



2007-0019 B

**APPROVALS:**

Keith L. Cubie 2/8/07  
 DOUGLAS COUNTY PLANNING DIRECTOR DATE  
Randy Wan 2-9-07  
 DOUGLAS COUNTY SURVEYOR DATE

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

Sandra K. Coore 2/9/07  
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS <sup>9th</sup> DAY OF FEB, 2007, 3:38 O'CLOCK <sup>PM</sup>  
 2007-003863

BARBARA E. NIELSEN Stephen G. Burnett 2-9-07  
 DOUGLAS COUNTY CLERK By: DEPUTY DATE



**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT **CYRIL L. AND NANCY HEYNIGER**, ARE THE OWNERS OF  
 THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED  
 THE SAME TO BE PLATTED INTO PARCELS TOGETHER WITH EASEMENTS AS SHOWN.

Cyril L. Heyniger FEB. 5 2007  
 CYRIL L. HEYNIGER DATE

Nancy Heyniger Feb. 5 - 2007  
 NANCY HEYNIGER DATE

**ACKNOWLEDGMENT:**

STATE OF OREGON  
 COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 5 DAY OF FEB. 2007,  
 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED  
**CYRIL L. AND NANCY HEYNIGER**, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED  
 IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND  
 VOLUNTARILY.

PRINTED NAME: Nancy A. Winchell  
 COMMISSION #: 397654  
 MY COMMISSION EXPIRES: Oct. 20, 2009  
 SIGNATURE: Nancy A. Winchell  
 Notary Public - Oregon

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO THREE PARCELS TOGETHER WITH  
 EASEMENTS AS SHOWN. THIS BEING DONE AS A RESULT OF A MEASURE 37 CLAIM WAIVER ARRIVAL FROM DOUGLAS  
 COUNTY DATED SEPTEMBER 2, 2005 AND FROM THE STATE OF OREGON DATED MAY 2, 2006. THERE ARE A LOT OF  
 CONFLICTING ELEMENTS OF THE DIFFERENT SURVEYS IN THIS AREA, BOTH BETWEEN THE DIFFERENT SURVEYS AS  
 WELL AS WITHIN THE INDIVIDUAL SURVEYS THEMSELVES. WE JUST FINISHED A SURVEY ON THE NORTH SIDE OF SCENIC  
 DRIVE (ORCHARD LANE) AND USED THE SAME TWO POINTS AS A BASE OF BEARING FOR THIS SURVEY. COMPUTED THE  
 CENTER OF THE ROAD INTERSECTION AT POINT C ON THE NORTH BOUNDARY OF DLC 43 AT A 30 FOOT OFFSET  
 EASTERLY FROM THE ALIGNMENT OF THE 2 RODS SET ON THE PREVIOUS SURVEY MENTIONED, SAID ALIGNMENT  
 HITTING THE ROD TIED ON THIS SURVEY AS POINT "E" WITHIN 0.02'. POINT "D" WAS CALCULATED BY OFFSETTING LINE  
 "E-F" 30 FEET EASTERLY AND INTERSECTING THAT LINE AT A RECORD DISTANCE OF 1332' (1347' LESS 15', 1/2 R/W WIDTH)  
 FROM POINT "C" SHOWN ON SURVEY M22-13, LESS THE 15 FEET SHOWN ON THE SAME MAP FOR THE DISTANCE FROM  
 CENTERLINE OF DOERNER RD. TO THE NORTHERLY RIGHT-OF-WAY. BECAUSE OF UNCERTAINTIES WITHIN SURVEY  
 M22-13, COMPUTED JUST THE WESTERN HALF OF THE AREA SHOWN AS THE "YARBROUGH" PROPERTY. THE COMPUTED  
 INFORMATION WAS BROUGHT TOGETHER WITH THE MONUMENT FOUND AT POINT "G". THE COMPUTED DATA  
 MENTIONED ABOVE WAS THEN ROTATED AROUND POINT "G", ALIGNING IT WITH THE MONUMENT FOUND AT POINT "H".  
 POINT "I" WAS CALCULATED BY EXTENDING LINE "H-G" TO ITS INTERSECTION WITH COMPUTED LINE "K-J". THE  
 SOUTHERN BOUNDARY OF THE SUBJECT PROPERTY WAS CREATED BY EXTENDING LINE "D-I" WESTERLY. NO  
 MONUMENTS WERE FOUND ON THE WESTERN BOUNDARY OF LOT 7, FIRST ADDITION TO EDEN ORCHARDS BUT FENCE  
 IN THIS AREA SEEMS TO BE QUITE STRAIGHT AND ACCEPTED AS THIS LINE SO IT WAS HELD FOR THIS LINE. POINT "P"  
 WAS COMPUTED AS AN INTERSECTION OF THE EXTENSION OF THE ABOVE MENTIONED FENCE WITH THE EXTENSION OF  
 LINE "D-I". AN UNRECORDED AXLE EXISTS AT POINT "L". THE DEED FOR NEIGHBORING TAX LOT 2500, INSTRUMENT NO.  
 97-08877, DESCRIBES THIS POINT AS BEING 243.6 FEET FROM THE SOUTHWEST CORNER OF LOT 7, FIRST ADDITION TO  
 EDEN ORCHARDS WHICH IS ACTUALLY SOMEWHERE SOUTHERLY OF POINT "P". THIS WOULD RESULT IN AN ACTUAL  
 DISTANCE THAT IS SOMEWHAT LESS THAN THE 243.6' AT THE NORTHERN RIGHT-OF-WAY BUT WITH THE AMOUNT OF  
 ERROR FLOATING AROUND IN THIS AREA AND TO GIVE THE NEIGHBORING PROPERTY THE BENEFIT OF THE DOUBT,  
 POINT "M" WAS SET AT 243.6 FEET FROM COMPUTED POINT "P". THERE IS ALSO AN UNRECORDED SMOOTH 3/4" IRON  
 ROD AT POINT "N", PROBABLY SET BY THE SAME PERSON THAT SET THE AXLE AT POINT "L". THE FENCE BETWEEN THE  
 SUBJECT PROPERTY AND THE PROPERTY TO THE WEST, TL 2500, WAS INCORRECTLY PLACED BETWEEN THESE TWO  
 UNRECORDED MONUMENTS. INSTRUMENT NO. 97-08877 ALSO CALLS FOR THE NORTHERLY CORNER OF THE PROPERTY  
 TO BE A POINT ON THE WESTERN BOUNDARY OF SAID LOT 7 AT A POINT WHERE IT INTERSECTS THE SOUTHERN LINE OF  
 SCENIC DRIVE. AGAIN, THERE ARE SO MANY DISCREPANCIES IN THE OLD SURVEYS THAT TO MATHEMATICALLY  
 DETERMINE THE ALIGNMENT OF SCENIC DRIVE IN THIS AREA IS NOT POSSIBLE SO POINT "O" WAS SET AT THE  
 INTERSECTION OF THE EXISTING FENCES. TL 2500 AS CREATED BETWEEN THE ABOVE DESCRIBED POINTS CONTAINS  
 3.31 ACRES. THE ASSESSOR'S MAP LISTS 3.30 ACRES. POINT "R" WAS SET ON AN EXTENSION OF LINE "S-Q" AT A  
 DISTANCE WHICH HITS THE EXISTING FENCE CORNER.

