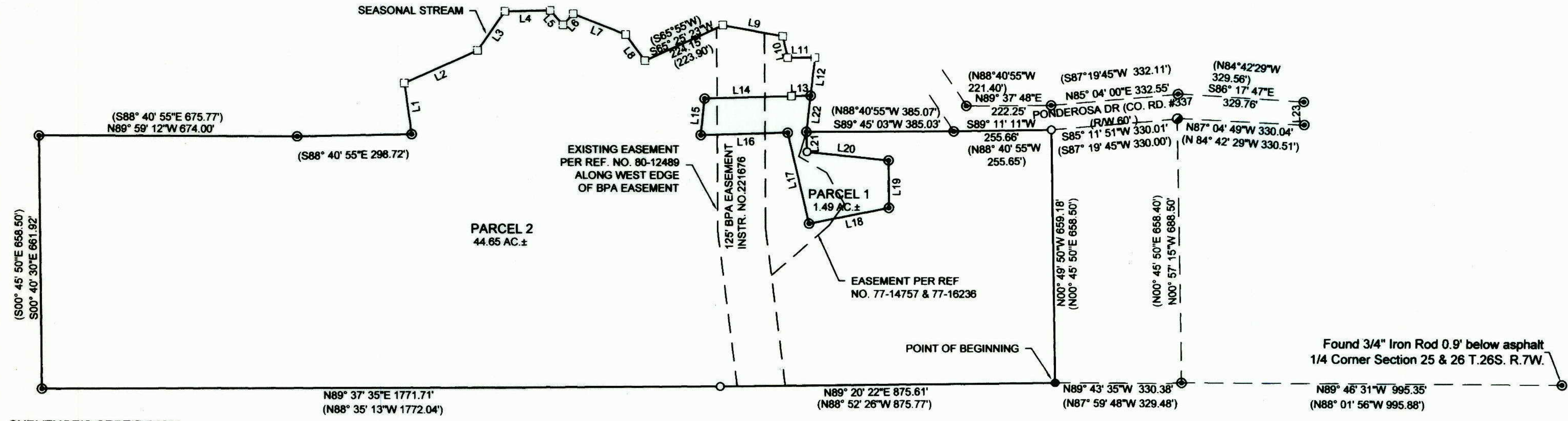


2018-0023A



**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 of the property which is described in Deed Reference Number 88-13770 of the official deed records of Douglas County, Oregon being more particularly described as follows:

Beginning at a fence post at the Southeast corner of Deed Reference Number 88-13770 from which a 3/4" iron rod at the One-quarter corner common to Sections 25 & 26, Township 26 South Range 7 West Willamette Meridian bears South 89°43' 35" East 330.38 feet, South 89°46'31" East 995.35 feet; thence North 00°49'50" West 659.18 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK PLS 2287" on the southerly Right of Way of Ponderosa Drive; thence along said Right of Way South 89°11'11" West 255.66 feet to a 5/8 inch iron rod; thence leaving said Right of Way South 89°45'03" West 385.03' to a 5/8 inch iron rod; thence North 06°29'53" East 95.27 feet to a 5/8 inch iron rod; thence North 06°29'53" East 100.46 feet to a point in the channel of a seasonal stream; thence along said channel the following courses;

South 89°30'38" West 70.99 feet, North 13°18'17" West 57.75 feet, North 79°35'42" West 159.26 feet, South 65°25'23" West 224.15 feet, North 36°11'42" West 85.22 feet, North 68°34'02" West 147.91 feet, South 42°17'48" West 39.22 feet, North 42°07'12" West 51.16 feet, South 89°00'33" West 117.58 feet, South 34°31'28" West 125.18 feet, South 65°52'52" West 209.76 feet.

Thence leaving said channel South 08°11'02" East 134.74' to 5/8 inch iron rod; thence South 88°41'23" West 298.78 feet to a 5/8 inch iron rod; thence North 89°59'12" West 674.00 feet to a 5/8 inch iron rod thence; South 00°40'30" East 661.92 feet to a 5/8 inch iron rod; thence North 89°37'35" East 1771.71 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK PLS 2287"; thence North 89°20'22" East 875.61 feet to the Point of Beginning, all situated in Section 26, Township 26 South, Range 7 West, Willamette Meridian, Douglas County, Oregon, containing 46.14 acres more or less.

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS that Richard Prime, the PR of the Estate of Robert Wilson, the owner 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 access easements to be created to benefit both Parcels and the property to be partitioned into 2 Parcels as shown.

