

2002-0008

Legal Owner/ Velda P. Rice  
Partitioner: P.O. Box 1788  
Roseburg, OR 97470

# LAND PARTITION

FOR VELDA P. RICE  
SW 1/4 & SE 1/4 OF SECTION 16, T.27S., R.05W., W.M.  
DOUGLAS COUNTY, OREGON

JANUARY 2002

Water: City of Roseburg  
Sewer: R.U.S.A.  
Zoning: Medium Industrial (M-2)  
Number of Parcels: 3  
Planning Department  
File No.: Partition-01-07

### APPROVALS:

*[Signature]* 1-31-02  
City of Roseburg, Community Development Director Date  
*[Signature]* 1-31-02  
City of Roseburg, Public Works Director Date  
*[Signature]* 2-07-02  
Douglas County Surveyor Date

I hereby certify that all taxes and special assessments, or other charges required by law, have been paid.

*[Signature]* 2/8/02  
Douglas County Tax Collector Date

Filed this 8th day of February, 2002 at 1:12 PM

DOYLESHAVER JR. By *[Signature]* 2002-04513  
Douglas County Clerk

### DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS: that Velda P. Rice, owner of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, do hereby declare the annexed map to be a correct map of the partition plat of said property and that she has caused this partition plat to be prepared and the property to be partitioned into parcels as shown hereon.

*[Signature]*  
Velda P. Rice

### ACKNOWLEDGMENT:

State of Oregon )  
County of Douglas) SS

KNOW ALL PEOPLE BY THESE PRESENTS: that on this 7th day of Feb, 2002, before me, a Notary Public in and for said State and County, did personally appear Velda P. Rice, who being duly sworn, did say that she is the identical person named in the foregoing instrument and that she executed said instrument freely and voluntarily.

*[Signature]*  
Notary Public, State of Oregon

Commission Number: 309240

My commission expires on: 4-17-2002

### NARRATIVE:

The purpose of this survey is to monument the property shown hereon.

The subject property is a portion of land from a larger Tract that has been divided into multiple parcels over a period of years. The subject property is that portion of the larger Tract that lies South of State Highway 138.

Monuments found south of State Highway 138 per M119-9 were used to reestablish the north line of the subject property, and the centerline of the said State Highway. The Basis of Bearings was then established per Land Partition 1991-0048.

The south line of the subject property was established from found monuments per Volume 18, Page 16, Garden Acres Subdivision, and then holding a 60 foot Right-of-Way width for Douglas Avenue.

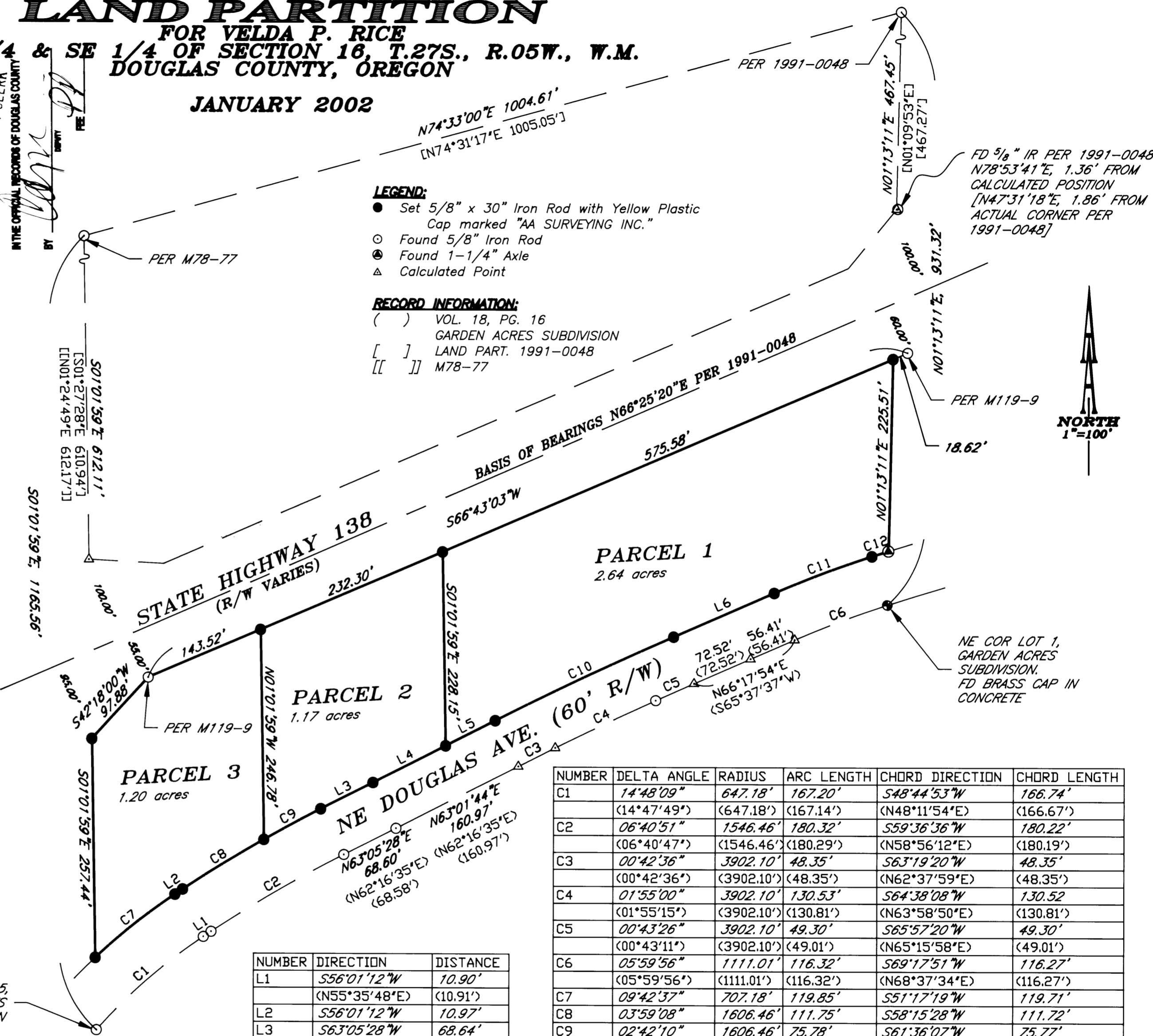
The west line of the subject property was established by holding a straight tangent between the monument found per M78-77 and the northwest corner of Lot 5, Garden Acres Subdivision.

