

LEGEND

- ① Lot Number
- 5/8" x 30" Iron Rod w/Copper Cap Stamped "1756" Set, Unless Otherwise Noted.
- Points found as noted.
- * See Morrow County filed surveys No. C-536-K, C-617-K and Survey for D. Fritz by L.S. 1756, 10-31-84.
- 5/8" x 24" Iron Rod w/Copper Cap Stamped "1756" Set

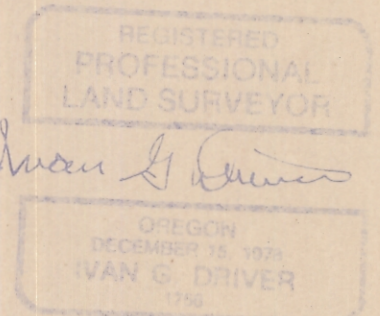
MAGIC GARDENS ESTATES

FEBRUARY 20, 1985

SURVEYOR'S CERTIFICATE

I, IVAN G. DRIVER, BEING FIRST DULY SWORN, DO DEPOSE AND SAY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF OREGON, AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED IN THE ACCOMPANYING PLAT OF MAGIC GARDENS ESTATES, LOCATED IN MORROW COUNTY, OREGON. AT THE INITIAL POINT, I SET FLUSH WITH THE GROUND SURFACE A 2" GALVANIZED IRON PIPE 2 INCHES IN DIAMETER AND 36 INCHES LONG WITH A 3/4" INCH DIAMETER BRASS CAP STAMPED "MAGIC GARDENS ESTATES, 1985, L.S. 1756"; THENCE N. 74°38'51"E., ALONG THE CENTERLINE OF A CONCRETE LINED IRRIGATION DITCH 533.34 FEET; THENCE N. 0°00'00"E., 571.82 FEET, TO THE CENTERLINE OF A CONCRETE LINED WEST EXTENSION IRRIGATION DISTRICT CANAL; THENCE S. 47°57'30"E. ALONG THE CENTERLINE OF SAID CONCRETE LINED CANAL 700.16 FEET TO THE WEST RIGHT-OF-WAY LINE OF SEVENTH STREET W, A MORROW COUNTY ROAD; THENCE N. 0°22'40"W. ALONG SAID WEST RIGHT-OF-WAY LINE 937.67 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF A PUBLIC ROAD BY USAGE, A MORROW COUNTY ROAD; THENCE S. 89°26'00"W. ALONG SOUTH RIGHT-OF-WAY LINE 636.70 FEET; THENCE S. 0°22'15"E., 353.84 FEET TO THE CENTERLINE OF SAID CONCRETE LINED CANAL; THENCE S. 47°57'30"E. ALONG SAID CENTERLINE OF THE CONCRETE LINED CANAL 40.15 FEET; THENCE S. 42°57'00"W., 78.40 FEET; THENCE S. 0°00'00"W., 190.30 FEET; THENCE S. 88°30'43"W., 387.03 FEET; THENCE S. 01°44'11"W., 573.21 FEET TO THE INITIAL POINT.

IVAN G. DRIVER, - L.S. 1756

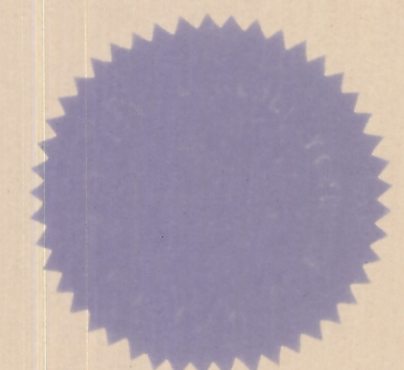


MONTANA AVE.
S. 89° 41' 14" W.
End 5/8" I.R. w/Alum. Cap set by LS 933 (See LS 933's survey for Morrow County - Dated 5-8-80)

STATE OF OREGON) S.S.
COUNTY OF MORROW)

ON THIS February DAY OF February, 1985 DID PERSONALLY APPEAR Ivan G. Driver WHO BEING DULY SWORN, DID SUBSCRIBE AND SAY THAT HE WAS THE LANDSURVEYOR OF THE "MAGIC GARDENS ESTATES" SUBDIVISION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS HIS SEAL.

