

Legal Owner/ Gary and Mary Kay  
 Partitioner: 5288 NE Stephens  
 Roseburg, OR 97470

# LAND PARTITION

for GARY & MARY KAY  
 LOT 10, WINCHESTER HOME SITES, VOL. 6, PG. 31  
 SE 1/4 OF SEC. 25, T.26S., R.06W., W.M.  
 DOUGLAS COUNTY, OREGON  
 JANUARY 2002

**LEGEND:**  
 ● Set 5/8" x 30" Iron Rod with Yellow Plastic Cap marked "AA SURVEYING INC."  
 ○ Found 5/8" Iron Rod

**RECORD INFORMATION:**  
 ( ) V. 6, PG. 31, WINCHESTER HOME SITES  
 (( )) Land Partition 1999-0070  
 [ ] M84-25  
 [[ ]] M93-24

Water: City of Roseburg  
 Sewer: R.U.S.A.  
 Zoning: Multiple Family Residential (R-2)  
 Number of Parcels: 3  
 Comp. Plan: High Density Residential  
 Planning Department  
 File No.: 01-169

**APPROVALS:**

Bob Williamson JCKC 3/8/02  
 Douglas County Planning Director Date

Randy Wain 3-08-02  
 Douglas County Surveyor Date

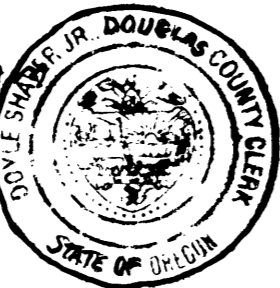
I hereby certify that all taxes and special assessments, or other charges required by law, have been paid.

Sandra K. Corell 3/8/02  
 Douglas County Tax Collector Date

2002-07333

Filed this 14<sup>th</sup> day of MARCH, 2002, 8:26 A.M.

DOYLE SHAVER JR.  
 Douglas County Clerk BY: DEPUTY



**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS: that Gary and Mary Kay, owners 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 they have caused this partition plat to be prepared and the property to be partitioned into parcels as shown hereon.

Gary Kay  
 Gary Kay

Mary Kay  
 Mary Kay

**NARRATIVE:**

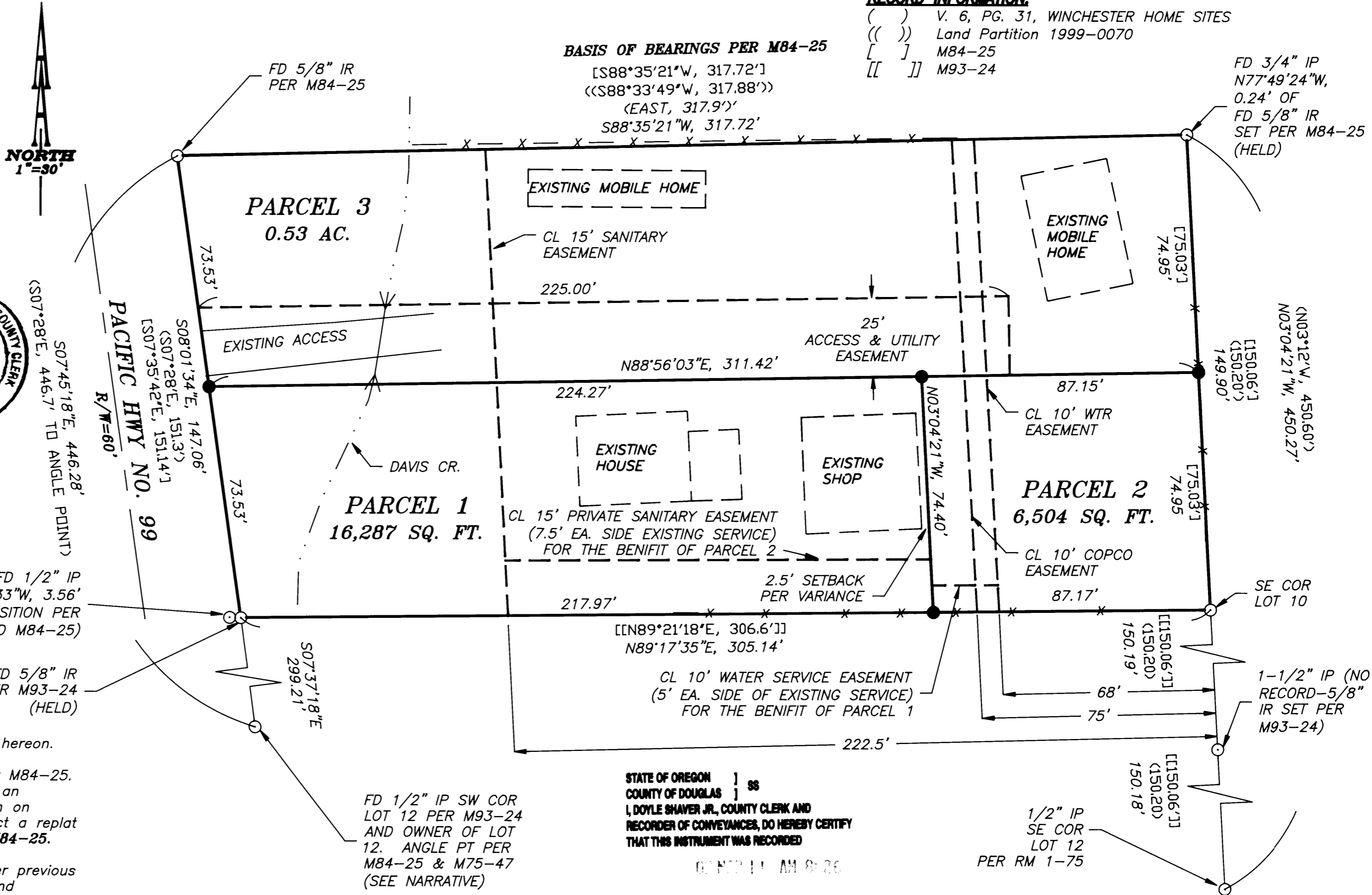
The purpose of this survey is to partition the subject property shown hereon.

