

**MINOR LAND PARTITION  
AND BOUNDARY LINE ADJUSTMENT  
IN LOT 1, PACIFIC HIGHWAY FRUIT LANDS  
& LOT 2 GREEN VALLEY ORCHARD TRACTS  
IN THE SW 1/4 OF SECTION 2, T28S, R6W, W.M.  
February, 1991**

**COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE**

FILED  
*JL*  
MAR 6 1991  
COUNTY SURVEYOR  
DOUGLAS COUNTY, OREGON

**PARCEL 1**

A parcel of land in Lot 1, Pacific Highway Fruit Lands, Section 2, T28S, R6W, W.M. being more particularly described as follows:

Beginning at a 5/8" iron rod on the westerly Right-of-Way line of County Road No. 16 from which the Initial Point of Pacific Highway Fruit Lands bears S79°35'23"W 617.79 feet; thence leaving said Right-of-Way line N38°48'10"W 276.02 feet to a 5/8" iron rod; thence continuing N38°48'10"W 20.30 feet to the centerline of Roberts Creek; thence along said creek centerline N49°12'36"E 79.98 feet to a point, N83°16'15"E 62.40 feet to a point, and N59°30'40"E 169.78 feet to a point on the southerly boundary of Lot 1, Block 1, South-View Subdivision; thence along said southerly boundary S44°46'46"E 35.64 feet to a 5/8" iron rod; thence continuing along said southerly boundary S44°46'46"E 101.08 feet to a 5/8" iron rod; thence leaving said southerly boundary S42°11'19"W 218.03 feet to a 5/8" iron rod; thence S38°43'27"E 62.64 feet to a 5/8" iron rod on the westerly Right-of-Way line of County Road No. 16; thence along the arc of a 1462.40 foot radius curve to the left 100.00 feet, the long chord of which bears S46°13'39"W 99.98 feet, to the point of beginning, containing 1.48 acres more or less.

**PARCEL 2**

A parcel of land in Lot 1, Pacific Highway Fruit Lands, Section 2, T28S, R6W, W.M. being more particularly described as follows:

Beginning at a 5/8" iron rod on the westerly Right-of-Way line of County Road No. 16 from which the Initial Point of Pacific Highway Fruit Lands bears S79°35'23"W 617.79 feet; thence leaving said Right-of-Way line N38°48'10"W 276.02 feet to a 5/8" iron rod; thence continuing N38°48'10"W 20.30 feet to the centerline of Roberts Creek, thence along said creek centerline S36°29'15"W 103.46 feet to a point; thence leaving said centerline S38°59'06"E 20.55 feet to a 5/8" iron rod; thence continuing S38°59'06"E 254.85 feet to a 5/8" iron rod on the westerly Right-of-Way line of County Road No. 16; thence along said Right-of-Way S49°35'28"E 10.00 feet to a 5/8" iron rod; thence along the arc of a 1462.40 foot radius curve to the right, 98.51 feet, the long chord of which bears N42°20'19"E 98.49 feet, to the point of beginning, containing 0.67 acres more or less.

**PARCEL 3**

A parcel of land located in Lot 1, Pacific Highway Fruit Lands and in a portion of Lot 2, Green Valley Orchard Tracts, Section 2, T28S, R6W, W.M. being more particularly described as follows:

