

# LAND PARTITION PLAT

## IN PORTIONS OF LOTS 5 & 6, PLAT "E" ROSEBURG HOME ORCHARD TRACTS

IN THE SW 1/4, SEC. 28, T. 26 S., R. 6 W., W. M.  
DOUGLAS COUNTY, OREGON - MAY 2015  
PLANNING FILE 15-004

Douglas County Official Records  
Patricia K. Hitt, County Clerk 2015-007431

NO FEE  
00391422201500074310010016  
05/12/2015 01:50:50 PM  
\*LAT-PAR Cnt=1 Str=23 HEDI  
This is a no fee document

**SURVEYORS CERTIFICATE:**

I, CARL A. SWEEDEN, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED THE LAND SHOWN HEREON IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92.

*Carl A. Sweeden*  
CARL A. SWEEDEN

**LEGAL DESCRIPTION:**

INSTRUMENT #2013-019276, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS.

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT KIRK WIMBER AND JENNIFER WIMBER DO HEREBY DECLARE THAT THEY ARE THE OWNERS OF SAID LAND AND THAT THEY DO CAUSE THE PROPERTY TO BE PARTITIONED AND PLATTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES AND IN ACCORDANCE WITH PLANNING APPROVAL FILE #15-004, DOUGLAS COUNTY, PLANNING DEPARTMENT AND THEY DO HEREBY CREATE FOR THE BENEFIT OF PARCEL 2 A 25 FOOT WIDE ACCESS AND UTILITY EASEMENT TOGETHER WITH THAT EXTRA WIDTH PORTION AS SHOWN IN THE DETAIL, A 10 FOOT WIDE WATER SERVICE EASEMENT AND A 6 FOOT WIDE TELEPHONE SERVICE EASEMENT ALL AS SHOWN HEREON.

*Kirk Wimber*  
KIRK WIMBER

*Jennifer Wimber*  
JENNIFER WIMBER



**LEGEND:**

- FOUND 5/8" I. ROD UNLESS OTHERWISE NOTED
- FOUND 5/8" I. ROD "SWEEDEN LS 2752"
- SET 5/8" X 30" IRON ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752"
- ▲ COMPUTED POINT, NOTHING FOUND OR SET
- ( ) RECORD PER PARTITION PLAT 1997-0082
- (R1) RECORD PER M 167-40
- (R2) RECORD PER PLAT "E" R. H. O. T., VOL. 3, PG. 3
- (R3) RECORD PER M 31-38
- (R4) RECORD PER M 27-18
- (R5) RECORD PER P.P. 2007-0020
- (R6) RECORD PER WESTWOOD ESTATES, VOL. 12, PG. 22
- (R7) RECORD PER P. P. 2013-0011

MEASURED EQUALS M 167-40 UNLESS NOTED

**ACKNOWLEDGEMENTS:**

STATE OF OREGON )  
COUNTY OF DOUGLAS)

THERE PERSONALLY APPEARED BEFORE ME KIRK WIMBER AND JENNIFER WIMBER WHO ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE FORGOING INSTRUMENT AND WHO DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

8 DAY OF May, 2015.

*Carmen Miles* *Carmen Miles*  
NOTARY PUBLIC - OREGON (PRINTED NAME) (SIGNATURE)

