

SURVEYORS CERIFICATE

I, Mark Heimbarger, being first duly sworn, depose and say that I have correctly surveyed and marked with proper monuments the lands shown on this Partition Plat of which the following is a true and correct description:

A parcel of land being a portion of that property described in Book 882, Page 533 (Instrument No. 84-6732) as recorded in the Deed Records of Douglas County, Oregon, lying in Section 36, Township 26 South, Range 6 West and Section 31, Township 26 South, Range 5 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 5/8 inch iron rod on the north boundary of said property from which the Quarter Section Corner common to said Section 36 Township 26 South, Range 6 West and Section 31 Township 26 South, Range 5 West bears North 62°56'07" East 1413.36 feet; thence South 89°03'13" East 702.27 feet to a 5/8 inch iron rod; thence South 89°03'32" East 543.36 feet to a 5/8 inch iron rod; thence South 89°02'07" East 94.99 feet to a 5/8 inch iron rod; thence South 1°13'04" West 708.29 feet to a 5/8 inch iron rod; thence North 72°14'09" West 98.35 feet to a 5/8 inch iron rod; thence South 1°09'25" West 26.28 feet to a 5/8 inch iron rod; thence South 1°09'25" West 33.11 feet to a 5/8 inch iron rod; thence South 1°09'25" West 1243.36 feet to a brass cap Section Corner common to Section 36 Township 26 South, Range 6 West. Section 1, Township 27 South, Range 6 West, Section 6, Township 27 South, Range 5 West, and Section 31 Township 26 South, Range 5 West; thence North 88°46'21" West 444.69 feet to a 3/4 inch iron pipe at the Southeast corner of a 40 foot wide dedicated roadway; thence along the east line of said 40 foot wide dedicated roadway North 6°22'09" East 657.82 feet to a 3/4 inch iron rod; thence along the north line of said 40 foot wide dedicated roadway North 88°37'54" West 40.42 feet to a 3/4 inch iron rod; thence leaving the 40 foot wide dedicated roadway North 1°58'59" West 761.70 feet to a 5/8 inch iron rod; thence South 75°00'06" West 792.56 feet to a 5/8 inch iron rod in the easterly right of way line of Old Pacific Highway Number 99; thence northerly along said easterly right of way 163.30 feet along the arc of a 612.72 foot radius curve to the left, the chord of which bears North 18°36'30" West 162.82 feet to a 3/4 inch iron pipe; thence continuing along said easterly right of way North 26°28'05" West 299.98 feet to a 3/4 inch iron pipe; thence leaving said easterly right of way North 71°37'06" East 239.23 feet to a 5/8 inch iron rod; thence North 8°30'04" West 287.65 feet to the Point of Beginning, containing 34.33 acres more or less.

60' ACCESS & UTILITY EASEMENT

Beginning at a 5/8 inch iron rod from which the Quarter Section Corner common to Section 36 Township 26 South, Range 6 West and Section 31 Township 26 South, Range 5 West bears North 08°30'04" West 287.65 feet and North 62°56'07" East 1413.36 feet; thence North 71°37'06" East 100.05 feet to a 5/8 inch iron rod; thence South 18°22'54" East 60.00 feet to a point; thence South 71°37'06" West 330.75 feet to a point on the easterly Right-of-Way of Old Pacific Highway Number 99; thence along said Right-of-Way North 26°28'05" West 60.60 feet to a 3/4 inch iron pipe; thence North 71°37'06" East 239.23 feet to the Point of Beginning.

IRREVOCABLE OFFER TO DEDICATE

Beginning at a 3/4 inch iron rod on the easterly Right-of-Way of Old Pacific Highway Number 99 from which the Quarter Section Corner common to Section 36 Township 26 South, Range 6 West and Section 31 Township 26 South, Range 5 West bears North 71°37'06" East 239.23 feet, North 08°30'04" West 287.65 feet and North 62°56'07" East 1413.36 feet; thence along said easterly Right-of-Way South 26°28'05" East 259.89 feet to a point; thence leaving said Right-of-Way North 19°43'09" West 257.37 feet to a point; thence South 71°37'06" West 30.55 feet

APPROVALS:

Keith L. Cubie NOVEMBER 20, 2002
Douglas County Planning Director Date

Ronny Wilson 11-20-02
Douglas County Surveyor Date

I hereby certify that all taxes and special assessments or other charges required by law have been paid.
David A. ... 11/25/02
Douglas County Tax Collector Date

Filed this 25th day NOVEMBER 9:48 A.M. of 2002

DOYLE SHAVER JR. Glen G. Burnett
Douglas County Clerk Deputy



OWNER and PARTITIONER: Douglas County
1036 SE Douglas Ave.
Roseburg, OR 97470

NUMBER OF PARCELS: 2

WATER: City Of Roseburg Water Department

SEWER: R.U.S.A

ZONING: PR

COMP. PLAN: Industrial by the City of Roseburg Comp. Plan, and Rural Residential 5 acre by the Douglas County Comp. Plan.

Planning Department File No. 02-147

DECLARATION.

KNOW ALL PEOPLE BY THESE PRESENTS, that DOUGLAS COUNTY 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.

Douglas County 11-25-02
Douglas County Commissioner Date
Mark A. Heimbarger 11/20/02
Douglas County Commissioner Date
Michael J. Winters 11-21-02
Douglas County Commissioner Date

ACKNOWLEDGMENT.

State of Oregon)
County of Douglas) ss

KNOW ALL PEOPLE BY THESE PRESENTS: that on this 25th day of November 2002, before me a Notary Public of and for said State and County, did personally appear Doug Robertson, Joyce Morgan and Michael J. Winters, Commissioners for said County, who being duly sworn, did say that they are the identical persons named in the foregoing instrument and they executed said instrument freely and voluntarily.

Laura A. Duncan 6-28-06
Notary Public, State of Oregon Expiration Date

356286
Commission Number



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE LANDS DESCRIBED IN THE LAND SALES CONTRACT RECORDED IN BOOK 1886, PAGE 110 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, INTO TWO (2) PARCELS AS DELINEATED ON THE PRELIMINARY PLAT SUBMITTED AND FILED AS DOUGLAS COUNTY PLANNING DEPARTMENT FILE NUMBER 02-147.

THE CORNERS SHOWN AS FOUND PER THE SURVEY RECORDED AS M137-20 WERE FOUND AND INCORPORATED INTO A CLOSED TRAVERSE. MONUMENTS WERE SET AT APPROPRIATE LOCATIONS TO ESTABLISH THE PARCELS AS SHOWN. THE EXTERIOR BOUNDARY OF PARCEL 1 WAS NOT SURVEYED.

Sheet 1 of 3

PARTITION PLAT

In the S.W. 1/4, Section 31, T 26 S, R 5 W & S.E. 1/4, Section 36, T 26 S, R 6 W W.M. Douglas County, Oregon NOVEMBER 2002

REGISTERED PROFESSIONAL LAND SURVEYOR

Mark A. Heimbarger
OREGON
JULY 16, 1987
MARK A. HEIMBURGER
2287

RENEWS JUNE 30, 2003

FOR: DOUGLAS COUNTY
DOUGLAS COUNTY COURT HOUSE
ROSEBURG, OREGON 97470

Land Mark
SURVEYING INC.
3329 N.E. Stephens Street
Roseburg, Oregon 97470
Tel (541) 677-9400
Fax (541) 677-9401

LM Proj. No. 2002-0117

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