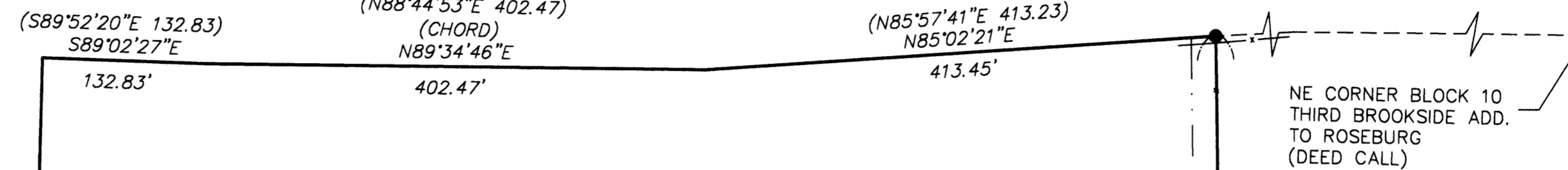


# LAND PARTITION

Being a portion of Block 9 & 10 of Third Brookside Addition to Roseburg  
 Lying in the NE 1/4 of Sec. 20 & NW 1/4 of Sec. 21 Township 27 South, Range 5 West, W.M.  
 City of Roseburg, Douglas County, Oregon  
 June 25, 2003

**NORTH UMPQUA HWY. NO. 138**  
 (R/W VARIES)

(N85°57'41"E)2 (N89°47'17"E)2  
 (130.89')2 (707.13')2  
 DEED CALL DEED CALL



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	3754.92	1°10'35"	77.10	S73°16'52"W	77.10
C2	3754.92	1°35'49"	104.65	S74°40'04"W	104.65

**OWNER/PARTITIONER:** George W. Gibby  
 P.O. Box 2097  
 Roseburg, Oregon 97470

**NO. OF PARCELS:** 3

**WATER:** City of Roseburg

**SEWER:** R.U.S.A.

**ZONING:** Mixed Use (MU)

**COMP. PLAN:** Industrial

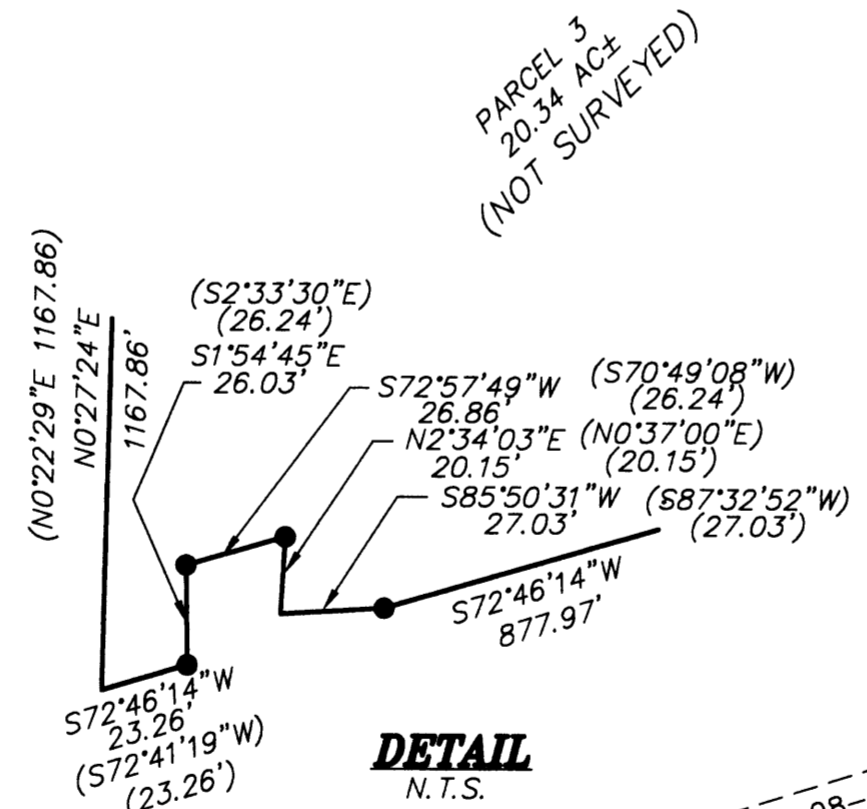
**PLANNING FILE NO.:** P - 03 - 5

**LEGEND:**

- Found 5/8" dia. I.Rod w/ yellow plastic cap marked, "AA SURVEYING INC".
- Set 5/8" x 30" reinforcing rod with yellow plastic cap marked, "LAND MARK PLS 2287".
- Existing fencelines

