

2017-0018 B

**SURVEYOR'S CERTIFICATE:**

I, RONALD A. QUMBY, OREGON PROFESSIONAL LAND SURVEYOR NO. 1654, HEREBY CERTIFY 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 PORTION OF THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 2014-3244, OFFICIAL DEED RECORDS OF DOUGLAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD MARKING THE SOUTHWEST CORNER OF THAT TRACT DEEDED TO THE CITY OF ROSEBURG FOR RIGHT-OF-WAY PURPOSES PER INSTRUMENT NUMBER 2017-10068 & 2017-10069, OFFICIAL DEED RECORDS OF DOUGLAS COUNTY, OREGON, FROM WHICH THE SOUTHWEST CORNER OF THE ISAAC JONES D.L.C. NO. 65 BEARS SOUTH 27°11'36" EAST, 200.85 FEET; THENCE ALONG THE SOUTH BOUNDARY OF SAID INSTRUMENT NUMBER 2014-3244, SOUTH 88°29'54" WEST, 299.40 FEET TO A POINT IN THE CENTER OF NEWTON CREEK; THENCE ALONG SAID CENTER OF NEWTON CREEK THE FOLLOWING COURSES: NORTH 49°46'42" WEST, 33.52 FEET TO A POINT; THENCE NORTH 62°35'50" WEST, 91.41 FEET TO A POINT; THENCE NORTH 84°11'57" WEST, 51.79 FEET TO A POINT; THENCE NORTH 63°16'01" WEST, 54.58 FEET TO A POINT; THENCE SOUTH 86°48'16" WEST, 69.49 FEET TO A POINT; THENCE NORTH 79°32'14" WEST, 32.48 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY BOUNDARY OF N.W. KEASEY STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 01°10'46" WEST, 118.05 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 2006-2572, DOUGLAS COUNTY DEED RECORDS; THENCE ALONG THE SOUTH LINE OF SAID TRACT, NORTH 89°56'35" EAST, 100.12 FEET TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE ALONG THE EAST LINE OF SAID TRACT, NORTH 01°09'07" WEST, 79.95 FEET TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 89-19357, DOUGLAS COUNTY DEED RECORDS; THENCE ALONG THE EAST LINE OF SAID TRACT, NORTH 01°09'07" WEST, 74.97 FEET TO A 5/8" IRON ROD AT THE NORTHEAST CORNER OF SAID TRACT; THENCE ALONG THE NORTH LINE OF SAID TRACT, SOUTH 89°56'35" WEST, 100.19 FEET TO A 5/8" IRON ROD ON SAID EASTERLY RIGHT-OF-WAY BOUNDARY OF N.W. KEASEY STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 02°34'59" WEST, 34.44 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF SAID INSTRUMENT NUMBER 2014-3244; THENCE ALONG THE NORTH BOUNDARY OF SAID TRACT, NORTH 89°50'23" EAST, 151.10 FEET TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 2006-6370, DOUGLAS COUNTY DEED RECORDS; THENCE CONTINUING ALONG SAID NORTH BOUNDARY OF INSTRUMENT NUMBER 2014-3244, NORTH 89°45'50" EAST, 552.15 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF SAID TRACT DEEDED TO THE CITY OF ROSEBURG PER INSTRUMENT NUMBER 2017-10068 & 2017-10069; THENCE ALONG THE WEST BOUNDARY OF SAID TRACT, SOUTHERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1147.00 FEET, THROUGH A CENTRAL ANGLE OF 20°27'27", AN ARC LENGTH OF 409.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.32 ACRES, MORE OR LESS.

