COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

1997 - 0030 B

LAND PARTITION

IN THE SW 1/4, SECTION 12
TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDAN
DOUGLAS COUNTY, OREGON
DECEMBER 1996

NARRATIVE
THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY DESCRIBED IN DEED REFERENCE NUMBER 91-00894, DEED RECORDS OF DOUGLAS COUNTY.

THE MONUMENTS SHOWN WERE USED TO CONTROL THE BOUNDARY AND THE SUBJECT PROPERTY PARTITIONED PER PRELIMINARY PARTITION PLAN AS RECORDED IN CITY OF ROSEBURG PLANNING DEPARTMENT FILE NUMBER P96-8.

DECLARATION:
KNOW ALL PEOPLE BY THESE PRESENTS: THAT WILLIAM G. E. FISHER, PARTNER OF W.D. ENTERPRISES, OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, DOES HEREBY DECLARE THE ANNEXED MAP TO BE A CORRECT MAP OF THE PARTITION PLAT OF SAID PROPERTY AND THAT HE HAS CAUSED THIS PARTITION PLAT TO BE PREPARED AND THE PROPERTY TO BE PARTITIONED INTO TWO PARCELS AS SHOWN HEREON, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF OREGON REVISED STATUTES.

William G. E. Fisher
WILLIAM G. E. FISHER - PARTNER OF W.D. ENTERPRISES

ACKNOWLEDGEMENT:
STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS: THAT ON THIS 21 DAY OF January, 1997, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, DID PERSONALLY APPEAR WILLIAM G.E. FISHER, PARTNER OF W.D. ENTERPRISES, WHO BEING DULY SWORN, DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Margaret A. Hershfelt
NOTARY PUBLIC, STATE OF OREGON

COMMISSION EXPIRES: June 14, 1999

APPROVALS:

COMMUNITY DEVELOPMENT DIRECTOR
CITY OF ROSEBURG — DATE 3-3-97

PUBLIC WORKS DIRECTOR
CITY OF ROSEBURG — DATE 3-4-97

Ed Moreau DEPUTY
COUNTY SURVEYOR — DATE MARCH 5 1997

FILED THIS 6th DAY OF MARCH, 1997. 97-04934 11:44 A.M.
DOYLE SHAVER JR., County Clerk
COUNTY CLERK BY: DEPUTY

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

Anne E. Schroeder 3/5/97
DOUGLAS COUNTY TAX COLLECTOR

STATE OF OREGON]
COUNTY OF DOUGLAS] SS.
I, [redacted], COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED
97 MAR -6 AM 11:44
[redacted] CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY DEPUTY
FEE PP

DOYLE SHAVER JR., DOUGLAS COUNTY CLERK — STATE OF OREGON

SURVEYOR'S CERTIFICATE

I, MARK A. HEIMBURGER DO HEREBY CERTIFY THAT I HAVE SURVEYED AND MONUMENTED WITH PROPER MONUMENTS THE CORNERS SO INDICATED ON THE ANNEXED PLAT AND THAT THE BOUNDARIES ARE PROPERLY DESCRIBED IN DEED REFERENCE NUMBER 91-00894 OF THE DEED RECORDS OF DOUGLAS COUNTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH THE NORTHEAST CORNER OF BLOCK 10, HOUSLEY HEIGHTS BEARS NORTH 88°07'39" WEST 360.75 FEET; THENCE SOUTH 88°07'39" EAST 613.87 FEET TO A 5/8" IRON ROD ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NUMBER 5; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 07°29'37" WEST 411.61 FEET TO A 5/8" IRON ROD; THENCE NORTH 89°28'08" WEST 187.73 FEET TO A 5/8" IRON ROD; THENCE SOUTH 00°29'35" WEST 5.00 FEET TO A 5/8" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY LINE OF HILL PLACE; THENCE ALONG SAID NORTHERLY LINE NORTH 89°28'08" WEST 164.75 FEET TO A 5/8" IRON ROD; THENCE NORTH 00°19'43" EAST 147.48 FEET TO A 5/8" IRON ROD; THENCE NORTH 89°17'17" WEST 33.62 FEET TO A 5/8" IRON ROD; THENCE NORTH 00°49'22" EAST 45.24 FEET TO A 5/8" IRON ROD; THENCE 28.27 FEET ALONG THE ARC OF AN 18.00 FEET RADIUS CURVE TO THE LEFT THE LONG CHORD BEARS NORTH 44°11'03" WEST 25.45 FEET TO A 5/8" IRON ROD; THENCE NORTH 89°10'38" WEST 67.10 FEET TO A 5/8" IRON ROD; THENCE SOUTH 00°49'22" WEST 63.40 FEET TO A 5/8" IRON ROD; THENCE NORTH 89°17'17" WEST 90.38 FEET TO A BRASS SCREW AND WASHER SET IN CONCRETE; THENCE NORTH 00°10'54" EAST 279.82 FEET TO THE POINT OF BEGINNING, SAID POINT BEING SOUTH 0.18' FROM A 5/8" IRON ROD, ALL SITUATED IN THE SOUTHWEST ONE QUARTER, SECTION 12, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

Mark A. Heimburger
MARK A. HEIMBURGER

LEGAL OWNER	WD ENTERPRISES 4449 FLOURNOY VALLEY ROAD ROSEBURG, OR 97470
PARTITIONER:	DAVID LEONARD P.O. BOX 605 WINCHESTER, OR 97495
WATER:	CITY OF ROSEBURG
SEWER:	ROSEBURG URBAN SANITARY DISTRICT
ZONING:	C3 AND PR
COMPREHENSIVE PLAN DESIGNATION	COMMERCIAL
NUMBER OF PARCELS:	2
PLANNING FILE NO.:	P96-8 / V.96-10

97-04934

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Mark A. Heimburger
OREGON
JULY 16, 1987
MARK A. HEIMBURGER
2287
EXP. DATE: 6-30-97

SURVEYING SERVICE, INC.
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3076 NE DIAMOND LAKE BLVD.
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