



NARRATIVE:

The purpose of this survey is to partition the parcel lines of that property described as Lot 4, Todd Building Company Subdivision No.1, Volume 5, Page 76, Plat Records of Douglas County, Oregon in compliance with a tentative approval granted by the City of Roseburg per Community Development Department File Number P-05-10. The east boundary of the subject property was determined by holding the monumentation of the east right of way of Flagg Street. The remaining boundaries were determined by using the lines of occupation and the record plat dimensions.

SURVEYORS CERTIFICATE:

I, Mark A. Heimburger, 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 as Lot 4 and the Northerly 10 feet of Lot 5, TODD BUILDING COMPANY SUBDIVISION NO. 1, as recorded in Volume 5, Page 76 of the Subdivision Plat Records of Douglas County, Oregon. EXCEPTING the Northerly 2 feet of said Lot 4 and is more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with a plastic cap marked "LAND MARK 2287" on the Westerly right of way of Flagg Street from which a 5/8 inch iron rod at the Northwest corner of Lot 12, Todd Building Company Subdivision No. 3 bears North 83°04'41" East 50.25 feet; thence along said Westerly right of way South 01°08'00" East 113.29 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK 2287"; thence leaving said right of way South 88°52'00" West 150.53 feet to a 5/8 inch iron rod on the westerly boundary of Todd Building Company Subdivision No. 3; thence along said subdivision boundary North 01°08'00" West 113.29 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK 2287"; thence leaving said boundary North 88°52'00" East 150.53 feet to the POINT OF BEGINNING, containing 0.39 acres more or less.

OWNER/ PARTITIONER: RICHARD BUNNELL JR.
216 NE FLAGG
ROSEBURG, OR 97470

UTILITIES:
SANITARY SEWER R.U.S.A.
WATER CITY OF ROSEBURG
STORM SEWER CITY OF ROSEBURG

PRESENT ZONING: R-1-7.5

PRESENT COMP. PLAN: LDR.

CITY OF ROSEBURG LAND PARTITION FILE NO. P-05-10.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS that RICHARD DENNIS BUNNELL JR. and KIRSTEN A. BUNNELL, are the owners of the land represented on the Partition Plat, and more particularly described in the accompanying Surveyors Certificate, does hereby declare the said Plat to be a correct map of the Partition Plat.

RB
RICHARD DENNIS BUNNELL JR.
OWNER
Kirsten A. Bunnell
KIRSTEN A. BUNNELL
OWNER

ACKNOWLEDGEMENT:

State of Oregon)
Douglas County) ss

On the 2 day of December, 2005
before me appeared Richard Dennis Bunnell Jr. and Kirsten A. Bunnell, the owners 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 2 day of December, 2005.

Denette Villasenor
Notary Public for Oregon (Print Name)

Denette Villasenor
Notary Signature

389410
Commission Number

2/7/2009
My commission expires:

APPROVALS:

Frederick H. Alley 12/8/05
City of Roseburg Community Development Director Date
A. Bunnell 12/08/05
City of Roseburg Public Works Director Date
Mark A. Heimburger 12-09-05
Douglas County Surveyor Date

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

Sandra K. Conner 12-9-05
Douglas County Tax Collector Date

Filed this 9th day of DECEMBER of 2005, 3:25 P.M.

BARBARA E. NIELSEN *Barbara E. Nielsen*
Douglas County Clerk By: DEPUTY



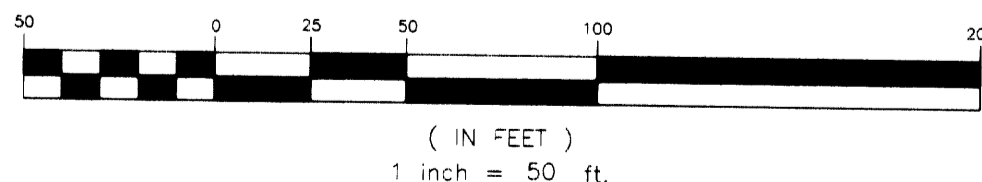
LEGEND

- FOUND 5/8" I. ROD
- SET 5/8" X 30" REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED, "LAND MARK"
- CALCULATED POINT
- EXISTING FENCE LINE