Beginning at a 5/8" iron rod on the westerly Right-of-Way line of County Road No. 16 from which the Initial Point of Pacific Highway Fruit Lands bears S49°35'28"E 10.00 feet, N42°20'19"E 98.49 feet and S79°35'23"W 617.79 feet; thence along the arc of a 1472.40 foot radius curve to the left 250.42 feet, the long chord of which bears S35°32'11"W 250.12 feet, to a 5/8" iron rod; thence S74°11'06"W 79.85 feet to a 5/8" iron rod on the northerly Right-of-Way line of County Road No. 26; thence along said northerly Right-of-Way line N57°22'40"W 150.00 feet to a 5/8" iron rod; thence S32°37'19"W 5.00 feet to a 5/8" iron rod; thence N57°22'40"W 83.32 feet to a 5/8" iron rod; thence along the arc of a 750.34 foot radius curve to the left 53.86 feet, the long chord of which bears N59°43'51"W 53.85 feet, to a 5/8" iron rod; thence leaving said northerly Right-of-Way line N09°31'45"E 209.94 feet to a 5/8" iron rod at the NE corner of that property described in Deed Reference Number 76-18086 of the Deed Records of Douglas County, Oregon; thence along the north line of said property S66°47'38"W 83.22 feet to a 5/8" iron rod on the westerly boundary of Lot 1, Pacific Highway Fruit Lands; thence along said westerly boundary N09°31'45"E 882.18 feet to a 5/8" iron rod at the northwest corner of said Lot 1; thence along the north boundary of said Lot 1, S44°46'46"E 728.32 feet to a 5/8" iron rod at the westerly most corner of Lot 1, Block 1, South-View Subdivision; thence along the southerly boundary of said Lot 1, Block 1, S44°46'46"E 10.92 feet to a point in the center of Roberts Creek; thence following said center of Roberts Creek S59°30'40"W 169.78 feet, S83°16'15"W 62.40 feet, S49°12'36"W 79.98 feet, and S36°29'15"W 103.46 feet; thence leaving said Roberts Creek S38°59'06"E 20.55 feet to a 5/8" iron rod; thence continuing S38°59'06"E 254.85 feet to the point of beginning, containing 9.10 acres more or less.

PARTITIONER: Ken Jacobs  
1644 Brozi Road  
Roseburg, Oregon 97470

WATER: Roberts Creek Water District

SEWER: Green Sanitary District

NUMBER OF PARCELS: 3

ZONING: R2 & F6

LEGAL OWNER: Wayne Jacobs and Lavone Jacobs  
707 F Street  
Phillipsburg, Kansas 67661

MAP PREPARED BY: AA Surveying Service, Inc.  
P.O. Box 130  
Roseburg, Oregon 97470  
Tel (503) 672-2096

TAX ACCOUNT NO. 65112.01 and 65112.11

COMPREHENSIVE PLAN DESIGNATION:  
High Density Residential  
Medium Density Residential  
Urban Growth Area

COUNTY PLANNING FILE No.: 90-274

**NARRATIVE**

The purpose of this survey was to partition the portion of the lands described in Deed Reference Number 65-15066 of the Deed Records of Douglas County, and are in Lot 1, Pacific Highway Fruit Lands, Lot 2, Green Valley Orchard Tracts and the vacated portion of County Road Number 26 as described in Vacation Order 286716, Section 2, T27S, R6W, WM.

The westerly boundary was established by using the found monuments per RM3-19 as recorded in the Douglas County Surveyor's records. The northerly line was established by using the calculated southerly boundary of Lot 1, Block 1, South View Subdivision per M106-49B and projecting it to intersect the westerly boundary. The easterly boundary was established using existing monuments per M107-49B, the existing traveled center line, and record curve data and stationing per Douglas County Road Department Right-of-Way Maps of County Road Number 16. The south boundary was controlled by using the existing center line and the found Right-of-Way monuments of County Road Number 26. The corners of the land described in Deed Record 76-18086 were established using Deed record angle and distance.

**SURVEYOR'S AFFIDAVIT**

I, Mark A. Heimbürger, being duly sworn, depose and say that I have surveyed and monumented with proper monuments the corners so indicated on the annexed plat and that the boundaries are properly described hereon.

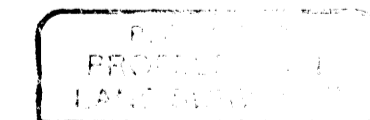
*Mark A. Heimbürger*  
Mark A. Heimbürger

Filed this 5th day of March, 1991.

