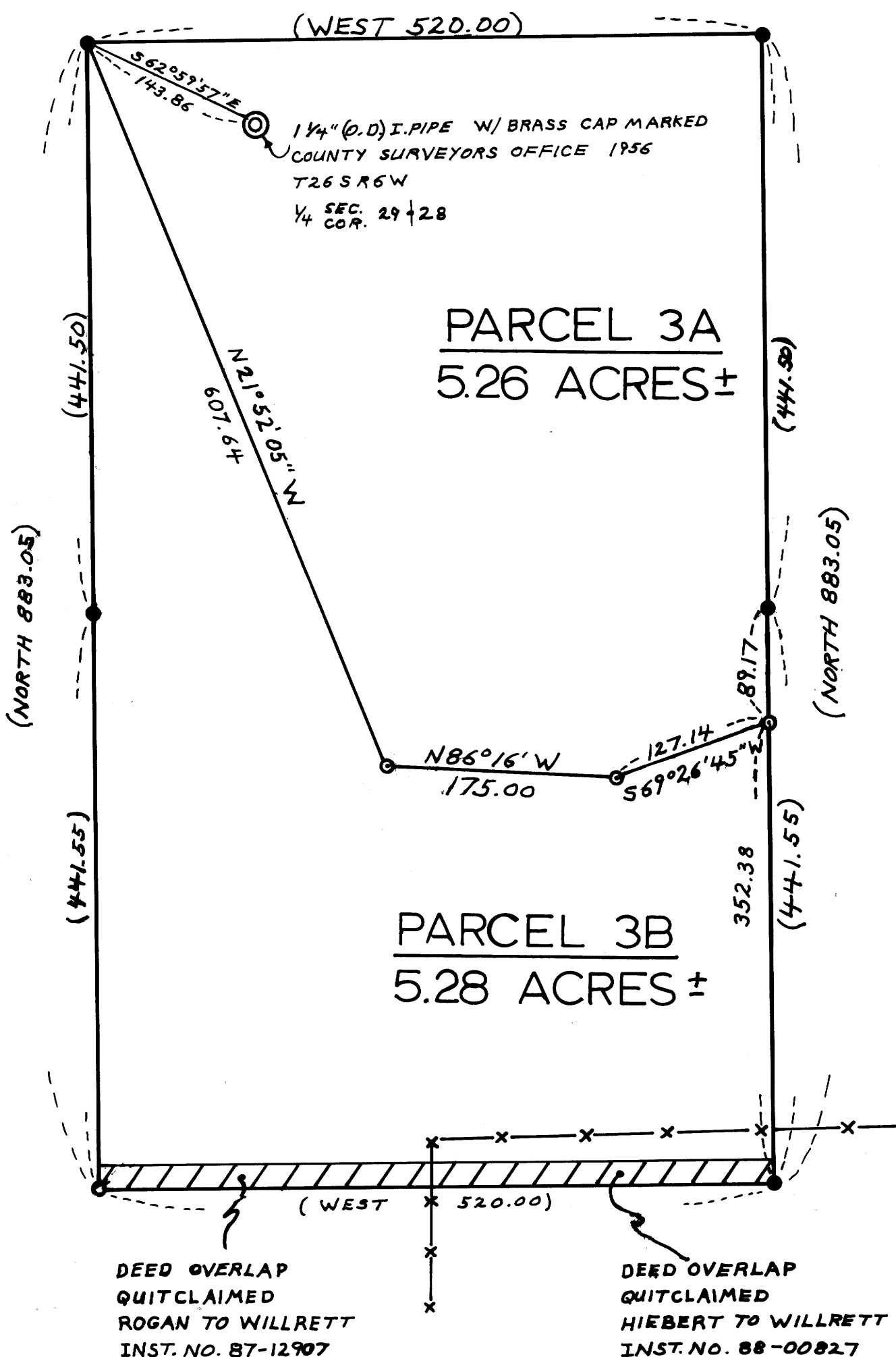


A MAJOR LAND PARTITION IN NW 1/4 AND SW 1/4 OF SECTION 28, AND THE NE 1/4 AND SE 1/4 OF SECTION 29, T26S, R6W, W.M.



