

2004-0067 A

CURVE TABLE									
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA	RECORD RADIUS	RECORD LENGTH	RECORD CHORD BEARING	RECORD CHORD LENGTH
C1	447.53	389.98	N27°09'15"E	377.76	49°55'39"	(447.53)			
C2	507.53	442.33	N27°08'24"E	428.46	49°56'07"	(507.53)			
C3	447.53	392.11	N26°59'52"E	379.69	50°12'00"	(447.53)	(392.11)	(N26°59'57"E)	(379.69)
C4	507.53	411.40	N25°07'26"E	400.23	46°26'36"	(507.53)			
C5	507.53	0.43	S02°08'54"W	0.43					
C6	447.53	0.56	S02°09'16"W	0.56					

LINE TABLE				
LINE	LENGTH	BEARING	RECORD LENGTH	RECORD BEARING
L1	17.57	N01°55'26"E	(17.53)	(N02°06'29"E)
L2	17.44	N01°58'13"E	(17.45)	(N02°06'29"E)
L3	21.07	N52°05'00"E		(N52°05'57"E)
L4	21.11	N52°02'53"E		(N52°05'57"E)
L5	18.00	N02°11'51"E		
L6	29.97	N01°02'33"W	(30.03)	(N00°55'02"W)
L7	60.00	N88°06'49"W		