Refer to Affidavit of Consent, Instrument Number 2018-10541 Date 6/27/18

Parcel Line Table			
Line #	Direction	Length	RECORD INFO
L1	S08° 11' 02"E	134.74	(S08°40'23"E 133.71')
L2	S65° 52' 58"W	209.76	(S67°22'35"W 209.52')
L3	S34° 31' 28"W	125.18	(S36°01'05"W 125.04')
L4	S89° 00' 33"W	117.58	(N89°29'50"W 117.45')
L5	N42° 07' 12"W	51.16	(N40°37'35"W 51.10')
L6	S42° 17' 48"W	39.22	(S43°47'25"W 39.18')
L7	N68° 34' 02"W	147.91	(N67°04'25"W 147.74')
L8	N36° 11' 42"W	85.22	(N34°42'05"W 85.12')
L9	N79° 35' 42"W	159.26	(N78°06'05"W 159.08')
L10	N13° 18' 17"W	57.75	(N11°48'40"W 57.68')
L11	S89° 30' 38"W	70.99	(N88°59'45"W 70.91')
L12	N06° 29' 53"E	100.46	
L13	S88° 23' 31"W	277.38*	(WEST 50.00') * 50.00'
L14	S88° 23' 31"W	277.38**	(WEST 227.28)** 227.38'
L15	S05° 58' 02"W	95.88	(S07°33'00" 95.83')
L16	N88° 23' 02"E	227.41	(EAST 227.28')
L17	S13° 13' 59"E	243.53	(S11°49'34"E 243.98')
L18	N78° 56' 06"E	213.27	(N80°31'54"E 213.36')
L19	N00° 27' 39"W	123.81	(N01°11'19"E 123.63')
L20	N84° 03' 25"W	214.66	(N82°30'41"W 214.49')
L21	N01° 32' 44"W	52.18	(NORTH 52.14')
L22	N06° 29' 53"E	95.27	(N07°33'00"E 95.83')
L23	S01° 19' 55"E	60.27	((S00°14'54"W 60.19'))

\*\*\*  
AFFIDAVIT OF CORRECTION  
RECORDED 8/21/2018 AS  
COUNTY CLERK INSTR. NO.  
2018-013774; C.S. 65/100-7

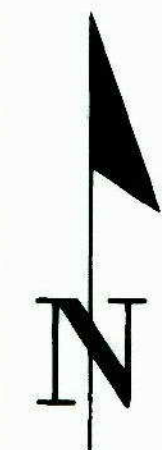
**LEGEND:**

- ⊙ FOUND 5/8" IRON ROD UNLESS NOTED.
- ⊙ FOUND 5/8" IRON ROD W/ YPC MARKED "I.E. ENGINEERING, INC."
- FOUND FENCE CORNER
- SET 5/8" x 30" IRON ROD W YPC MARKED "LANDMARK PLS 2287"
- CALCULATED POINT, NOT FOUND OR SET

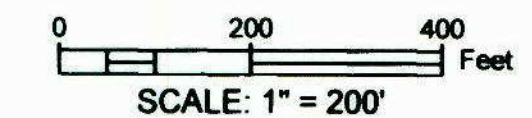
**RECORD INFORMATION:**

( ) M42-12  
[ ] CS 55/353-1  
{ } CS 55/353-2  
( ) CS 65/67-3  
[ ] INSTRUMENT NO. 2018-4708

NOTE: EASEMENT LOCATIONS ARE APPROXIMATE PER S.O.R.T. REPORT FURNISHED BY AMERITITLE DATED JUNE 6, 2018.



BASIS OF BEARING - OREGON COORDINATE REFERENCE SYSTEM, COTTAGE GROVE TO CANYONVILLE ZONE (NAD83 (2011)) EPOCH 2010



Sheet 1 of 2

**PARTITION**  
In the NE 1/4 & NW 1/4, Section 26  
Township 26 South, Range 7 West, W.M.  
Douglas County, Oregon  
March, 2018

