



ZONING: C3 & MR18  
 COMP PLAN: COMMERCIAL & RESIDENTIAL  
 WATER: CITY OF ROSEBURG  
 SEWER: R.U.S.A.

PLANNING DEPARTMENT FILE NO. P-03-13  
 TAX MAP: 27-06-11DD

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
*Steven E. Woods*  
 OREGON  
 JULY 26, 1988  
 STEVEN E. WOODS  
 2385  
 RENEWAL DATE: 6/30/06

**LAND PARTITION FOR**  
**ARLIE & COMPANY**  
 SOUTHEAST 1/4 SECTION 11  
 TOWNSHIP 27 SOUTH, RANGE 6 WEST  
 WILLAMETTE MERIDIAN  
 DOUGLAS COUNTY  
 ROSEBURG

**FORD & ASSOCIATES**  
 LAND SURVEYING \* ENGINEERING  
 CONSTRUCTION SUPERVISION \* WATER RIGHTS EXAMINATIONS  
 P.O. Box 22735  
 116 Highway 99 N., Ste. 100 EUGENE, OR. 97402  
 WebSite: www.fnf.net  
 (541) 344-1852  
 Fax (541) 344-9923

JOB NO. 4011  
 DWG. NO. 4011Final.dwg  
 BY: SEW/tam  
 DATE: 12/03/04

HP DESIGN JET 330 PLOTTER, HP #51640A PIGMENT BASED INK ON CONTINENTAL #JPC-4M2 POLYESTER FILM

APPROVALS

*[Signature]* 1-14-05  
 COMMUNITY DEVELOPMENT DIRECTOR DATE  
*[Signature]* 1-18-05  
 PUBLIC WORKS DIRECTOR DATE  
*[Signature]* 1-19-05  
 DOUGLAS COUNTY SURVEYOR DEPUTY DATE

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

*[Signature]* 1/19/05  
 DOUGLAS COUNTY TAX COLLECTOR DATE  
 2005-001516

FILED THIS 21<sup>ST</sup> DAY OF JANUARY, 2005, 8:13 O'CLOCK AM/PM



BARBARA E. NIELSEN 1-21-05  
 COUNTY CLERK BY DEPUTY DATE

OWNER'S DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT ARLIE AND COMPANY, AN OREGON CORPORATION, IS THE OWNER OF THE LAND DESCRIBED HEREON AND DID CAUSE THE SAME TO BE PARTITIONED AND PLATTED AS SHOWN HEREON ACCORDING TO THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES, AND THAT EASEMENTS OF RECORD ARE SHOWN HEREON.

*[Signature]*  
 SCOTT M. DIEHL, CHIEF OPERATING OFFICER, ARLIE AND COMPANY

ACKNOWLEDGMENT

STATE OF OREGON )  
 ) S.S  
 COUNTY OF LANE )

THIS IS TO CERTIFY ON THIS 13 DAY OF January, 2005, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED SCOTT M. DIEHL, WHO IS KNOWN TO ME TO BE THE IDENTICAL PERSON NAMED IN AND WHO EXECUTED THE FOREGOING DECLARATION AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME VOLUNTARILY, ON BEHALF OF THE CORPORATION, FOR THE USES AND PURPOSES HEREIN NAMED.

*[Signature]*  
 NOTARY SIGNATURE

Patricia Ann Clark  
 NOTARY PUBLIC FOR OREGON

COMMISSION NO. A368857

MY COMMISSION EXPIRES July 13, 2007

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION UNIT 2 OF M139-80 INTO TWO PARCELS AS SHOWN HEREON AND TO SATISFY THE CITY OF ROSEBURG CONDITIONS OF APPROVAL (P-03-13) DATED SEPTEMBER 26, 2003.