OWNER/ PARTITIONER:

WALLACE WILLRETT
6776 GARDEN VALLEY ROAD
ROSEBURG, OREGON 97470

SURVEYOR:

WALLACE WILLRETT
6776 GARDEN VALLEY ROAD
ROSEBURG, OREGON 97470

ZONING: RR-5

WATER: UMPQUA BASIN WATER

SEWER: SEPTIC

LEGEND:

- FOUND 5/8" I.R./ PLASTIC CAP MKD. "BENTZ SURV. INC."
- FOUND 5/8" I.R.
- ⊙ SET 5/8" x 30" I.R./ ALUM. CAP MKD. "LS 2223" JAN. 1989
- ⊙ FND. MONUMENT AS NOTED

THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT PROPERTY DESIGNATED AS PARCEL NO. 3 IN MAJOR LAND PARTITION NO. M100-20A, B, C.

PINS WERE FOUND AS SET IN SURVEY M100-20 AND ARE USED TO DELINEATE THE PERIMETER OF PARCELS NO. 3A AND 3B HEREON.

THE OVERLAP ON THE SOUTH BOUNDARY OF PARCEL 3B HAS BEEN ELIMINATED BY QUITCLAIM AS INDICATED.

THE BASIS OF BEARINGS ARE THOSE PINS SET AND FOUND BY SURVEY M41-35 AND M100-20.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Wallace Willrett

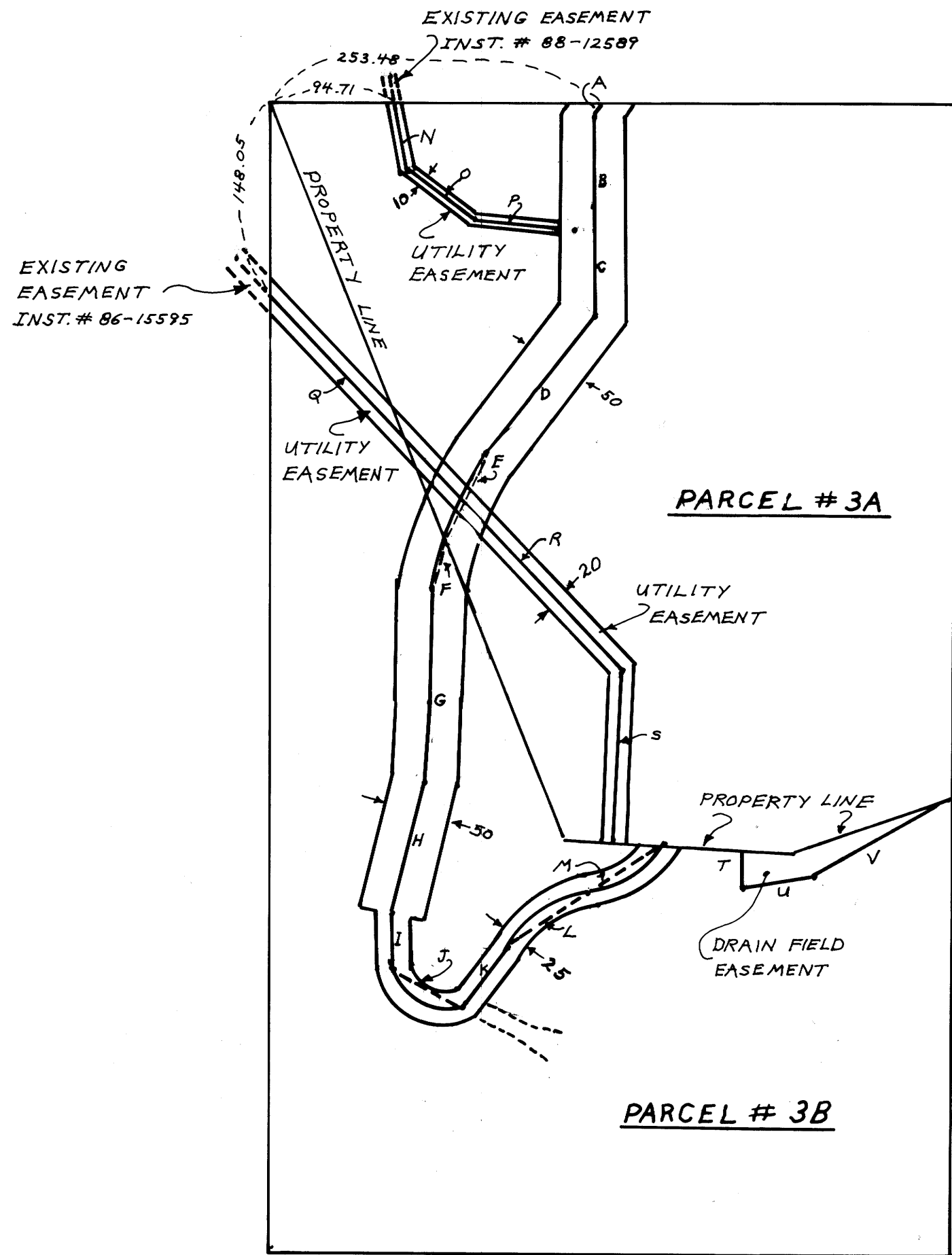
OREGON
JULY 17 1986
WALLACE WILLRETT
223