The east line of the subject property was established by holding a straight tangent between the monument found per Land Partition 1991-0048 and the northeast corner of Lot 1, Garden Acres Subdivision.

STATE OF OREGON )  
COUNTY OF DOUGLAS )  
I, DOYLE SHAVER JR., COUNTY CLERK AND  
RECORDER OF COMMISSIONERS, DO HEREBY CERTIFY  
THAT THIS INSTRUMENT WAS RECORDED  
92 FEB -9 PM 12:24  
BY *[Signature]*  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

- LEGEND:**
- Set 5/8" x 30" Iron Rod with Yellow Plastic Cap marked "AA SURVEYING INC."
  - Found 5/8" Iron Rod
  - ⊙ Found 1-1/4" Axle
  - △ Calculated Point

- RECORD INFORMATION:**
- ( ) VOL. 18, PG. 16  
GARDEN ACRES SUBDIVISION
  - [ ] LAND PART. 1991-0048
  - [[ ]] M78-77



| NUMBER | DIRECTION     | DISTANCE |
|--------|---------------|----------|
| L1     | S56°01'12"W   | 70.90'   |
|        | (N55°35'48"E) | (10.91') |
| L2     | S56°01'12"W   | 70.97'   |
| L3     | S63°05'28"W   | 68.64'   |
| L4     | S63°01'44"W   | 95.58'   |
| L5     | S63°01'44"W   | 65.33'   |
| L6     | S66°17'54"W   | 128.92'  |

| NUMBER | DELTA ANGLE | RADIUS     | ARC LENGTH | CHORD DIRECTION | CHORD LENGTH |
|--------|-------------|------------|------------|-----------------|--------------|
| C1     | 14°48'09"   | 647.18'    | 167.20'    | S48°44'53"W     | 166.74'      |
|        | (14°47'49") | (647.18')  | (167.14')  | (N48°11'54"E)   | (166.67')    |
| C2     | 06°40'51"   | 1546.46'   | 180.32'    | S59°36'36"W     | 180.22'      |
|        | (06°40'47") | (1546.46') | (180.29')  | (N58°56'12"E)   | (180.19')    |
| C3     | 00°42'36"   | 3902.10'   | 48.35'     | S63°19'20"W     | 48.35'       |
|        | (00°42'36") | (3902.10') | (48.35')   | (N62°37'59"E)   | (48.35')     |
| C4     | 01°55'00"   | 3902.10'   | 130.53'    | S64°38'08"W     | 130.52'      |
|        | (01°55'15") | (3902.10') | (130.81')  | (N63°58'50"E)   | (130.81')    |
| C5     | 00°43'26"   | 3902.10'   | 49.30'     | S65°57'20"W     | 49.30'       |
|        | (00°43'11") | (3902.10') | (49.01')   | (N65°15'58"E)   | (49.01')     |
| C6     | 05°59'56"   | 1111.01'   | 116.32'    | S69°17'51"W     | 116.27'      |
|        | (05°59'56") | (1111.01') | (116.32')  | (N68°37'34"E)   | (116.27')    |
| C7     | 09°42'37"   | 707.18'    | 119.85'    | S51°17'19"W     | 119.71'      |
| C8     | 03°59'08"   | 1606.46'   | 111.75'    | S58°15'28"W     | 111.72'      |
| C9     | 02°42'10"   | 1606.46'   | 75.78'     | S61°36'07"W     | 75.77'       |
| C10    | 03°20'59"   | 3962.10'   | 231.64'    | S64°38'33"W     | 231.61'      |
| C11    | 05°59'56"   | 1171.01'   | 122.60'    | S69°17'51"W     | 122.55'      |
| C12    | 00°19'02"   | 3710.13'   | 20.55'     | S72°27'28"W     | 20.55'       |

**SURVEYOR'S CERTIFICATE:** 2002-04513  
I, Herman A. Pieske, being duly sworn, depose and say that the boundaries of the property on the annexed plat are properly described in the following document:  
Instrument # 88-02077, Records of Douglas County, Oregon  
*[Signature]*  
Herman A. Pieske

REGISTERED PROFESSIONAL LAND SURVEYOR  
*[Signature]*  
OREGON  
JULY 14, 1978  
HERMAN A. PIESKE  
1651  
EXP. DATE: 12-31-02

**AA**  
**SURVEYING & ENGINEERING, INC.**  
ENGINEERING SURVEYING PLANNING  
3076 NE DIAMOND LAKE BLVD.  
ROSEBURG, OREGON 97470  
TEL (541)672-2096  
FAX (541)672-0611

2002-0008