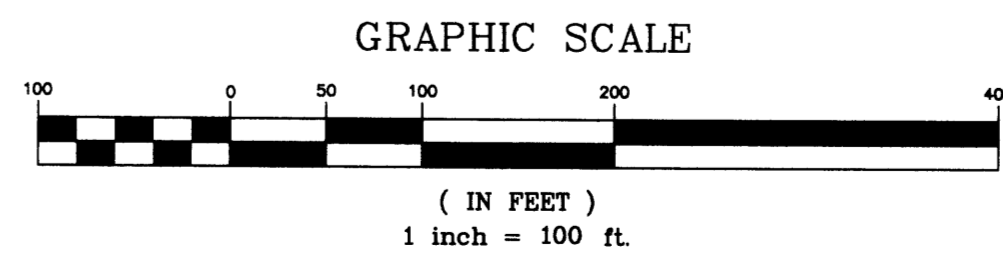
**RECORD INFORMATION:**

- ( ) M 133-20 by Ron Quimby
- ( ) 2 Deed Reference Number 2000-22654



SEE DETAIL ABOVE

APPROX. LOCATION OF 20' WIDE SS EASEMENT PER 98-03865  
**DOUGLAS AVE.**  
 (60' R/W)



REGISTERED PROFESSIONAL LAND SURVEYOR  
*Mark A. Heimbürger*  
 OREGON  
 JULY 16, 1987  
 MARK A. HEIMBURGER  
 2287  
 RENEWS JUNE 30, 2005

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

2003-0060 A

2003-0060 A

DOUGLAS COUNTY OFFICIAL RECORDS  
 BARBARA E. NIELSEN, COUNTY CLERK 2003-021519  
 NO FEE  
 08/12/2003 10:13:33 AM  
 PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER  
 This is a no fee document

**LAND PARTITION**

Being a portion of Block 9 & 10 of Third Brookside Addition to Roseburg  
 Lying in the NE 1/4 of Sec. 20 & NW 1/4 of Sec. 21 Township 27 South, Range 5 West, W.M.  
 City of Roseburg, Douglas County, Oregon  
 June 25, 2003

**SURVEYORS CERTIFICATE:**

I, Mark A. Heimbarger, do hereby certify that I have correctly 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 2000-22654 of the Deed Records of Douglas County, Oregon.

*Mark A. Heimbarger*  
 Mark A. Heimbarger

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS that George W. Gibby, is the owner of the land represented on the annexed map, and more particularly described in the accompanying Surveyors Certificate, does hereby declare the annexed map to be a correct map of the Partition Plat.

*George W. Gibby*  
 George W. Gibby

**ACKNOWLEDGEMENT:**

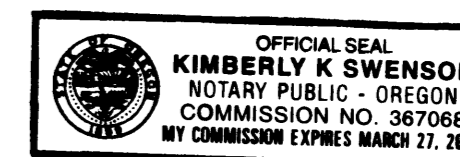
State of Oregon)  
 ss  
 Douglas County)

On the 12<sup>th</sup> day of August, 2003 before me appeared George W. Gibby, who being duly sworn, acknowledged to me that he is the owner of said property, and that he executed the foregoing Declaration freely and voluntarily.

In witness whereof I have hereunto set my hand and affixed my seal this day of \_\_\_\_\_, 2003.

Notary Public for Oregon \_\_\_\_\_

My commission expires: 27 March 2007  
*Kimberly K Swenson*



**APPROVALS:**

*[Signature]* 8-9-03  
 City of Roseburg Community Development Director Date  
*[Signature]* 8/7/03  
 City of Roseburg Public Works Director Date  
*[Signature]* 8-11-03  
 Douglas County Surveyor DEPUTY Date

I hereby certify that all taxes and special assessments or other charges required by law have been paid.  
*Sandra K. Conell* 8/11/03  
 Douglas County Tax Collector 2003-021519 Date

Filed this 12<sup>th</sup> day AUGUST 10:14 A.M. of 2003.  
 BARBARA E. NIELSEN *[Signature]*  
 Douglas County Clerk BY: DEPUTY



**NARRATIVE:**

The purpose of this survey is to demarcate the parcel lines of that property described in Deed Reference Number 2000-22654, of the Deed Records of Douglas County, Oregon in compliance with a tentative approval granted by the City of Roseburg per Planning Department File Number P-03-5. The boundary of the subject property was determined by holding the monumentation found as shown along the east boundary line and along the north Right-Of-Way Line of Douglas Avenue. The westerly and northerly boundary lines were calculated by holding record interior angles and record distances per the above mentioned Deed. The westerly and northerly boundaries of the subject tract were not surveyed. The Parcel lines were at the discretion of the property owner.

REGISTERED PROFESSIONAL LAND SURVEYOR <i>Mark A. Heimbarger</i> OREGON JULY 16, 1987 MARK A. HEIMBURGER 2287 RENEWS JUNE 30, 2005	<b>Land Mark</b> SURVEYING INC. 3329 N.E. Stephens Street Roseburg, Oregon 97470 Tel (541) 677-9400 Fax (541) 677-9401 LM Proj. No.: 2003-0020
---	--

2003-0060 B

2003-0060 B