EASEMENTS

FILED

JAN 3 1988

COUNTY SURVEYOR
DOUGLAS COUNTY, IOWA



BEARING	DISTANCE	RADIUS (FT.)	ARC (FT.)
A	S 32°00'00" W	9.10	ON LONG CHORD OF 65 FT. RAD.
B	S 02°00'00" W	69.58	
C	S 02°00'00" W	84.86	
D	S 38°00'00" W	134.94	
E	S 25°32'57" W	73.60	ON LONG CHORD OF 325 FT. RAD. ARC. 73.76
F	S 15°29'52" W	40.23	ON LONG CHORD OF 325 FT. RAD. ARC. 40.26
G	S 02°00'00" W	147.00	
H	S 13°00'00" W	104.77	
I	S 02°01'00" E	43.46	
J	S 61°29'05" E	60.43	ON LONG CHORD OF 40.0 FT. RAD. ARC. 68.48
K	N 36°36'10" E	57.70	
L	N 55°24'10" E	74.47	ON LONG CHORD OF 74.3 FT. RAD. ARC. 78.00
M	N 55°24'10" E	69.42	ON LONG CHORD OF 103.4 FT. RAD. ARC. 70.6
N	S 12°28'58" E	56.27	FROM 3A PROPERTY LINE
O	S 53°41'58" E	59.93	
P	S 85°13'43" E	76.65	TO ROAD EASEMENT
Q	S 43°08'53" E	151.95	TO 3A-3B PROPERTY LINE
R	S 43°08'53" E	242.98	FROM 3A-3B PROPERTY LINE
S	S 02°57'46" W	130.32	TO 3A-3B PROPERTY LINE
T	NORTH	28.26	
U	S 82°20'46" W	54.54	
V	S 58°40'38" W	121.39	

PAGE 2 OF 4



SCALE
1" = 100'

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Wallace Wilbratt
IOWA
JULY 27, 1988
WALLACE WILBRATT

M107-41c

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

FILED
JAN 31 1988
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

PARCEL #3A

A PARCEL LYING IN SECTIONS 28 AND 29, TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A 5/8" IRON ROD WITH PLASTIC CAP AT THE NORTHWEST CORNER OF THAT PARCEL DESIGNATED AS PARCEL #3 IN MLP M100-20, SAID POINT BEARS NORTH 62° 59' 57" WEST 143.86 FEET FROM THE QUARTER SECTION CORNER COMMON TO SECTIONS 28 AND 29 OF SAID TOWNSHIP AND RANGE; THENCE EAST ALONG THE NORTH LINE OF SAID PARCEL #3 520.00 FEET TO A 5/8" IRON ROD WITH CAP; THENCE SOUTH ALONG THE EAST LINE OF SAID PARCEL #3 530.67 FEET TO A 5/8" IRON ROD WITH CAP; THENCE LEAVING SAID EAST LINE SOUTH 69° 26' 45" WEST 127.14 FEET TO A 5/8" IRON ROD WITH CAP; THENCE NORTH 86° 16' 00" WEST 175.00 FEET TO A 5/8" IRON ROD WITH CAP; THENCE NORTH 21° 52' 05" WEST 607.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.26 ACRES MORE OR LESS.