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Mark A. Heimburger*

OREGON  
JULY 16, 1987  
MARK A. HEIMBURGER  
2287

RENEWS JUNE 30, 2019

FOR: Walt Gayner  
1614 Vine St.  
Roseburg, OR 97470

**LM Land Mark**  
Surveying, Inc.

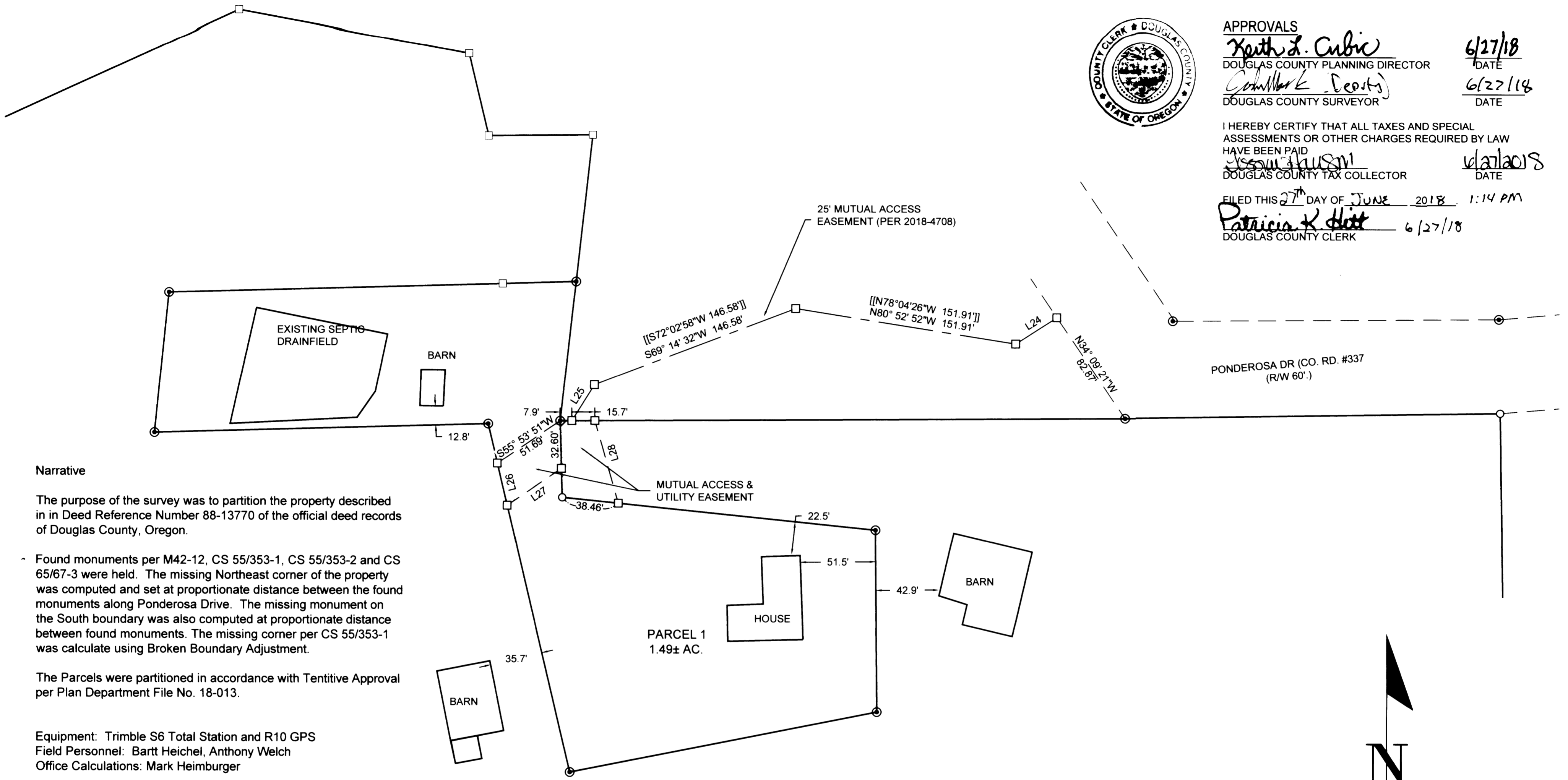
•3317 N.E. Stephens St. •Roseburg, Oregon 97470  
•Office (541) 677-9400 •Fax (541) 677-9401

LM Plat. No. 2018-0007

2018-0023A

2018-0023B

2018-0023B



**Narrative**

The purpose of the survey was to partition the property described in in Deed Reference Number 88-13770 of the official deed records of Douglas County, Oregon.

- Found monuments per M42-12, CS 55/353-1, CS 55/353-2 and CS 65/67-3 were held. The missing Northeast corner of the property was computed and set at proportionate distance between the found monuments along Ponderosa Drive. The missing monument on the South boundary was also computed at proportionate distance between found monuments. The missing corner per CS 55/353-1 was calculate using Broken Boundary Adjustment.