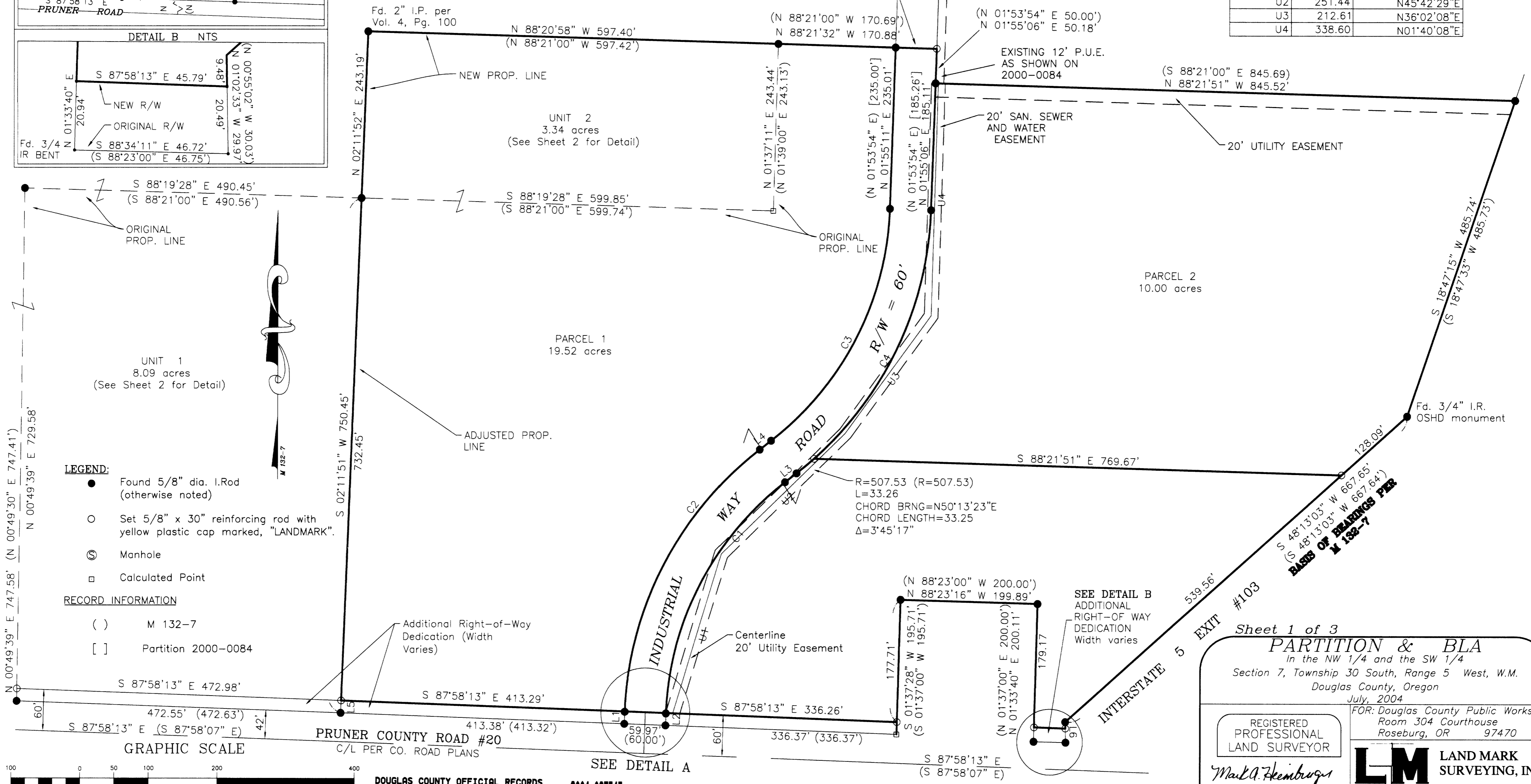
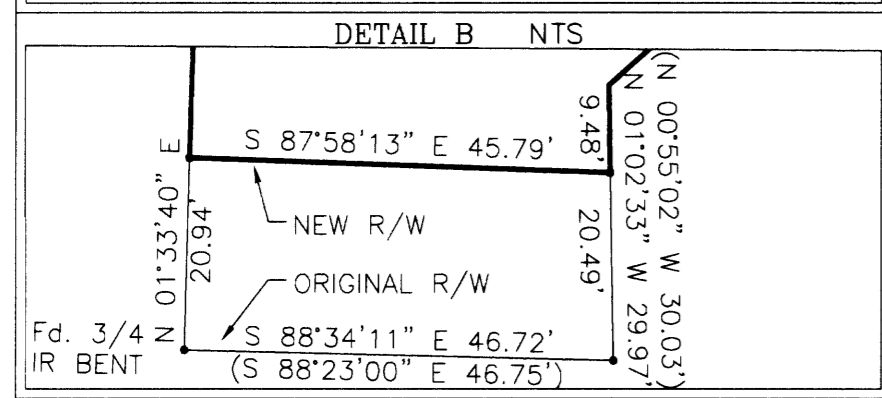
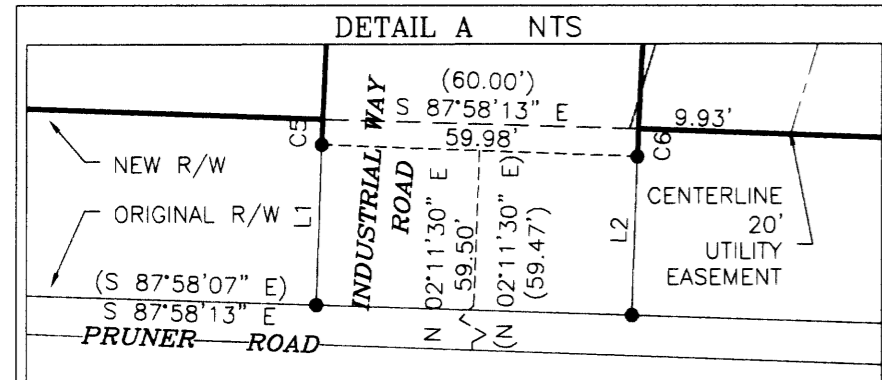
OWNER: Douglas County Land Department
1036 Douglas Avenue
Roseburg, Oregon 97470

PARTITIONER: Douglas County Land Department
1036 Douglas Avenue
Roseburg, Oregon 97470

