

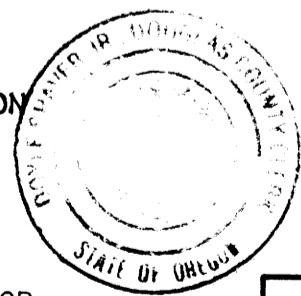
Neil Resman CHIEF DEPUTY _____ 4-4-97
DOUGLAS COUNTY ASSESSOR _____ DATE

Ed M... _____ 4-3-97
DOUGLAS COUNTY SURVEYOR DEPUTY _____ DATE

NARRATIVE:

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 1, BLOCK 1 AND A PORTION OF LOT 1, BLOCK 3 OF RAIN TREE ESTATES INTO TEN LOTS. THE FOUND MONUMENTS AT THE SOUTHWEST AND SOUTHEAST CORNERS OF LOT 1, BLOCK 3 WERE USED AS THE BASIS OF BEARING PER RAIN TREE ESTATES AND ALL RECORD COMPUTATIONS WERE BASED ON SAID RAIN TREE ESTATES. THE NORTHWEST CORNER OF THE NEW LOT 6 WAS COMPUTED BY DISTANCE-DISTANCE INTERSECTION FROM THE FOUND MONUMENTS AT THE NORTHEAST CORNER OF THE NEW LOT 4 AND THE NORTHEAST CORNER OF THE EXISTING LOT 4, BLOCK 1. THE NORTHEAST CORNER OF LOT 1, BLOCK 1 WAS COMPUTED BY TRAVERSING THE RECORD DISTANCE FROM SAID NORTHEAST CORNER OF LOT 4, BLOCK 1. AFTER ESTABLISHING THE NORTH RIGHT-OF-WAY (R/W) OF RAIN TREE AVENUE WITH MONUMENTS FOUND (THE MONUMENT AT THE PC WAS ORIGINALLY FOUND, BUT HAS SINCE BEEN DESTROYED; IT HAS BEEN RESET PER THIS MAP), THE SOUTH R/W WAS DETERMINED BY HOLDING 60' SOUTHERLY AND PARALLEL TO SAID NORTH R/W (WHICH AGREED WITH THE ORIGINALLY FOUND MONUMENTS ALONG THE SOUTH R/W); THE SOUTH R/W OF RAIN TREE AVENUE AND THE EAST R/W OF SOUTH STATE STREET WERE INTERSECTED TO FIND THE PI OF THE CURVE ON THE NEW LOT 10, AND THE ARC WAS COMPUTED USING THE RECORD 15-FOOT RADIUS.

SURVEY CREW: NEIL HIBBS, SAM COREY
EQUIPMENT: NIKON TOP GUN TOTAL STATION
COMPUTATIONS: WENDELL T. HARNES
DRAFTING: DEREK FEIGEL



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

Donna Mitchell Tax Deputy 4/4/97
DOUGLAS COUNTY TAX COLLECTOR _____ DATE

FILED THIS 11 DAY OF MARCH, 1997, 2:30 O'CLOCK am/pm

Doyle Shaver Jr. County Clerk
DOUGLAS COUNTY CLERK

COVENANTS:

SUBJECT TO PROTECTIVE COVENANTS AS FILED HERewith, DOUGLAS COUNTY, OREGON, VOL. 1457, PAGE 227-229 (INST. NO. 97-04181)

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 12, 1968
DONALD A. BENTZ
839

EXPIRES: 12/31/97

RAINBOW SUBDIVISION

IN LOT 1, BLOCK 1 & LOT 1, BLOCK 3 RAIN TREE ESTATES IN THE NE 1/4 OF THE NE 1/4 OF SEC. 20, T25S, R5W, W.M., DOUGLAS COUNTY, OREGON

SURVEYED FOR:
MORGAN INDUSTRIES, INC.
1122 S.E. HOWTHORNE
ROSEBURG, OREGON 97470

SURVEYED BY:
i.e.
ENGINEERING
548 S.E. JACKSON SUITE 3
ROSEBURG, OREGON 97470
PHONE (541) 673-0166
FAX (541) 440-9392

SCALE: 1" = 40' DATE: MAR. 1997 JOB NO. 1285-01 PAGE: 1 OF 1