SUBJECT TO: A 50.00 FOOT WIDE NONEXCLUSIVE ACCESS EASEMENT 25.00 FEET EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT ON THE NORTH LINE OF THE ABOVE DESCRIBED PARCEL SAID POINT BEARS EAST 253.48 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE ON THE ARC OF A 65.00 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS SOUTH 32° 00' 00" WEST 9.10 FEET) 9.11 FEET; THENCE SOUTH 02° 00' 00" WEST 69.58 FEET; THENCE SOUTH 2° 00' 00" EAST 84.86 FEET; THENCE SOUTH 38° 00' 00" WEST 134.94 FEET; THENCE ON THE ARC OF A 325.00 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS SOUTH 25° 32' 57" WEST 73.60 FEET) 73.76 FEET TO A POINT ON THE SOUTH LINE OF THE ABOVE DESCRIBED PARCEL AND THERE TERMINATING.

ALSO SUBJECT TO: A 10.00 FOOT EASEMENT FOR UTILITIES 5.00 FEET EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT ON THE NORTH LINE OF THE ABOVE DESCRIBED PARCEL SAID POINT BEARS EAST 94.71 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE SOUTH 12° 28' 58" EAST 56.27 FEET; THENCE SOUTH 53° 41' 58" EAST 59.93 FEET; THENCE SOUTH 85° 13' 43" EAST 76.65 FEET TO A POINT THAT BEARS SOUTH 67° 18' 53" EAST 250.97 FEET FROM THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL.

ALSO SUBJECT TO: A 20.00 FOOT EASEMENT FOR BURIED AND AERIAL UTILITIES 10.00 FEET EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT ON THE WESTERLY LINE OF THE ABOVE DESCRIBED PARCEL SAID POINT BEARS SOUTH 21° 52' 05" EAST 278.99 FEET FROM THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE SOUTH 43° 08' 53" EAST 242.98 FEET; THENCE SOUTH 02° 57' 46" WEST 130.32 FEET TO A POINT ON THE SOUTH LINE OF THE ABOVE DESCRIBED PARCEL SAID POINT BEING SOUTH 82° 05' 24" WEST 259.12 FEET FROM THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL AND THERE TERMINATING.

TOGETHER WITH: A 50.00 FOOT WIDE NONEXCLUSIVE ACCESS EASEMENT 25.00 FEET EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT ON THE SOUTH LINE OF THE ABOVE DESCRIBED PARCEL, SAID POINT BEING SOUTH 21° 52' 05" EAST 360.76 FEET FROM THE NORTHWEST CORNER OF SAID PARCEL; THENCE ON THE ARC OF A 325.00 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS SOUTH 15° 29' 52" WEST 40.23 FEET) 40.26 FEET; THENCE SOUTH 2° 00' 00" WEST 147.00 FEET; THENCE SOUTH 13° 00' 00" WEST 104.77 FEET TO THE END OF SAID 50.00 FOOT WIDE EASEMENT SAID POINT ALSO BEING THE BEGINNING OF A 25.00 FOOT WIDE NONEXCLUSIVE ACCESS EASEMENT 12.50 FEET EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: SOUTH 2° 01' 00" EAST 43.46 FEET; THENCE ON THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS SOUTH 61° 29' 05" EAST 60.43 FEET) 68.48 FEET; THENCE NORTH 36° 36' 10" EAST 57.70 FEET; THENCE ON THE ARC OF A 74.30 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS NORTH 55° 24' 10" EAST 69.42 FEET) 70.80 FEET TO A POINT ON THE SOUTH LINE OF THE ABOVE DESCRIBED PARCEL AND THERE TERMINATING.