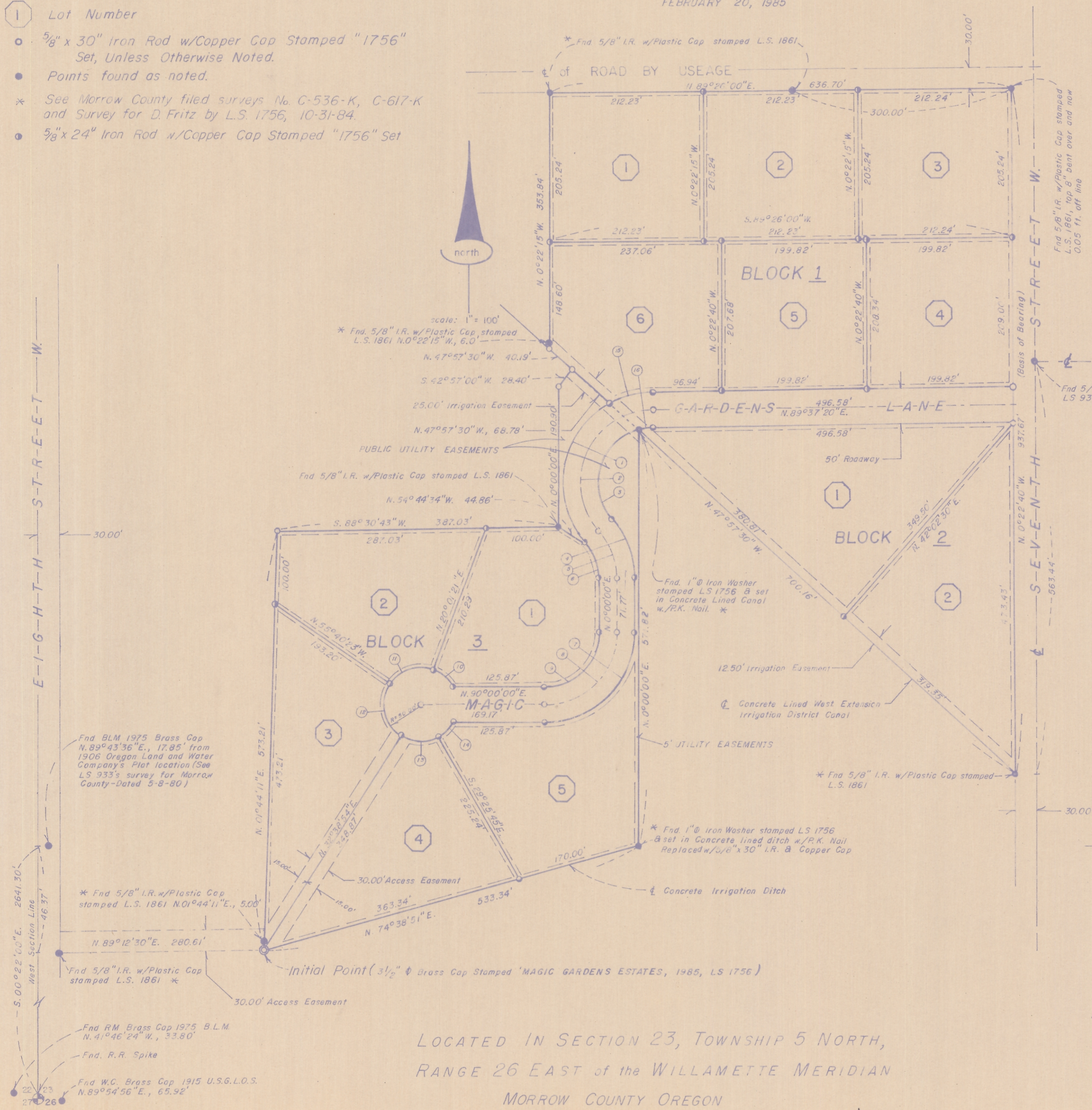
NOTARY PUBLIC FOR OREGON) MY COMMISSION EXPIRES 11-18-88



PUBLIC UTILITY EASEMENTS
All lots contain 5 foot wide Public Utility Easements abutting all lot lines.

CURVE DATA

#	Δ	R	Arc. L.	Chord L.	Chord Brg.
1	102°55'45"	125.00'	224.56'	194.53'	S. 10°01'06"W.
2	131°26'39"	100.00'	229.41'	181.77'	S. 24°16'33"W.
3	115°52'00"	75.00'	151.67'	128.10'	S. 16°12'36"W.
4	41°04'14"	125.00'	89.60'	87.90'	S. 20°32'07"E.
5	41°04'14"	100.00'	71.68'	70.16'	S. 20°32'07"E.
6	41°04'14"	75.00'	53.75'	52.62'	S. 20°32'07"E.
7	90°00'00"	125.00'	196.35'	176.78'	N. 45°00'00"E.
8	90°00'00"	100.00'	157.08'	141.42'	N. 45°00'00"E.
9	90°00'00"	75.00'	117.81'	106.07'	N. 45°00'00"E.
10	39°58'35"	50.00'	34.89'	34.18'	S. 49°59'12"E.
11	75°41'46"	50.00'	66.05'	61.36'	N. 72°10'09"E.
12	91°40'45"	50.00'	80.01'	71.74'	N. 11°30'52"W.
13	62°10'55"	50.00'	54.26'	51.19'	S. 88°11'42"E.
14	30°27'59"	50.00'	26.59'	26.27'	N. 45°35'28"E.
15	28°30'54"	125.00'	62.21'	61.57'	N. 75°21'53"E.
16	15°34'39"	75.00'	20.39'	20.33'	N. 86°25'18"E.



LOCATED IN SECTION 23, TOWNSHIP 5 NORTH,
RANGE 26 EAST OF THE WILLAMETTE MERIDIAN
MORROW COUNTY OREGON

C-566