**NARRATIVE:**

THE PURPOSE OF THIS MAP IS TO PARTITION THE ABOVE-DESCRIBED TRACT INTO 2 PARCELS, AS SHOWN. MONUMENTS OF RECORD WERE TIED AND HELD, AS SHOWN. THE MONUMENT FOUND AT THE NORTHEAST CORNER OF THE TRACT WAS NOT HELD BECAUSE IT WAS NOT IN HARMONY WITH OTHER MONUMENTS FOUND ALONG THE WESTERLY RIGHT-OF-WAY BOUNDARY OF STEWART PARKWAY OR THE RECORD ANGLE AT SAID NORTHEAST CORNER. THERE ARE SIGNIFICANT DISCREPANCIES BETWEEN THE LOCATION OF NEWTON CREEK, AS SHOWN ON M72-73 AND WHERE IT IS LOCATED TODAY PER THIS SURVEY. THE SOUTHWEST CORNER OF INSTRUMENT NUMBER 2006-2572 WAS CALCULATED BY USING THE SAME BEARING FOUND BETWEEN FOUND MONUMENTS ON THE NORTH LINE OF INSTRUMENT NUMBER 89-19357 AND INTERSECTING THAT WITH THE EASTERLY RIGHT-OF-WAY BOUNDARY OF N.W. KEASEY STREET. DURING THE PROCESS OF PREPARING THIS PLAT, THE PROCESS OF RE-ALIGNING STEWART PARKWAY BEGAN. AS A RESULT OF THIS, RIGHT-OF-WAY WAS ACQUIRED FROM OUR CLIENTS BY THE CITY OF ROSEBURG. MONUMENTS WERE SET ON SAID NEW RIGHT-OF-WAY PER THE DEEDS RECORDED, AS SHOWN ON THIS PLAT. THIS SURVEY WAS PERFORMED BY NOLAN FROMDAHL AND RICHARD OLSON USING A TOPCON TOTAL STATION AND TOPCON FC-5000 CONTROLLER. OFFICE CALCULATIONS AND DRAFTING BY DEREK FEIGEL.

ZONE: R-1-6 (SINGLE FAMILY RESIDENTIAL)  
COMP. PLAN: LDR (LOW DENSITY RESIDENTIAL)  
WATER: CITY OF ROSEBURG  
SEWER: ROSEBURG URBAN SANITARY AUTHORITY

COMMUNITY DEVELOPMENT DEPARTMENT FILE NO. P-16-6

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT BRUCE LONG, ALSO KNOWN AS JOHN BRUCE LONG AND THE LONG FAMILY TRUST ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THE PROPERTY PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES.

See below for consent affidavit  
BRUCE LONG DATE

Brent Long 8-7-17  
BRENT LONG, ALSO KNOWN AS ROBERT BRENT LONG DATE  
TRUSTEE, LONG FAMILY TRUST

Deborah S. Tucker 8-7-17  
DEBORAH S. TUCKER DATE  
TRUSTEE, LONG FAMILY TRUST

PARTITION PLAT CONSENT AFFIDAVIT BY BRUCE LONG  
RECORDED IN THE DOUGLAS COUNTY, OREGON DEED  
RECORDS AS INSTRUMENT NUMBER  
2017- 14913

**ACKNOWLEDGMENT:**

STATE OF OREGON }  
COUNTY OF DOUGLAS }ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 7 DAY OF August, 2017, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BRENT LONG, ALSO KNOWN AS ROBERT BRENT LONG AND DEBORAH S. TUCKER, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Elaine Berg  
NOTARY: ELAINE BERG  
NOTARY PUBLIC - OREGON  
COMMISSION NO.: 928277  
MY COMMISSION EXPIRES: MAY 08, 2018

**APPROVALS:**

Shirley Goss 8-8-17  
COMMUNITY DEVELOPMENT DIRECTOR DATE

Yvonne Messy 8-8-17  
PUBLIC WORKS DIRECTOR DATE

Kristian O. Bestroot August 11, 2017  
DOUGLAS COUNTY SURVEYOR DATE

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

William Hausli 9/12/17  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 12<sup>th</sup> DAY OF September, 2017, 1:33 O'CLOCK AM/PM

Patricia K. Hitt 9/12/17  
DOUGLAS COUNTY CLERK DATE



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Ronald A. Quimby  
OREGON  
JULY 14, 1978  
RONALD A. QUMBY  
1654

EXPIRES: 12/31/18



809 SE Pine Street  
Roseburg, Oregon 97470  
PHONE (541) 673-0166  
FAX (541) 440-9392  
iemail@ieengineering.com

SURVEYED FOR:  
BRUCE LONG  
10041 SW 100TH DR.  
GAINESVILLE, FL 32608

PAGE: 2 OF 2  
JOB NO: 2758-01  
DATE: 7-26-17

**LAND PARTITION**

LYING IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 27 SOUTH,  
RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

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