ALSO TOGETHER WITH: AN EASEMENT FOR DRAINFIELD: BEGINNING AT A 5/8" IRON ROD WITH CAP AT THE SOUTHEAST CORNER OF ABOVE DESCRIBED PARCEL; THENCE SOUTH 58° 40' 38" WEST 121.39 FEET; THENCE SOUTH 82° 20' 46" WEST 54.54 FEET; THENCE NORTH 28.26 FEET TO A POINT ON THE SOUTH LINE OF ABOVE DESCRIBED PARCEL; THENCE ALONG SAID SOUTH LINE SOUTH 86° 16' 00" EAST 38.79 FEET TO A 5/8" IRON ROD WITH CAP; THENCE NORTH 69° 26' 45" EAST 127.14 FEET TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH: A 20.00 FOOT EASEMENT FOR BURIED AND AERIAL UTILITIES 10.00 FEET EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT WHICH BEARS SOUTH 148.05 FEET FROM THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE SOUTH 43° 08' 53" EAST 151.95 FEET TO A POINT ON THE WEST LINE OF THE ABOVE DESCRIBED PARCEL, SAID POINT BEING SOUTH 21° 52' 05" EAST 278.99 FEET FROM SAID NORTHWEST CORNER.

ALSO TOGETHER WITH: A NONEXCLUSIVE ACCESS EASEMENT FROM GARDEN VALLEY ROAD AS DEFINED AND LOCATED IN MLP M100-20A,B,C.

NOTE: AS REFERENCED HEREON THE COUNTY SURVEYOR MAP FILE NO. M100-20 REPRESENTS THE LOCATION OF THE ORIGINAL MAP OF THE LAND PARTITION. THE SAME SURVEY IS RECORDED AT THE DOUGLAS COUNTY CLERKS OFFICE AS INSTRUMENT NO. 86-910.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Wallace Willett
OR REG
JULY 17, 1988
WALLACE WILLETTS
2223

Pl. 10-89-111-C

107-412

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

FILED

JAN 31 1989

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE

PARCEL #3B

A PARCEL LYING IN SECTIONS 28 AND 29, TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A 5/8" IRON ROD WITH CAP AT THE NORTHWEST CORNER OF THE PARCEL DESIGNATED AS 3 IN MLP M100-20, SAID POINT BEARS NORTH 62° 59' 57" WEST 143.86 FEET FROM THE 1/4 SECTION CORNER COMMON TO SECTIONS 28 AND 29 OF SAID TOWNSHIP AND RANGE; THENCE SOUTH 21° 52' 05" EAST 607.64 FEET TO A 5/8" IRON ROD WITH CAP; THENCE SOUTH 86° 16' 00" EAST 175.00 FEET TO A 5/8" IRON ROD WITH CAP; THENCE NORTH 69° 26' 45" EAST 127.14 FEET TO A 5/8" IRON ROD WITH CAP; THENCE SOUTH ALONG THE EAST LINE 352.38 FEET TO A 5/8" IRON ROD WITH CAP; THENCE WEST ALONG THE SOUTH LINE 520.00 FEET TO 5/8" IRON ROD; THENCE NORTH ALONG THE WEST LINE 883.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.28 ACRES MORE OR LESS.

SUBJECT TO: A 50.00 FOOT WIDE NONEXCLUSIVE ACCESS EASEMENT 25.00 FEET EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT ON THE NORTH LINE OF THE ABOVE DESCRIBED PARCEL, SAID POINT BEING SOUTH 21° 52' 05" EAST 360.76 FEET FROM THE NORTHWEST CORNER OF SAID PARCEL; THENCE ON THE ARC OF A 325.00 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS SOUTH 15° 29' 52" WEST 40.23 FEET) 40.26 FEET; THENCE SOUTH 2° 00' 00" WEST 147.00 FEET; THENCE SOUTH 13° 00' 00" WEST 104.77 FEET TO THE END OF SAID 50.00 FOOT WIDE EASEMENT SAID POINT ALSO BEING THE BEGINNING OF A 25.00 FOOT WIDE NONEXCLUSIVE ACCESS EASEMENT 12.50 FEET EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: SOUTH 2° 01' 00" EAST 43.46 FEET; THENCE ON THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS SOUTH 61° 29' 05" EAST 60.43 FEET) 68.48 FEET; THENCE NORTH 36° 36' 10" EAST 57.70 FEET; THENCE ON THE ARC OF A 74.30 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS NORTH 55° 24' 10" EAST 74.47 FEET) 78.00 FEET; THENCE ON THE ARC OF A 103.40 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS NORTH 55° 24' 10" EAST 69.42 FEET) 70.80 FEET TO A POINT ON THE NORTH LINE OF THE ABOVE DESCRIBED PARCEL AND THERE TERMINATING.