The subject property was previously partitioned in November, 1980 per M84-25. During the process of creating another parcel, it was discovered that an existing building encroached into the 25 foot road easement as shown on M84-25. It was recommended by the Planning Department to conduct a replat of M84-25 to eliminate the encroachment. This plat supercedes M84-25.

Monuments were found at the four corners of the subject property per previous surveys. However, there appears to be a conflict between M93-24 and M84-25 which effects the South line of Lot 10. The conflict appear to focus on whether a 1/2" Iron Pipe in the vicinity of the southwest corner of Lot 12 is the angle point on the west line of Lot 12 per "Winchester Home Sites" plat, or if it is the actual southwest corner of Lot 12 per RM 1-75. An attempt was made to determine the true nature of the 1/2" IP in question by locating monuments in the southern portion of the "Winchester Home Sites". There wasn't enough evidence found during this attempt to verify the true nature of the 1/2" IP with any certainty. The 1/2" IP is being used as the Southwest corner of Lot 12 according to the owner of Lot 12.

At this point, a discussion was held with the present owners of Lot 10 and Lot 11. Neither owner desired to dispute the location of the common Lot line as established per M93-24. The owner of Lot 11 was very adamant that the line established per M93-24 was her north line. Since the owner of Lot 10 does not wish to dispute the line per M93-24, the Iron Rod set per M93-24 was held as the common west corner between Lot 10 and Lot 11.

The Basis of Bearings was established per M84-25.



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

**ACKNOWLEDGMENT:**

State of Oregon )  
 County of Douglas)

KNOW ALL PEOPLE BY THESE PRESENTS: that on this 21<sup>st</sup> day of Feb, 2002, before me, a Notary Public in and for said State and County, did personally appear Gary Kay and Mary Kay, who being duly sworn, did say that they are the identical persons named in the foregoing instrument and that they executed said instrument freely and voluntarily.

Jean H Crawford  
 Notary Public, State of Oregon

Commission Number: 30924  
 My commission expires on: 4-17-2002



**SURVEYOR'S CERTIFICATE:**

I, Ronald A. Quimby, being duly sworn, depose and say that the boundaries of the property on the annexed plat are properly described as:

LOT 10, WINCHESTER HOME SITES

Ronald A. Quimby  
 Ronald A. Quimby

2002-07333



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