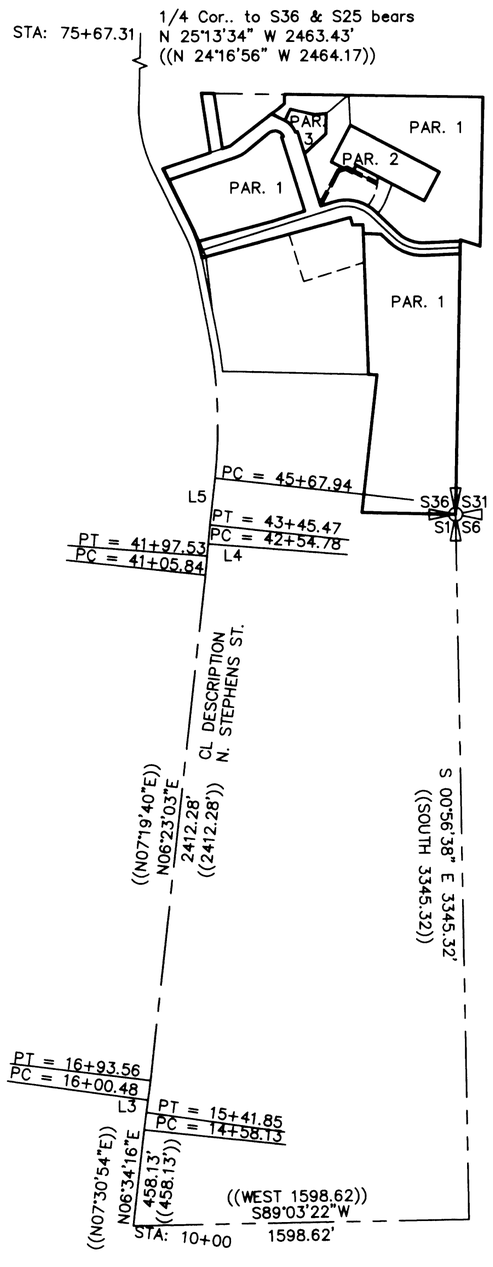
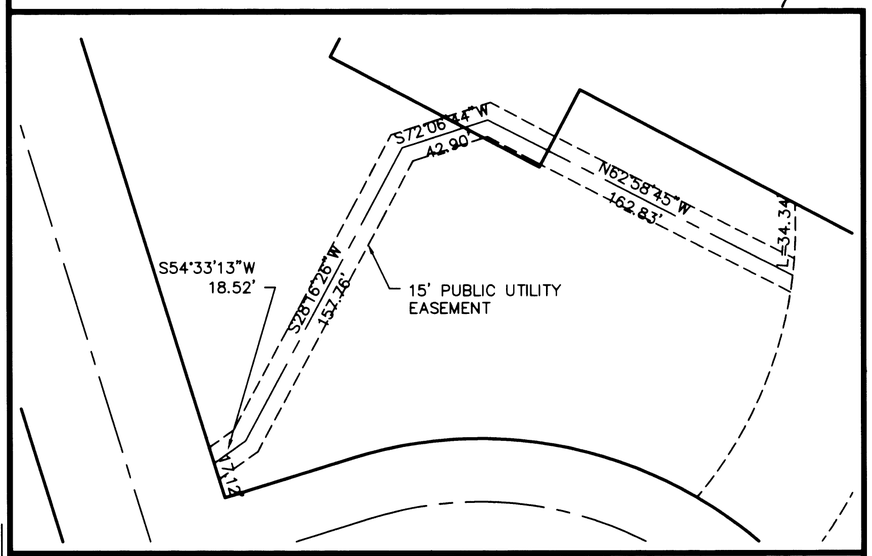
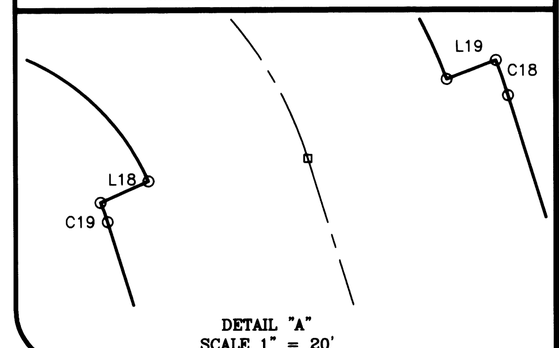