ALSO SUBJECT TO: AN EASEMENT FOR DRAINFIELD: BEGINNING AT A 5/8" IRON ROD WITH CAP AT THE NORTHEAST CORNER OF ABOVE DESCRIBED PARCEL; THENCE SOUTH 58° 40' 38" WEST 121.39 FEET; THENCE SOUTH 82° 20' 46" WEST 54.54 FEET; THENCE NORTH 28.26 FEET TO A POINT ON THE NORTH LINE OF ABOVE DESCRIBED PARCEL; THENCE ALONG SAID NORTH LINE SOUTH 86° 16' 00" EAST 38.79 FEET TO A 5/8" IRON ROD WITH CAP; THENCE NORTH 69° 26' 45" EAST 127.14 FEET TO THE POINT OF BEGINNING.

ALSO SUBJECT TO: A 20.00 FOOT EASEMENT FOR BURIED AND AERIAL UTILITIES 10.00 FEET EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT WHICH BEARS SOUTH 148.05 FEET FROM THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE SOUTH 43° 08' 53" EAST 151.95 FEET TO A POINT ON THE EAST LINE OF THE ABOVE DESCRIBED PARCEL, SAID POINT BEING SOUTH 21° 52' 05" EAST 278.99 FEET FROM SAID NORTHWEST CORNER.

TOGETHER WITH: A 50.00 FOOT WIDE NONEXCLUSIVE ACCESS EASEMENT 25.00 FEET EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT EAST 253.48 FEET FROM THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE ON THE ARC OF A 65.00 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS SOUTH 32° 00' 00" WEST 9.10 FEET) 9.11 FEET; THENCE SOUTH 2° 00' 00" WEST 69.58 FEET; THENCE SOUTH 2° 00' 00" WEST 84.86 FEET; THENCE SOUTH 38° 00' 00" WEST 134.94 FEET; THENCE ON THE ARC OF A 325.00 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS SOUTH 25° 32' 57" WEST 73.60 FEET) 73.76 FEET TO A POINT ON THE NORTH LINE OF THE ABOVE DESCRIBED PARCEL AND THERE TERMINATING.

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ALSO TOGETHER WITH: A NONEXCLUSIVE ACCESS EASEMENT FROM GARDEN VALLEY ROAD AS DEFINED AND LOCATED IN MLP M100-20A,B,C.

NOTE: AS REFERENCED HEREON THE COUNTY SURVEYOR MAP FILE NO. M100-20 REPRESENTS THE LOCATION OF THE ORIGINAL MAP OF THE LAND PARTITION. THE SAME SURVEY IS RECORDED AT THE DOUGLAS COUNTY CLERKS OFFICE AS INSTRUMENT NO. 86-910.

APPROVALS:

Keith L. Cubic
DC PLANNING
Francis L. Ingram
DC SURVEYOR

1/25/89
DATE
1-31-89
DATE

STATE OF OREGON)
COUNTY OF DOUGLAS) ss.
I, GAY FIELDS, COUNTY CLERK AND RECORDER
OF CONVEYANCES, DO HEREBY CERTIFY THAT
THIS INSTRUMENT WAS RECORDED

JAN 31 PM 17

GAY FIELDS
IN THE OFFICE OF RECORDER OF DOUGLAS COUNTY

Carol Engel

89-01284

RECORDED
ORIGINAL
FOR

Wallace Willett

OREGON
JULY 17, 1906
WALLACE WILLET
223

10-89-111-D

M107-412