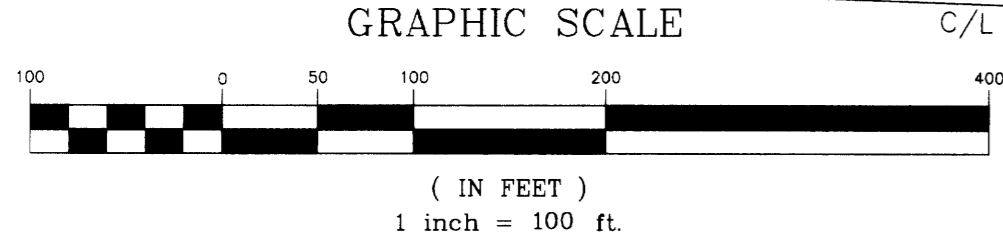
NO. OF PARCELS: 2

WATER: Tri-City Water and Sanitary District
SEWER: Tri-City Water and Sanitary District
ZONING: F1; F3; CT; M-3
COMP. PLAN: 1N; AGC; CT
PLANNING FILE NO.: 04-132

20' UTILITY LINE TABLE		
LINE	LENGTH	BEARING
U1	242.30	N16°46'49"E
U2	251.44	N45°42'29"E
U3	212.61	N36°02'08"E
U4	338.60	N01°40'08"E



- LEGEND:**
- Found 5/8" dia. I.Rod (otherwise noted)
 - Set 5/8" x 30" reinforcing rod with yellow plastic cap marked, "LANDMARK".
 - ⊙ Manhole
 - Calculated Point
- RECORD INFORMATION**
- () M 132-7
 - [] Partition 2000-0084



DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK
2004-027545
NO FEE

11/15/2004 01:02:09 PM
PLAT-PAR Cnt=1 Stn=18 RECORDINGDESK
This is a no fee document

Sheet 1 of 3
PARTITION & BLA
In the NW 1/4 and the SW 1/4
Section 7, Township 30 South, Range 5 West, W.M.
Douglas County, Oregon
July, 2004

REGISTERED PROFESSIONAL LAND SURVEYOR
Mark A. Heimbarger

OREGON
JULY 16, 1987
MARK A. HEIMBURGER
2287
RENEWS JUNE 30, 2005

FOR: Douglas County Public Works
Room 304 Courthouse
Roseburg, OR 97470

LM LAND MARK SURVEYING, INC.
3329 N.E. STEPHENS ST.
ROSEBURG, OREGON 97470
TEL. (541) 677-9400
FAX (541) 677-9401
LM Proj. No. 4.0082

2004-0067 A

UNIT 1:

The land described in Deed Reference Number 93-02065 in the Deed Records of Douglas County, Oregon.

ALSO Beginning at a 5/8 inch iron rod from which the Southwest Corner of Parcel 3, Partition Number 2000-0084 bears North 02°11'52" East 242.45 feet; thence South 02°11'51" West 732.45 feet to a 5/8 inch iron rod on the northerly line of a strip of land dedicated for additional Right-of-Way of Pruner Road (County Road Number 20); thence following said northerly line North 87°58'13" West 472.98 feet to a 5/8 inch iron rod; thence leaving said line North 00°49'39" East 729.58 feet to a 5/8 inch iron rod; thence South 88°19'28" East 490.45 feet to the Point of Beginning and containing 8.09 acres more or less.

EXCEPTING THEREFROM the portion of the property described in Deed Reference Number 93-02065 described as follows:

Beginning at a 2 inch iron pipe at the southwest corner of Parcel 3, Land Partition 2000-0084 Plat Records of Douglas County, Oregon, lying in the West One-half of Section 7, Township 30 South, Range 5 West, Willamette Meridian, Douglas County, Oregon; thence South 02°11'52" West 243.19 feet to a 5/8 inch iron rod; thence South 88°19'28" East 599.85 feet to a calculated point; thence North 01°37'11" East 243.44 feet to a 5/8 inch iron rod; thence North 88°20'58" West 597.40 feet to the Point of Beginning.