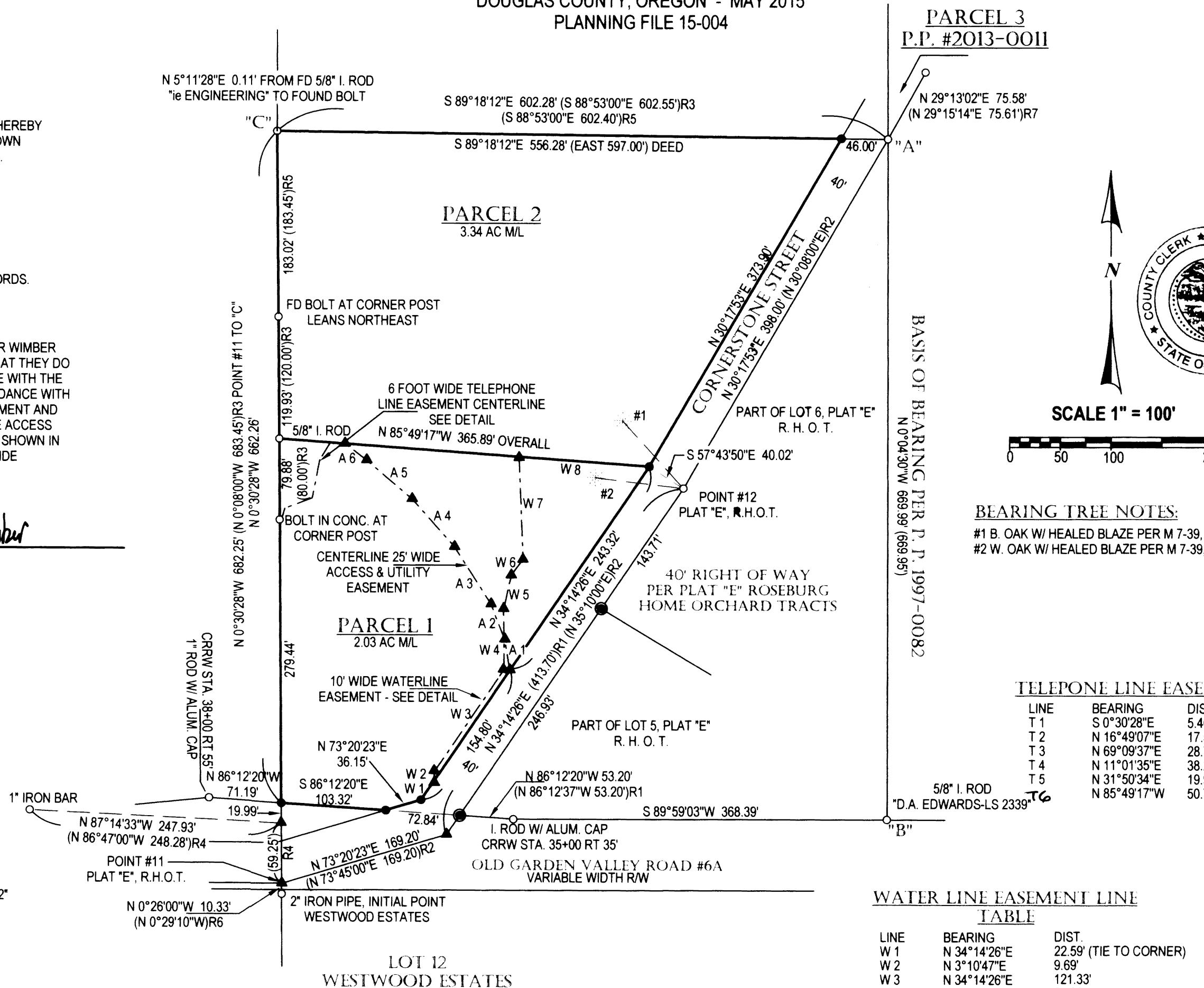
459801 July 31, 2015  
COMMISSION NO. MY COMMISSION EXPIRES

**NARRATIVE:**

THIS SURVEY WAS COMPLETED TO ESTABLISH THE BOUNDARY OF THAT LAND AS DESCRIBED IN INSTRUMENT # 2013-019276, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS AND TO THEN PARTITION SAID LANDS AS APPROVED PER DOUGLAS COUNTY PLANNING APPROVAL #15-004 AND AS DIRECTED BY THE OWNER SHOWN. THE CONTROL FOR THIS SURVEY IS AN EXTENSION OF CONTROLS ESTABLISHED FOR M 167-40 (2014) AND PARTITION PLAT #2013-0011 (2013). THE FOLLOWING ARE SURVEYS OF REFERENCE: M 7-39, M 160-79, M 5-49, M 31-38, M 27-18, CS 40/334 AND PARTITION PLATS #2007-0020, #1997-0082 AND #2006-0065. THE BASIS OF BEARING USED IS FROM M 167-40 BEING THE MARKERS AT POSITIONS "A" AND "B". WITH THIS COMPLETED THE WESTERLY LINE OF THE ABANDONED 40 FOOT ROADWAY PER PLAT "E" ROSEBURG HOME ORCHARD TRACTS, NOW KNOWN AS CORNERSTONE STREET WAS ESTABLISHED USING THE EASTERLY LINE PER M 167-40. THIS BEING THE SOUTHEASTERLY LINE OF INSTRUMENT #2013-019276. FOUND RIGHT OF WAY MARKERS FROM OLD GARDEN VALLEY COUNTY ROAD #6 WERE RECOVERED AND USED TO ESTABLISH THE SOUTH LINE AND THE WEST LINE WAS HELD TO THE SOUTHWEST CORNER OF PARCEL 1, PARTITION PLAT #2007-0020, POSITION "C" AND THE COMPUTED POSITION OF POINT #11, PLAT "E", ROSEBURG HOME ORCHARD TRACTS. POINT #11 PER PLAT "E" BEING THE COMPUTED POSITION OF A 1/2" IRON PIPE FOUND AND HELD IN M 27-18 AND SHOWN IN CS 40/334. THE NORTH LINE WAS ESTABLISHED BY INTERSECTION HOLDING POSITION "C" AND POSITION "A" AND INTERSECTING WITH THE WESTERLY LINE OF THE 40 FOOT PLATTED ROADWAY, CORNERSTONE STREET. THE LAND WAS THEN PARTITION AS SHOWN TO CREATE THE TWO PARCELS AS APPROVED.