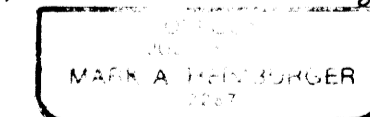
**GAY FIELDS, County Clerk**  
County Clerk *by Nancy R. Davenport, Deputy*

APPROVALS:  
*Keith L. Cubic* 2/20/91  
County Planning Director Date

*Larry E. Morrison* DEPUTY 3-4-91  
County Surveyor Date



*Mark A. Heimbürger*



1991 - 0013 A

1991 - 0013 A

# MINOR LAND PARTITION AND BOUNDARY LINE ADJUSTMENT

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

IN LOT 1, PACIFIC HIGHWAY FRUIT LANDS  
& LOT 2 GREEN VALLEY ORCHARD TRACTS

IN THE SW 1/4 OF SECTION 2, T28S, R6W, W.M.  
SCALE: 1"=100' FEBRUARY, 1991

FILED  
MAR 4 1991  
COUNTY SURVEYOR  
DOUGLAS COUNTY, OREGON

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CHORD/BRG
C1	716.20	26°15'00"	328.13	166.99	325.26	S 70°47'58" E
C2	1,432.40	28°06'01"	702.51	358.47	695.49	N 40°39'32" E
C3	1,462.40	07°46'39"	198.51	99.41	198.36	S 44°17'51" W
C4	1,472.40	09°44'41"	250.42	125.51	250.12	S 35°32'11" W
C5	745.34	26°15'00"	341.48	173.79	338.50	N 70°47'58" W
C6	750.34	04°06'45"	53.86	26.94	53.85	N 59°43'51" W
C7	750.34	05°33'36"	72.81	36.44	72.79	N 64°34'02" W
C8	1,462.40	03°51'35"	98.51	49.27	98.49	S 42°20'19" W
C9	1,462.40	03°55'05"	100.00	50.02	99.98	S 46°13'39" W

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

1991 MAR -5 AM 10:39

GAY FIELDS  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Nancy R. Davenport* ( )  
DEPUTY

FEE *pp* ( ( ) )

LEGEND

○ Found 5/8" iron rod unless noted.

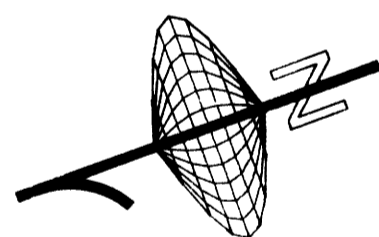
● Set 5/8" x 30" iron rod w/ plastic cap marked "AA SURVEYING INC."

Record information per M106 - 49B

Record information per RM 3-19.

○ Calculated point.