UNIT 2:

Beginning at a 5/8 inch iron rod on the Westerly Right-of-Way of Interstate Highway Number 5, said iron rod being the southeast corner of Parcel 1, Land Partition 2000-0084, of the Plat Records of Douglas County, Oregon, lying in the Southwest Quarter of Section 7, Township 30 South, Range 5 West, Willamette Meridian, Douglas County, Oregon; thence along said westerly Right-of-Way South 18°47'15" West 485.74 feet to a 3/4 inch iron rod; thence following said Right-of-Way South 48°13'03" West 667.65 feet to a 5/8 inch iron rod; thence continuing along said Right-of-Way South 01°02'33" East 29.97 feet to a 5/8 inch iron rod on the northerly Right-of-Way of Pruner Road (County Road Number 20); thence along said Right-of-Way of Pruner Road (County Road Number 20) North 88°34'11" West 46.72 feet to a 3/4 inch iron rod; thence leaving said Right-of-Way North 01°33'40" East 200.11 feet to a 5/8 inch iron rod; thence North 88°23'16" West 199.89 feet to a 5/8 inch iron rod; thence South 01°37'28" West 195.71 feet to a calculated point on the northerly Right-of-Way of Pruner Road (County Road Number 20); thence along said Right-of-Way North 87°58'13" West 336.37 feet to a 5/8 inch iron rod; thence continuing on said Right-of-Way North 87°58'13" West 59.97 feet to a 5/8 inch iron rod; thence continuing on said Right-of-Way North 87°58'13" West 413.38 feet to a 5/8 inch iron rod; thence leaving said Right-of-Way North 02°11'51" East 750.45 feet to a 5/8 inch iron rod; thence North 02°11'52" East 243.19 feet to a 2 inch iron pipe at the Southwest Corner of Parcel 3, Partition Plat 2000-0084; thence along the South boundary of said Parcel 3 South 88°20'58" East 597.40 feet to a 5/8 inch iron rod; thence South 88°21'32" East 230.91 feet to 5/8 inch iron rod on the easterly Right-of-Way of Industrial Park Road; thence South 01°55'06" West 50.18 feet to a 5/8 inch iron rod; thence South 88°21'51" East 845.52 feet to the Point of Beginning containing 31.38 acres more or less.

EXCEPTING THEREFROM:

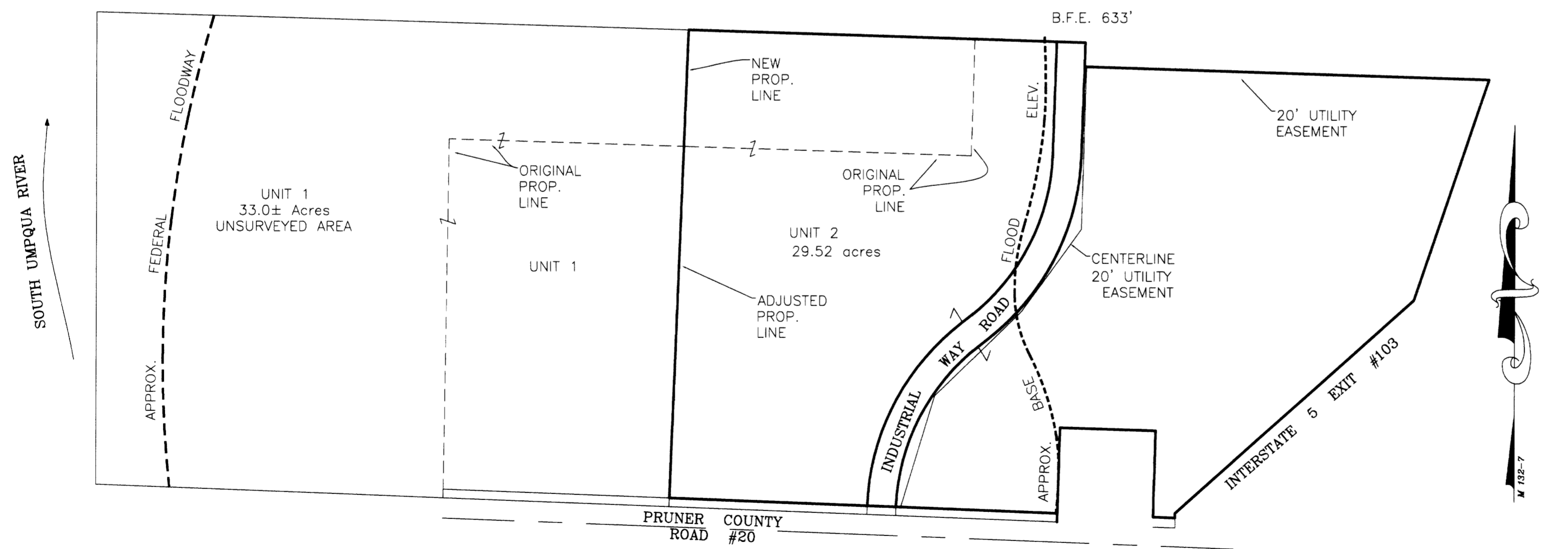
That portion dedicated to the public for the purpose of Right-of-Way ("Industrial Park Road") as described in Book 1490, Page 320 of the Deed Records of Douglas County, Oregon.