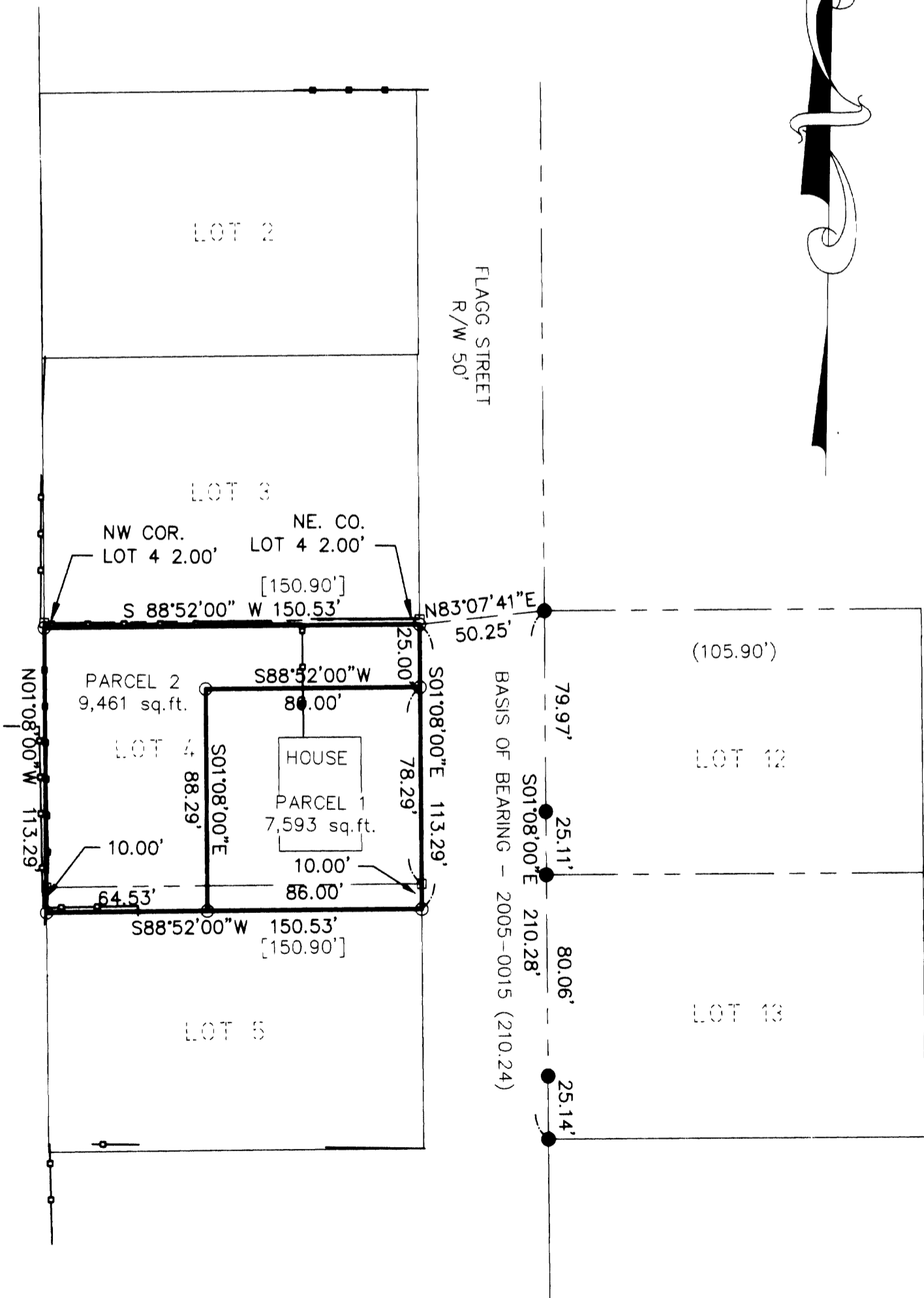
RECORD INFORMATION

- () 2005-0015
- [] TODD BUILDING CO. SUBDIVISION NO. 1 VOL 5 PAGE 76

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



Sheet 1 of 1
PARTITION PLAT
In the NW 1/4, Section 20
Township 27 South, Range 5 West, W.M.
Douglas County, Oregon
November 30, 2005

FOR: RICHARD BUNNELL JR.
216 NE FLAGG
ROSEBURG, OR

REGISTERED PROFESSIONAL LAND SURVEYOR
Mark A. Heimburger
OREGON
JULY 16, 1987
MARK A. HEIMBURGER
2287
RENEWS JUNE 30, 2007

LM LAND MARK SURVEYING, INC.
3329 N.E. STEPHENS ST.
ROSEBURG, OREGON 97470
TEL. (541) 677-9400
FAX (541) 677-9401
LM Proj. No. 2005-149

2005-0100

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