

2017-0030

LEGEND

- FOUND 5/8" IRON ROD WITH YPC MARKED "WRG DESIGN INC" UNLESS NOTED
 - FOUND 5/8" IRON ROD WITH YPC MARKED "IE ENG" UNLESS NOTED
 - SET 5/8" X 30" IRON ROD WITH YPC MARKED "LAND MARK PLS 2287"
 - CALCULATED POINT
 - YPC YELLOW PLASTIC CAP
 - () RECORD INFORMATION M131-15
- OWNER & PARTITIONER: Aspen Properties LLC
 220 Newport Center Dr #11-393
 Newport Beach, CA 92660
- NO. OF PARCELS: 2
- PROPERTY ID: R143607, R62415, and R119854
 WATER OWNER: City of Roseburg
 ZONING: RUSA
 COMP PLAN: C-3
 COM-Comercial
- CITY OF ROSEBURG PLANNING DEPARTMENT FILE NO. P-17-3

Douglas County Official Records
 Patricia K. Hitt, County Clerk 2017-018935

00452756201700189350010017 11/29/2017 11:15:54 AM
 This is a no fee document

NO FEE

Line #	Length	Direction	RECORD INFO
L1	24.00'	S35° 25' 51"W	(S35° 21' 55"W 23.96')
L2	25.15'	S53° 55' 05"W	(S53° 51' 49"W 25.07')
L3	36.63'	N84° 18' 56"W	(N85° 03' 38"W 36.60')
L4	54.92'	S85° 34' 24"W	(S85° 30' 28"W 55.42')
L5	54.33'	S50° 11' 13"W	(S50° 04' 20"W 54.57')
L6	7.45'	S48° 02' 21"W	(S48° 08' 14"W 7.43')
L7	14.35'	S55° 27' 56"W	(S55° 27' 56"W 14.35')
L8	28.81'	S88° 33' 59"W	(S88° 39' 19"W 28.56')
L9	5.69'	S84° 59' 13"W	(S84° 59' 13"W 5.44')

Line #	Length	Direction
L11	45.81'	S32° 05' 15.01"W
L10	189.08'	S46° 19' 33.94"W

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS, that James D. Jennett, authorized agent of Aspen Properties LLC., the owners of the land represented on the annexed map and more particularly described in the accompanying Surveyor's Certificate and in accordance with the provisions of Chapter 92, Oregon Revised Statutes, does hereby declare the annexed map to be a correct map of the Partition Plat of said property. They have caused this partition plat to be prepared, the private utility easement to be created to benefit Parcel 1 and the property to be partitioned into parcels as shown.

Refer to Affidavit of Consent, Instrument Number 2017-18932
 Date 11/29/17

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 boundary which is described in Deed Reference #2008-491 as recorded in the Deed Records of Douglas County, Oregon being more particularly described as follows:

Beginning at a 5/8" iron rod at the westerly Right of Way intersection of Rennan Street and Stewart Parkway; thence along the westerly Right of Way of Rennan Street, South 44°20'03" East 429.74 feet to a 5/8" iron rod; thence leaving said westerly Right of Way South 84°59'13" West 5.69 feet; thence South 88°33'59" West 28.81 feet to a 5/8 inch iron rod; thence South 55°27'56" West 14.35 feet; thence South 48°02'21" West 7.45 feet; thence South 50°11'13" West 54.33 feet to a 5/8" iron rod; thence South 75°41'55" West 125.36 feet to a 5/8" iron rod; thence South 85°34'24" West 54.92 feet to a 5/8" iron rod; thence North 44°39'16" West 90.66 feet to a 5/8" iron rod; thence North 84°18'56" West 36.63 feet to a 5/8" iron rod; thence South 53°55'05" West 25.15 feet to a 5/8" iron rod; thence South 47°41'59" West 85.88 feet to a 5/8" iron rod; thence South 35°25'51" West 24.00 feet to a 5/8" iron rod; thence North 44°15'25" West 190.60 feet to a 5/8" iron rod on the southerly Right of Way for Stewart Parkway; thence along said Right of Way North 45°45'34" East 260.03 feet to a 5/8" iron rod; thence continuing of said Right of Way North 51°48'57" East 90.44 feet to a 5/8" iron rod; thence continuing along said Right of Way North 45°45'30" East 60.08 feet to a 5/8" iron rod and the POINT OF BEGINNING, containing 2.90 acres more or less.

Narrative

The purpose of the survey was to partition the property described in Deed Reference #2008-491.

Found monuments per M131-15 were held for the parent parcel boundary. Monuments were placed at the direction of the client.