**SURVEYOR'S CERTIFICATE:**

I, F. NEIL HIBBS, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED  
 AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE ANNEXED PLAT, OF  
 WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION.

A PARCEL OF LAND LYING IN THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 2,  
 TOWNSHIP 27 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON,  
 SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A 5/8" IRON ROD WHICH BEARS N0°30'02"W 15.00 FEET AND N89°38'42"W  
 1055.78 FEET FROM THE 5/8" IRON ROD WHICH IS THE INITIAL POINT FOR SPL SUBDIVISION AS  
 RECORDED IN VOLUME 18, PAGE 25 OF THE PLAT RECORDS OF DOUGLAS COUNTY; THENCE  
 S2°01'09"W 497.55 FEET TO A 1/2" IRON ROD; THENCE S3°04'05"W 357.75 FEET TO A 1/2" IRON  
 ROD; THENCE S3°04'05"W 474.67 FEET TO A 5/8" IRON ROD; THENCE S89°41'02"W 801.13 FEET  
 TO A 5/8" IRON ROD FROM WHICH AN UNRECORDED AXLE BEARS N82°34'15"E 39.62 FEET;  
 THENCE N11°52'17"W 1206.62 FEET TO A 5/8" IRON ROD FROM WHICH AN UNRECORDED 3/4"  
 SMOOTH IRON ROD BEARS N82°19'40"E 20.48 FEET; THENCE N85°32'51"E 134.73 FEET TO A  
 5/8" IRON ROD; THENCE N50°50'27"E 111.13 FEET TO A 5/8" IRON ROD; THENCE N52°03'36"E  
 124.19 FEET TO A 5/8" IRON ROD; THENCE S89°38'42"E 793.00 FEET TO A 5/8" IRON ROD, THE  
 PLACE OF BEGINNING.

PLANNING DEPT. FILE NO. 06-199

<b>LAND PARTITION AS A RESULT OF A MEASURE 37 CLAIM</b> LYING IN THE SW 1/4 AND SE 1/4 OF SEC. 2, T27 S, R7W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR
<b>CLIENT:</b> CY AND NANCY HEYNIGER 965 DOERNER RD. ROSEBURG, OREGON 97470	<b>SURVEYOR:</b>  <b>LAND SURVEYING, INC.</b> 4739 LOOKINGGLASS ROAD ROSEBURG, OREGON 97470 phone (541) 957-9303 fax (541) 957-9306 email: neilhibbs@wildblue.com	OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989
<b>DWG. SCALE:</b> NO SCALE	<b>JOB #:</b> 0614-01	<b>DWG. BY:</b> FLB
<b>PAGE:</b> 2 OF 2	<b>DATE:</b> JANUARY 2007	6/30/2007

2007-0019 B