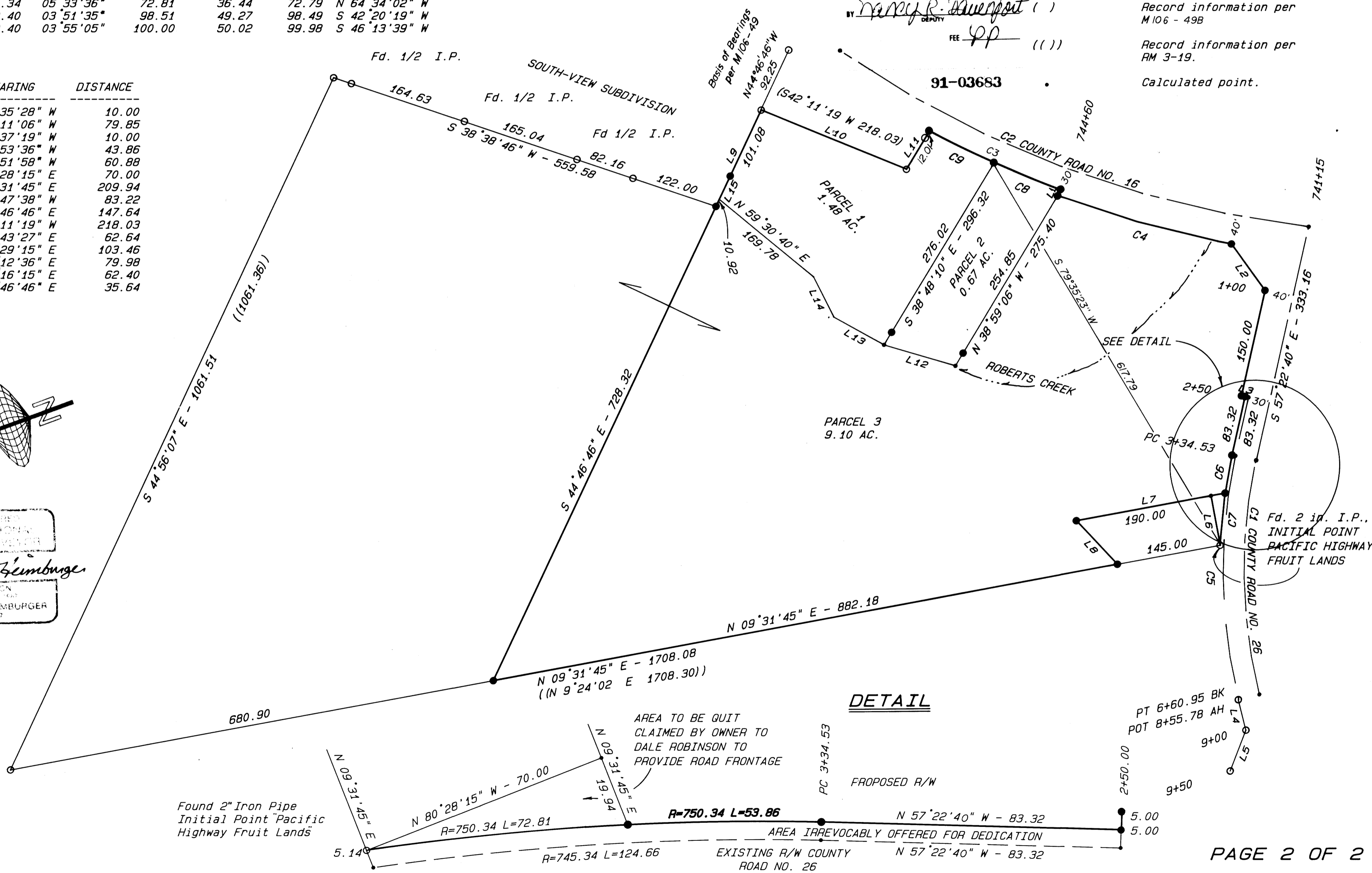
LINE	BEARING	DISTANCE
L1	N 49°35'28" W	10.00
L2	S 74°11'06" W	79.85
L3	S 32°37'19" W	10.00
L4	N 83°53'36" W	43.86
L5	N 48°51'58" W	60.88
L6	S 80°28'15" E	70.00
L7	N 09°31'45" E	209.94
L8	S 66°47'38" W	83.22
L9	S 44°46'46" E	147.64
L10	S 42°11'19" W	218.03
L11	S 38°43'27" E	62.64
L12	N 36°29'15" E	103.46
L13	N 49°12'36" E	79.98
L14	N 83°16'15" E	62.40
L15	S 44°46'46" E	35.64



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Mark A. Heimbarger*

OREGON  
JULY 16, 1964  
MARK A. HEIMBURGER  
2257



Found 2" Iron Pipe  
Initial Point Pacific  
Highway Fruit Lands

AREA TO BE QUIT  
CLAIMED BY OWNER TO  
DALE ROBINSON TO  
PROVIDE ROAD FRONTAGE

**DETAIL**

PROPOSED R/W

AREA IRREVOCABLY OFFERED FOR DEDICATION  
EXISTING R/W COUNTY  
ROAD NO. 26

PT 6+60.95 BK  
POT 8+55.78 AH

1991 - 0013 B