Equipment: Trimble S6 Total Station
 Field Personnel: A. Welch
 Office Calculations: M. Heimburger

APPROVALS

Shirley Goss 11/21/17
 City of Roseburg Planning Director Date

Michael Murray 11/21/17
 City of Roseburg Public Works Director Date

Mark A. Heimburger 11/21/2017
 Douglas County Surveyor Date

Michelle Nelson 11/29/17
 Douglas County Tax Collector Deputy Date

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

Filed this 29th day of November, 2017, 11:15 AM

Patricia K. Hitt 11/29/17
 Douglas County Clerk

Sheet 1 of 1

Land Partition
 In the NE 1/4, Section 11
 Township 27 South, Range 6 West, W.M.
 Douglas County, Oregon
 August 23, 2017

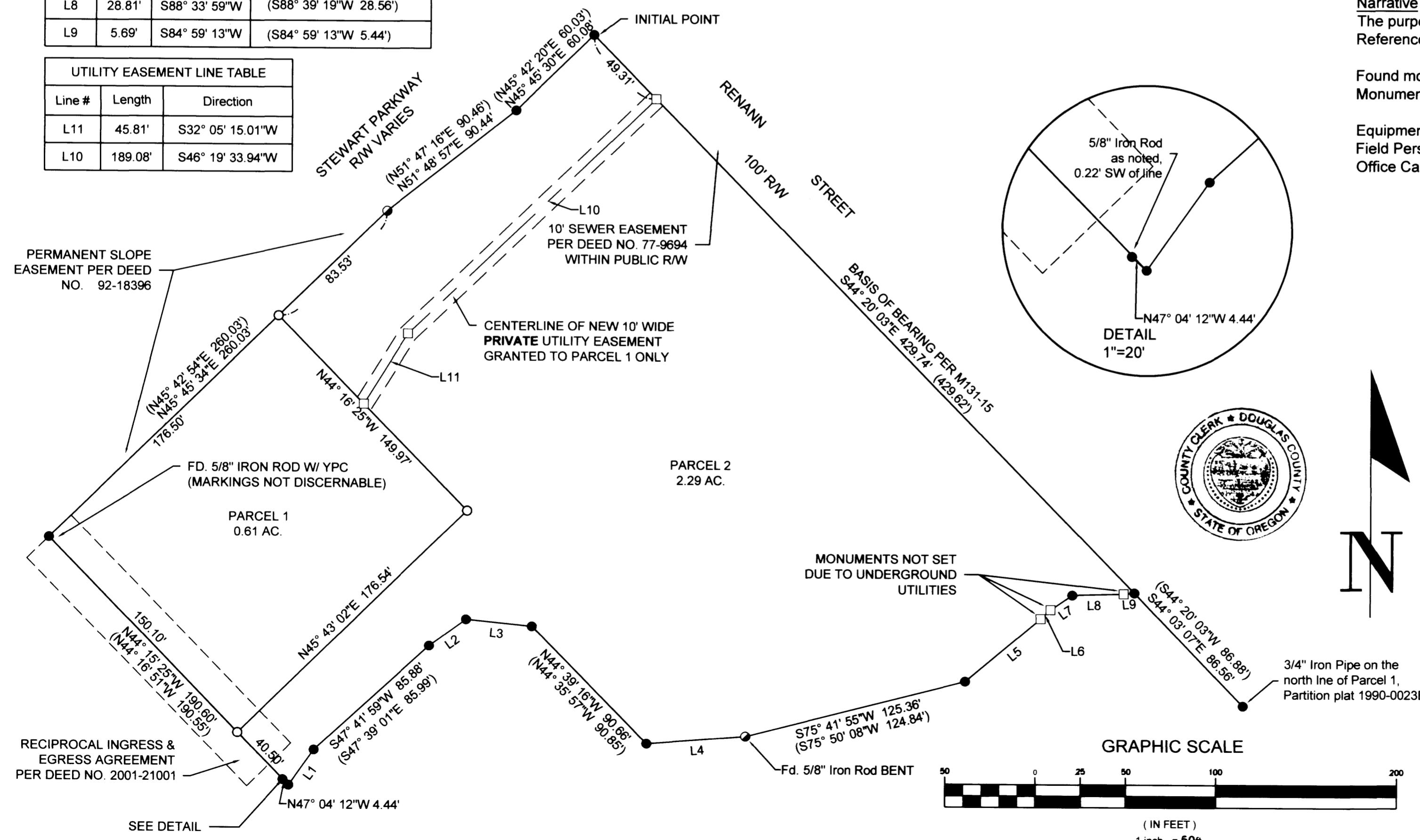
Aspen Properties LLC
 220 Newport Center Dr #11-393
 Newport Beach, CA 92660

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

RENEWS JUNE 30, 2019

Land Mark Surveying, Inc.
 •3317 N.E. Stephens St. •Roseburg, Oregon 97470
 •Office (541) 677-9400 •Fax (541) 677-9401

LM #2017-0048



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