NARRATIVE

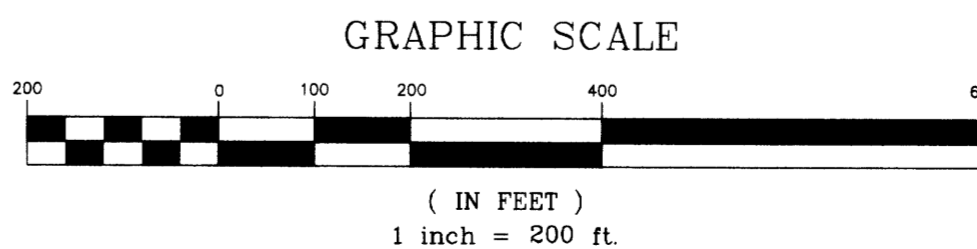
The purpose of the survey is to adjust the boundary of the properties described in Deed Reference Number 93-02065 and Deed Reference Number 99-24965 of the Deed Records of Douglas County, Oregon and to Partition the adjusted boundary of the later in accordance with the Preliminary Plat per Planning Department File Number 04-132.

The boundary of the property was controlled by found monuments per M132-7 and Partition Plat 2000-0084. The boundaries were adjusted, Parcels created and lands were dedicated to the public as directed.

Base Flood Elevation and Federal Flood Way are only depicted graphically per the Federal Insurance Rate Map as a requirement of Douglas County Planning Department. These lines do not represent the actual Base Flood Elevation which can only be determined by field survey for a specific building site.



PROPERTY LINE
ADJUSTMENT SCHEMATIC



Sheet 2 of 3
PARTITION & BLA
 In the NW 1/4 and the SW 1/4
 Section 7, Township 30 South, Range 5 West, W.M.
 Douglas County, Oregon
 July, 2004

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

FOR: Douglas County Public Works
 Room 304 Courthouse
 Roseburg, OR 97470

LM LAND MARK SURVEYING, INC.
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 TEL. (541) 677-9400
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LM Proj. No. 4.0082

APPROVALS:

Keith L. Cubic NOVEMBER 12, 2004
 Douglas County Planning Director Date
Romy Wan 11-15-04
 Douglas County Surveyor Date

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

Audra K. Correll 11-15-04
 Douglas County Tax Collector Date

Filed this 15 day of November 2004.

BARBARA E. NIELSEN Deputy
 Douglas County Clerk



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS, that DOUGLAS COUNTY (Dan Van Slyke, Commission Chairman) and Douglas County Industrial Development Board (Norm Groshong, Chairman), and Leonard F. Scott and Deloris F. Scott, 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 as shown, of said property. They have caused this partition plat to be prepared and the property to be partitioned into parcels as shown, AND DO HEREBY DEDICATE to the public forever the use of the streets, additional Right of Way and easements as shown thereon.

Dan Van Slyke
 Dan Van Slyke, Chairman, County Commission
 DOUGLAS COUNTY

**SEE CONSENT AFFIDAVIT
 RECORDED AS INST. No. 2004-030908
 CO. CLERK RECORDS CS FILE 65/50-6**

Norm Groshong
 Norm Groshong, Chairman
 Douglas County Industrial Development Board

Leonard F. Scott
 Leonard F. Scott

Deloris F. Scott
 Deloris F. Scott

ACKNOWLEDGMENT:

State of Oregon) ss
 Douglas County)

On the 12th day of November, 2004 before me appeared Dan Van Slyke as Chairman, Board of County Commissioners of DOUGLAS COUNTY who being duly sworn, acknowledged to me that he is the authorized officer of said board, 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 12th day of November, 2004.