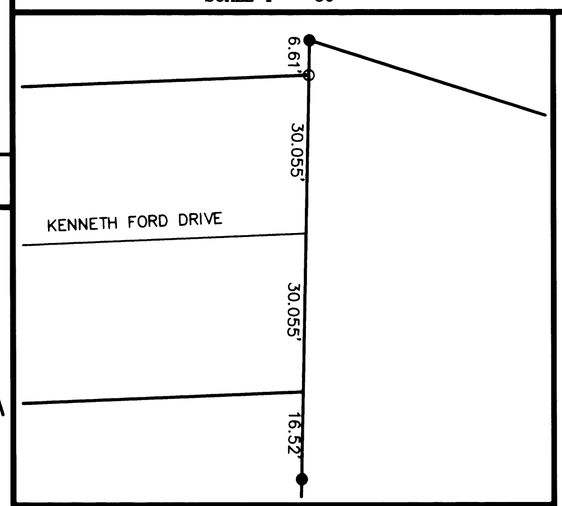
DETAIL "B"
SCALE 1" = 500'



DETAIL "D"
SCALE 1" = 50'



DETAIL "A"
SCALE 1" = 20'



DETAIL "C"
SCALE 1" = 20'

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS. that Douglas County is the owner 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 including all streets and easements as shown on plot 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 created and dedicated to the public the Public Utility Easements and Kenneth Ford Drive, Jerry's Drive and the additional right of way of N. Stephens Street as shown hereon.

Douglas County

ABSENT — Douglas County Commissioner — Date

Douglas County Commissioner — 2/12/07 — Date

Douglas County Commissioner — 2/12/07 — Date

ACKNOWLEDGMENT:

State of Oregon)
ss
Douglas County)

On the 12th day of February, 2007 before me appeared Marilyn Kittelman, Joseph Laurance,

Commissioners of Douglas County, Oregon, being duly sworn, acknowledged to me that they are authorized to represent 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 12th day of February, 2007.

Donna Clarke
Notary Public for Oregon (Printed Name)

Donna Clarke
Signature

My Commission Number: 375184

My commission expires: January 30, 2008

OFFICIAL SEAL
DONNA CLARKE
NOTARY PUBLIC-OREGON
COMMISSION NO. 375184
MY COMMISSION EXPIRES JANUARY 30, 2008

Surveyor's Certificate:

I, Mark A. Heimburger, 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 the Township corner common to Section 36, Township 26 South, Range 6 West, Section 31, Township 26 South, Range 5 West, Section 6, Township 27 South, Range 5 West and Section 1, Township 27 South, Range 5 West of the Willamette Meridian; thence, North 01°09'16" East 1302.41 feet to a 5/8 inch iron rod; thence South 72° 21' 46" East 98.28 feet to a 5/8 inch iron rod; thence North 01° 12' 22" East 708.22 feet to a 5/8 inch iron rod; thence North 89° 04' 49" West 94.91 feet to a 5/8 inch iron rod; thence North 89° 02' 51" West 543.29 feet to a 5/8 inch iron rod; thence North 89° 03' 12" West 305.91 feet to a 5/8 inch iron rod with a plastic cap marked "LANDMARK 2287"; thence South 01° 03' 23" West 46.51 feet to a 5/8 inch iron rod with a plastic cap marked "LANDMARK 2287"; thence South 52° 13' 34" West 326.30 feet to a 5/8 inch iron rod with a plastic cap marked "LANDMARK 2287"; thence South 71° 34' 34" West 39.16 feet to a 5/8 inch iron rod with a plastic cap marked "LANDMARK 2287"; thence North 8°33'37" West 267.27 feet to a 5/8 inch iron rod with a plastic cap marked "LANDMARK 2287"; thence North 89°03'13" West 60.70 feet to a 5/8 inch iron rod with a plastic cap marked "LANDMARK 2287"; thence South 8°32'07" East 287.73 feet to a 5/8 inch iron rod with a plastic cap marked "LANDMARK 2287" thence South 71°34'34" West 239.25 feet 5/8 inch iron rod with a plastic cap marked "LANDMARK 2287" on the Easterly right of way line of Pacific Highway 99; thence along said right of way South 26° 25' 51" East 299.60 feet to a 3/4 inch iron pipe; thence 163.46 feet along the arc of a 602.96 foot radius curve to the right, the chord of which bears South 18°39'52" East 162.96 feet to a point; thence North 74° 59' 06" East 429.49 feet to a 5/8 inch iron rod with a plastic cap marked "LANDMARK 2287"; thence North 74° 59' 06" East 303.27 feet to a 5/8 inch iron rod with a plastic cap marked "LANDMARK 2287"; thence South 15° 01' 08" East 37.45 feet to a 5/8 inch iron rod with a plastic cap marked "LANDMARK 2287"; thence North 88° 00' 01" East 50.02 feet to a 5/8 inch iron rod with a plastic cap marked "LANDMARK 2287"; thence South 01° 59' 51" East 711.70 feet to a 3/4 inch iron rod; thence South 89° 12' 34" East 40.37 feet to a 3/4 inch iron rod; thence South 06° 21' 35" West 657.94 feet to a 3/4 inch iron rod; thence South 88° 46' 50" East 444.70 feet to the POINT OF BEGINNING, containing 32.78 acres more or less.

NARRATIVE:

The purpose of the survey is to demarcate and partition the a portion of the property described as Parcel 1 and Parcel 2, Partition Plat 2002-0052A thru C and by that certain instrument number 2001-22078 as shown on Survey M137-20. Said property has been adjusted by those certain instruments as recorded in Deed Reference Numbers 2003-018293, 2006-16255 and 2004-16256 of the deed records of Douglas County, Oregon. The property was then Partitioned in compliance with a request for Partition per Douglas County Planning Department File No. 06-M111.

The exterior boundary was determined using found monuments as shown on M137-20, Partition Plat 2002-5 and M137-69. The missing monuments along the North boundary and at the Northwest corner were established at record positions per M 137-69.

The boundary of the property described in Deed Reference Number 2001-22078 were controlled by monuments shown on M137-20. The right of way of the Pacific Highway was revised to correspond to the Deed of Dedication recorded in Reference Number 2003-18293. The centerline which is described with ties from the Township Corner common to Townships 26 & 27 South and Ranges 5 and 6 West and to the 1/4 Corner common to Section 36 and 25, Township 26 South, Range 6 West. The centerline was computed from the Township Corner using record information and rotated to the 1/4 corner. The right of way was computed at record offsets from this centerline. A portion of the property lying in the Northeast corner was also dedicated per the Deed of Dedication. This piece was determined by holding the North and East boundaries and using the deed information to establish the boundaries.

BARBARA E. NIELSEN, DOUGLAS COUNTY CLERK
STATE OF OREGON

APPROVALS:

Keith L. Cubic — Douglas County Planning Director — 2/12/07 Date

Douglas County Surveyor — 2-12-07 Date

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

Sandra K. Correa — Douglas County Tax Collector — 2/14/07 Date

Filed this 14th day of FEBRUARY 2007. 10:54 A.M.

BARBARA E. NIELSEN — Douglas County Clerk By: DEPUTY — 2-14-07

Sheet 3 of 3

PARTITION PLAT

S.E. 1/4, Section 36, T.26 S., R.6 W. &
S.W. 1/4, Section 25, T.26 S., R.5 W. WM.
Douglas County, Oregon
OCTOBER 2006

FOR: Douglas County Public Works
Douglas County Court House
Roseburg, Oregon 97470

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

LAND MARK SURVEYING, INC.
3329 N.E. STEPHENS ST..
ROSEBURG, OREGON 97470
TEL. (541) 677-9400
FAX (541) 677-9401

LM Proj. No. 2006-0170

2007-0021 C

2007-0021 C