The Parcels were partitioned in accordance with Tentitive Approval per Plan Department File No. 18-013.

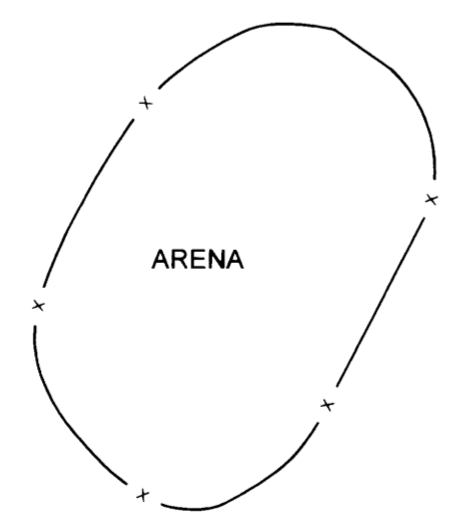
Equipment: Trimble S6 Total Station and R10 GPS  
Field Personnel: Bartt Heichel, Anthony Welch  
Office Calculations: Mark Heimburger

**PARTITIONER:** WALT GAYNER  
1614 NE VINE ST.  
ROSEBURG, OR 97470

**OWNER:** ESTATE OF ROBERT WILSON  
320 PONDERSOA DR.  
ROSEBURG, OR 97471

**NO. OF PARCELS:** 2

**PROPERTY ID:** R143418, R143724, R58974, R59135 & R59163  
**WATER:** UMPQUA BASIN WATER ASSOCIATION  
**SEWER:** SEPTIC  
**ZONING:** R143418, R143724, R59135 & R58974-FF FARM FOREST  
R59163-5R RURAL RESIDENTIAL 5 ACRE



Parcel Line Table			
Line #	Direction	Length	RECORD INFO
L24	S57° 25' 51"W	33.30	[[S60°14'17"W 33.30']]
L25	S32° 18' 17"W	28.88	[[S35°06'43"W 28.88']]
L26	S13° 13' 59"E	29.41	
L27	N55° 53' 51"E	44.63	
L28	N15° 54' 44"W	58.49	

**LEGEND:**

- FOUND 5/8" IRON ROD UNLESS NOTED.
- FOUND 5/8" IRON ROD W/ YPC MARKED "I.E. ENGINEERING, INC."
- FOUND FENCE CORNER
- SET 5/8" x 30" IRON ROD W YPC MARKED "LANDMARK PLS 2287"
- CALCULATED POINT, NOT FOUND OR SET

**RECORD INFORMATION:**

- ( ) M42-12
- [ ] CS 55/353-1
- { } CS 55/353-2
- (( )) CS 65/67-3
- [[ ]] INSTRUMENT NO. 2018-4708

NOTE: EASEMENT LOCATIONS ARE APPROXIMATE PER S.O.R.T. REPORT FURNISHED BY AMERITITLE DATED JUNE 6, 2018.

**APPROVALS**

*Keith J. Cubic* 6/27/18  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

*Chadwick E. Deosty* 6/27/18  
DOUGLAS COUNTY SURVEYOR DATE

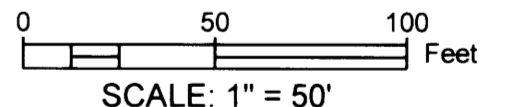
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID

*Yessu Johnson* 6/27/18  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 27<sup>th</sup> DAY OF JUNE 2018 1:14 PM  
*Patricia K. Hott* 6/27/18  
DOUGLAS COUNTY CLERK

PONDEROSA DR (CO. RD. #337 (R/W 60'))

BASIS OF BEARING - OREGON COORDINATE REFERENCE SYSTEM, COTTAGE GROVE TO CANYONVILLE ZONE (NAD83 (2011)) EPOCH 2010



Sheet 2 of 2

**PARTITION**  
In the NE 1/4 & NW 1/4, Section 26  
Township 26 South, Range 7 West, W.M.  
Douglas County, Oregon  
March, 2018

REGISTERED PROFESSIONAL LAND SURVEYOR  <i>Mark A. Heimburger</i> OREGON JULY 16, 1987 MARK A. HEIMBURGER 2287 RENEWS JUNE 30, 2019	FOR: Walt Gayner 1614 Vine St. Roseburg, OR 97470
	Land Mark Surveying, Inc. •3317 N.E. Stephens St. •Roseburg, Oregon 97470 •Office (541) 677-9400 •Fax (541) 677-9401 LM Proj. No. 2018-0007