

SURVEYOR'S CERTIFICATE

I, Susan E. Newstetter, Professional Land Surveyor registered in the state of Oregon, hereby certify that I have surveyed, subdivided and platted VICTORIA ACRES, situated in the SW1/4NE1/4 of Section 33, T.13S., R.31E., W.M., Grant County, Oregon being more particularly described as follows:

Beginning at the southwest corner of the SW1/4NE1/4 of said Section 33, said corner being monumented with a 5/8"x30" iron rod which I designate to be the Initial Point for this subdivision, said Initial Point being located 2.46 feet NORTH and 2,667.56 feet WEST of the east 1/4 corner of said Section 33;

Thence N00°41'36"W, along the west line of the SW1/4NE1/4 of said Section 33 a distance of 1,301.85 feet to the northwest corner of the SW1/4NE1/4 of said Section 33;

Thence N89°44'19"E, along the north line of the SW1/4NE1/4 of said Section 33 a distance of 1,336.25 feet to the northeast corner of the SW1/4NE1/4 of said Section 33;

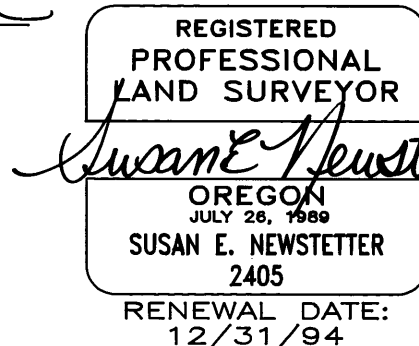
Thence S00°34'59"E, along the east line of the SW1/4NE1/4 of said Section 33 a distance of 654.39 feet to the southeast corner of the NE1/4SW1/4NE1/4 of said Section 33;

Thence S28°40'08"W a distance of 745.46 feet to a point on the south line of the SW1/4NE1/4 of said Section 33;

Thence N89°57'57"W, along the south line of the SW1/4NE1/4 of said Section 33 a distance of 969.51 feet to the point of beginning, containing 37.26 acres, more or less.

I have made such survey and plat by the order of and under the direction of the owners thereof, and the size of the lots and the widths of the roads are as shown on the accompanying plat and that all lot corners are marked as shown on the accompanying plat in accordance with ORS 92.050 and 92.060.

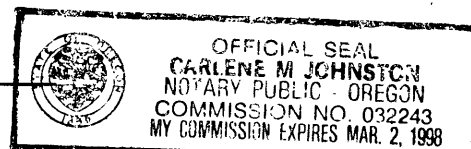
Susan E. Newstetter
SUSAN E. NEWSTETTER
Staff Surveyor
Ferguson Surveying and Engineering
P.O. Box 519
Mt. Vernon, Oregon



STATE OF OREGON )
COUNTY OF GRANT )

Subscribed and sworn to before me on this 23rd day of NOVEMBER, 1994

Carlene M. Johnston
Notary Public for Oregon
My Commission Expires: 3-2-98



APPROVALS:

Examined and recommended for approval of the Grant County Board of Commissioners this 2nd day of Nov., 1994.

Robert D. Bagot
Grant County Surveyor

Approved by the Grant County Board of Commissioners this 8th day of March, 1994.

Memorie Reynolds, William Sibb, Adl Kinkedling
County Judge, Commissioner, Commissioner

Approved by Grant County Assessor and Tax Collector:

I hereby certify that pursuant to ORS 92.095 all AD VALOREM taxes and all special assessments, fees, and other charges required by law be placed upon the tax roll which became a lien on this subdivision have been paid to me.

James R. Burton
County Assessor and Tax Collector

Filed for the record on this 22nd day of March, 1994

Robert D. Bagot
County Clerk

VICTORIA ACRES

SITUATED IN THE SW1/4NE1/4 SECTION 33, T.13S., R.31E., W.M GRANT COUNTY, OREGON October 18, 1994

DECLARATION:

Know to all men by these presents that Frank R. Wood and Victoria R. Wood does hereby acknowledge that they are the owners of the lands described in the Surveyor's Certificate, said lands to be hereafter known as VICTORIA ACRES and that as said owners caused the same to be surveyed, subdivided and platted into lots in accordance with the provisions of ORS Chapter 92 as shown on the accompanying plat, said plat subject to the following conditions:

- 1) Minimum building setback lines as required by the County;
2) Additional restrictions as provided for in the recorded "Declaration of Covenants, Conditions and Restrictions" for this subdivision;
3) The private, 40 foot wide, access easement over a portion of Lots 1 and 2 to provide ingress and egress to Lots 2 and 3;
4) The private, 40 foot wide, access easement over a portion of Lots 1, 2 and 4 to provide ingress and egress to Lot 5;
5) An easement, 15 feet in width, including the terms and provisions thereof, to California-Pacific Utilities Company, recorded May 24, 1976 in Deed Book 114, Page 820, Records of Grant County, Oregon. Right of way easement for utility and incidental purposes;
6) Reservation, including the terms and provisions thereof, as shown in Warranty Deed from RLC Investments, Inc., a corp., dated June 7, 1976, recorded July 23, 1976 in Deed Book 115, Page 139, to-wit: "RESERVING unto Grantor, its successors and assigns, an easement in common with others entitled to the use thereof; over and along that portion of Road Easements "G" and "H" that traverse the property first described above, for the purpose of ingress and egress to County Road No. 47";
7) The common easements shown herein are subject to rights of way, access restrictions, agreement regarding maintenance and control of the old highway and right of the United States of America of record;
8) Easement Deed, including terms and provisions thereof, to Grant County, Oregon, dated August 23, 1988, recorded September 7, 1988 in Deed Book 137, Page 366, being a perpetual non-exclusive easement for use as a public road over Road Easement H, in exchange for the agreement of Grant County to create a county road out of said Road Easement H, and releases and conveys to Grant County, Oregon, all Grantor's rights, title and interest in the easement in common over said Easement H;
9) Any easements and restrictions of record.

Frank R. Wood
FRANK R. WOOD

Victoria R. Wood
VICTORIA R. WOOD

ACKNOWLEDGMENT

State of Oregon )
County of Clackamas )

This instrument was acknowledged before me on this 7th day of NOVEMBER, 1994 by Frank R. Wood.

Michelle M. Yeager
Notary Public of Oregon
My Commission Expires: MARCH 22, 1997



State of Oregon )
County of Clackamas )

This instrument was acknowledged before me on this 7th day of NOVEMBER, 1994 by Victoria R. Wood.

Michelle M. Yeager
Notary Public of Oregon
My Commission Expires: MARCH 22, 1997



LEGEND

- Found 1-1/2" iron pipe with attached Grant County Surveyor Brass Cap
Found 5/8" iron rod
Set 5/8"x30" iron rod with attached yellow plastic cap marked PL5 2405
Record bearing and distance from Recorded Survey.
Found monument from Recorded Survey, Survey No. appears in the oval
Existing Easements
Easements for this Subdivision

REFERENCES

Grant Co. Map of Survey No.'s 324, 528, 1047, 1106.

Table with 2 columns: Book, Page. Lists deed records for Grant County.

Table with 2 columns: Instrument No.'s, corresponding deed records.

I hereby certify that this photocopy is a true and exact copy of the Victoria Acres plat as filed with this office.

Robert D. Bagot
COUNTY CLERK

I hereby certify that this photocopy is a true and exact copy of the Victoria Acres plat.

Susan E. Newstetter, PLS
Susan E. Newstetter, PLS

RECEIVED AND FILED
MARCH 28, 1994
OFFICE OF COUNTY SURVEYOR
Robert D. Bagot
Steven D. Fallwiler

NARRATIVE

The boundary survey for this subdivision was a retracement of a portion of Grant County Map of Survey No.'s: 324, 528, 1047 and 1106.

In most instances my returned bearing and distances varied only slightly from the record with two exceptions.

- 1) My returned distance along the west line of the SW1/4NE1/4 of Section 33 is 1,301.85 feet. The record distance is 1,301.03 feet for a difference of 0.82 feet.
2) My returned distance along the north line of the SW1/4NE1/4 of Section 33 is 1,336.25 feet. The record distance is 1,339.63 feet for a difference of 0.62 feet.

I have no explanations for these two exceptions. After much thought I have accepted the previously established monuments affected by these differences. These monuments have been in place for over 20 years and have been accepted and used by the adjoining landowners.

The survey and monumentation for this subdivision was conducted May-October 1994. Prior to conducting this survey, research was conducted at the Grant County Courthouse for available records pertaining to this survey. Field measurements were then made to locate existing monuments. All previously existing monuments pertaining to this tract of land were recovered.

Positional control for this survey was provided by a closed traverse network meeting Federal Geodetic Control Committee guidelines for third order class II. A Wild TC1600 total station was used to obtain measurements and field set monuments from the survey control. A Zeos Notebook computer (IBM compatible 386) utilizing Wildsoft software was used to perform the computations and the Map was prepared utilizing AutoCad r12. The basis of bearing was based on Grant County Map of Survey No. 324. Field notes and computations are on file in the office of Ferguson Surveying and Engineering, Mt. Vernon, Oregon 97865.