FIELD CREW: C. SWEEDEN & E. WILDS  
EQUIPMENT: NIKON NIVO 3 W/ SUPPORT  
MAPPING AND CALC'S: C. SWEEDEN

**PARCEL 3**  
P.P. #2013-0011



**BEARING TREE NOTES:**

- #1 B. OAK W/ HEALED BLAZE PER M 7-39, S 42°18'52" 89.58' (S N41° E 90.00')
- #2 W. OAK W/ HEALED BLAZE PER M 7-39, S 83°15'23" E 87.63' (S 82° E 88.00')

**TELEPHONE LINE EASEMENT**

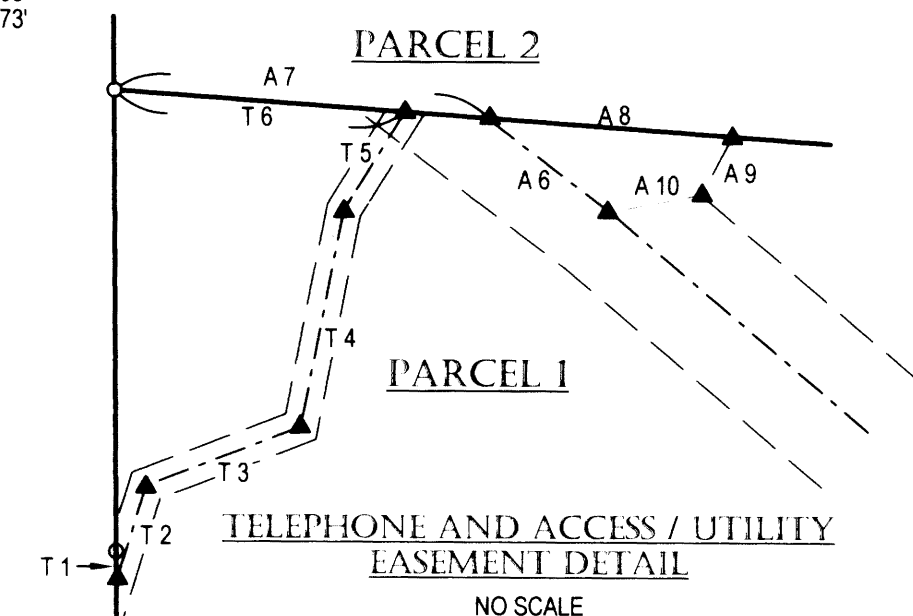
LINE	BEARING	DIST.
T 1	S 0°30'28"E	5.40'
T 2	N 16°49'07"E	17.55'
T 3	N 69°09'37"E	28.78'
T 4	N 11°01'35"E	38.27'
T 5	N 31°50'34"E	19.98'
T 6	N 85°49'17"W	50.73'

**WATER LINE EASEMENT LINE TABLE**

LINE	BEARING	DIST.
W 1	N 34°14'26"E	22.59' (TIE TO CORNER)
W 2	N 3°10'47"E	9.69'
W 3	N 34°14'26"E	121.33'
W 4	N 0°41'39"W	59.32'
W 5	N 12°18'46"E	34.85'
W 6	N 36°57'37"E	19.28'
W 7	N 2°23'13"W	101.18'
W 8	S 85°49'17"E	128.76' (TIE TO CORNER)

**ACCESS AND UTILITY EASEMENT LINE TABLE**

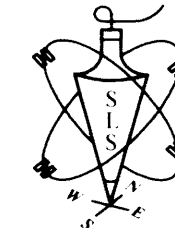
LINE	BEARING	DIST.
A 1	N 9°26'03"W	30.86'
A 2	N 21°44'41"W	37.45'
A 3	N 32°38'22"W	67.07'
A 4	N 41°27'59"W	63.03'
A 5	N 49°46'41"W	58.85'
A 6	N 53°00'27"W	26.82'
A 7	S 85°49'17"E	64.98'
A 8	S 85°49'17"E	42.78'
A 9	S 28°30'23"W	11.41'
A 10	S 79°14'06"W	16.09' (TIE TO CENTERLINE)



**OWNER & PARTITIONERS:**

KIRK & JENNIFER WIMBER  
120 CORNERSTONE STREET  
ROSEBURG, OREGON 97470

**Sweeden Land Surveying**



Carl A. Sweeden  
P.L.S.  
Conventional & Global Positioning  
Surveying Systems  
558 S. E. Jackson St., Roseburg, OR. 97470  
Tel. 541-672-8344, Fax 541-672-1787

WATER: UMPQUA BASIN WATER DISTRICT  
SEWER: SEPTIC SYSTEM  
ZONING: RR  
COMP. PLAN: COMMITTED RESIDENTIAL - 2 AC

2015-0008

2015-0008