MONUMENTS OF RECORD FOUND ALONG THE EASTERN PORTION OF THE NORTH LINE OF PARCEL 2, THE EAST AND SOUTH LINES OF PARCEL 2, AND THE SOUTHEAST AND SOUTHWEST LINES OF PARCEL 1 WERE HELD FOR CONTROLLING CORNERS OF THIS PARTITION. THE MOST WESTERLY CORNER OF PARCEL 1 AND THE WESTERLY LINES OF PARCELS 1 AND 2 WERE HELD TO RECORD BEARINGS AND DISTANCES OF LAND PARTITION 1994-1115AB.

SURVEYOR'S CERTIFICATE

I, STEVEN E. WOODS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS DESCRIBED HEREON, THAT THE INITIAL POINT IS A 2 INCH DIAMETER GALVANIZED IRON PIPE AND IS ALSO THE INITIAL POINT OF RONALD HEIGHTS, AS PLATTED AND RECORDED IN VOLUME 6, PAGE 76, DOUGLAS COUNTY PLAT RECORDS, THE LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT OF "RONALD HEIGHTS", A 2 INCH DIAMETER GALVANIZED IRON PIPE AT THE NORTHWEST CORNER OF BLOCK "A" OF SAID "RONALD HEIGHTS" IN THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, AND THE INITIAL POINT OF THIS SURVEY; THENCE NORTH 87°57'38" WEST, 393.93 FEET TO A 3/4 INCH IRON ROD AT THE NORTHEAST CORNER OF PARCEL 2 OF LAND PARTITION 1994-15; THENCE ALONG THE NORTH LINE OF SAID PARCEL 2, NORTH 87°56'12" WEST, 505.98 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID NORTH LINE NORTH 67°04'49" WEST, 9.49 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 2; THENCE ALONG THE WEST LINE OF SAID PARCEL 2, SOUTH 19°32'07" WEST, 114.55 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID WEST LINE OF PARCEL 2 SOUTH 28°58'40" WEST, 52.95 FEET TO A 5/8 INCH IRON ROD; THENCE LEAVING SAID WEST LINE SOUTH 44°19'40" EAST 197.84 FEET TO A 5/8 INCH IRON ROD MARKING THE NORTHEAST CORNER OF PARCEL 1 OF LAND PARTITION M95-46A; THENCE SOUTH 44°18'25" EAST, 29.99 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 45°36'23" WEST, 10.01 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 44°59'29" EAST, 179.82 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 59°11'33" EAST, 42.50 FEET TO A 5/8 INCH IRON ROD ON THE NORTHEASTERLY LINE OF PARCEL 1 OF LAND PARTITION 1994-15; THENCE NORTH 79°11'27" EAST, 265.88 FEET TO A 5/8 INCH IRON ROD ON THE EAST LINE OF PARCEL 2 OF LAND PARTITION 1994-15; THENCE SOUTH 89°26'24" EAST, 81.78 FEET TO A 5/8 INCH IRON ROD AT THE NORTHWEST CORNER OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 294996 IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE SOUTH 89°26'24" EAST, 310.00 FEET TO A 5/8 INCH IRON ROD ON THE WEST LINE OF BLOCK "A" OF "RONALD HEIGHTS", AS RECORDED IN VOLUME 6, PAGE 76 IN THE PLAT RECORDS OF DOUGLAS COUNTY, SAID POINT ALSO BEING AT THE NORTHEAST CORNER OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 292926 IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG THE WEST LINE OF SAID BLOCK "A", NORTH 0°33'59" EAST, 347.72 FEET TO THE POINT OF BEGINNING, CONTAINING 7.65 ACRES, MORE OR LESS, ALL IN DOUGLAS COUNTY, OREGON.

REGISTERED PROFESSIONAL LAND SURVEYOR

*[Signature]*  
 OREGON  
 JULY 26, 1988  
 STEVEN E. WOODS  
 2389  
 RENEWAL DATE: 6/30/06

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ARLIE & COMPANY  
 SOUTHEAST 1/4 SECTION 11  
 TOWNSHIP 27 SOUTH, RANGE 6 WEST  
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