Tanya A. Duncan
 Notary Public for Oregon

356286
 Certificate Number

June 28, 2006
 My commission expires:

PUBLIC UTILITY EASEMENTS:

"Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE."

SURVEYORS CERTIFICATE:

I, Mark A. Heimbürger, do hereby certify that I have correctly surveyed and monumented with proper monuments, the lands so indicated on the annexed plat and that the boundaries are properly described more particularly as follows:

Beginning at a 5/8 inch iron rod at the southeast corner of Land Partition 2000-0084 as recorded in the Plat records of, Oregon, lying in the Southwest Quarter of Section 7, Township 30 South, Range 5 West, Willamette Meridian, Douglas County, Oregon; thence South 18°47'15" West 485.74 feet to a 3/4 inch Oregon State Highway Department monument on the westerly right of way of Interstate 5 at engineers centerline station 223+00; thence following said right of way South 48°13'03" West 667.65 feet to a 5/8 inch iron rod; thence continuing along said right of way South 01°02'33" East 29.97 feet to a 5/8 inch iron rod on the northerly right of way of Pruner Road (County Road Number 20); thence leaving the right of way of Interstate 5 and following the right of way of Pruner Road (County Road Number 20) North 88°34'11" West 46.72 feet to a 5/8 inch iron rod; thence leaving said right of way North 01°33'40" East 200.11 feet to a 5/8 inch iron rod; thence North 88°23'16" West 199.89 feet to a 5/8 inch iron rod; thence South 01°37'28" West 195.71 feet to a calculated point on the northerly right of way of Pruner Road (County Road Number 20); thence following said right of way North 87°58'13" West 336.37 feet to a 5/8 inch iron rod; thence continuing on said right of way North 87°58'13" West 59.97 feet to a 5/8 inch iron rod; thence continuing on said right of way North 87°58'13" West 413.38 feet to a 5/8 inch iron rod; thence leaving said right of way North 02°11'51" East 750.45 feet to a 5/8 inch iron rod; thence North 02°11'52" East 243.19 feet to a 2 inch iron pipe; thence South 88°20'58" East 597.40 feet to a 5/8 inch iron rod; thence South 88°21'32" East 230.91 feet to a 5/8 inch iron rod; thence South 01°55'06" West 50.18 feet to a 5/8 inch iron rod; thence South 88°21'51" East 845.52 feet to a 5/8 inch iron rod which is the Point of Beginning, containing 31.37 acres more or less.

EXCEPTING THEREFROM the right of way of Industrial Way Road as shown on M 132-7, a survey of record of Douglas County, Oregon.

ACKNOWLEDGMENT:

State of Oregon) ss
 Douglas County)

On the 10th day of NOVEMBER, 2004 before me appeared Norm Groshong as Chairman, Douglas County Industrial Development Board who being duly sworn, acknowledged to me that he is the authorized officer of said board, 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 10th day of NOVEMBER, 2004.

Mark A. Heimbürger
 Notary Public for Oregon

A365155
 Certificate Number

March 30, 2007
 My commission expires

ACKNOWLEDGMENT:

State of Oregon) ss
 Douglas County)

On the 29th day of OCTOBER, 2004 before me appeared Leonard F. Scott and Deloris F. Scott, who being duly sworn, acknowledged to me that they are the owner of said property, and that they executed the foregoing Declaration freely and voluntarily.

In witness whereof I have hereunto set my hand and affixed my seal this 29th day of OCTOBER, 2004.

Mark A. Heimbürger
 Notary Public for Oregon

A365155
 Certificate Number

March 30, 2007
 My commission expires

Sheet 3 of 3

PARTITION & BLA

In the NW 1/4 and the SW 1/4
 Section 7, Township 30 South, Range 5 West, W.M.
 Douglas County, Oregon
 July, 2004

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Mark A. Heimbürger

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2004-0067 C

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