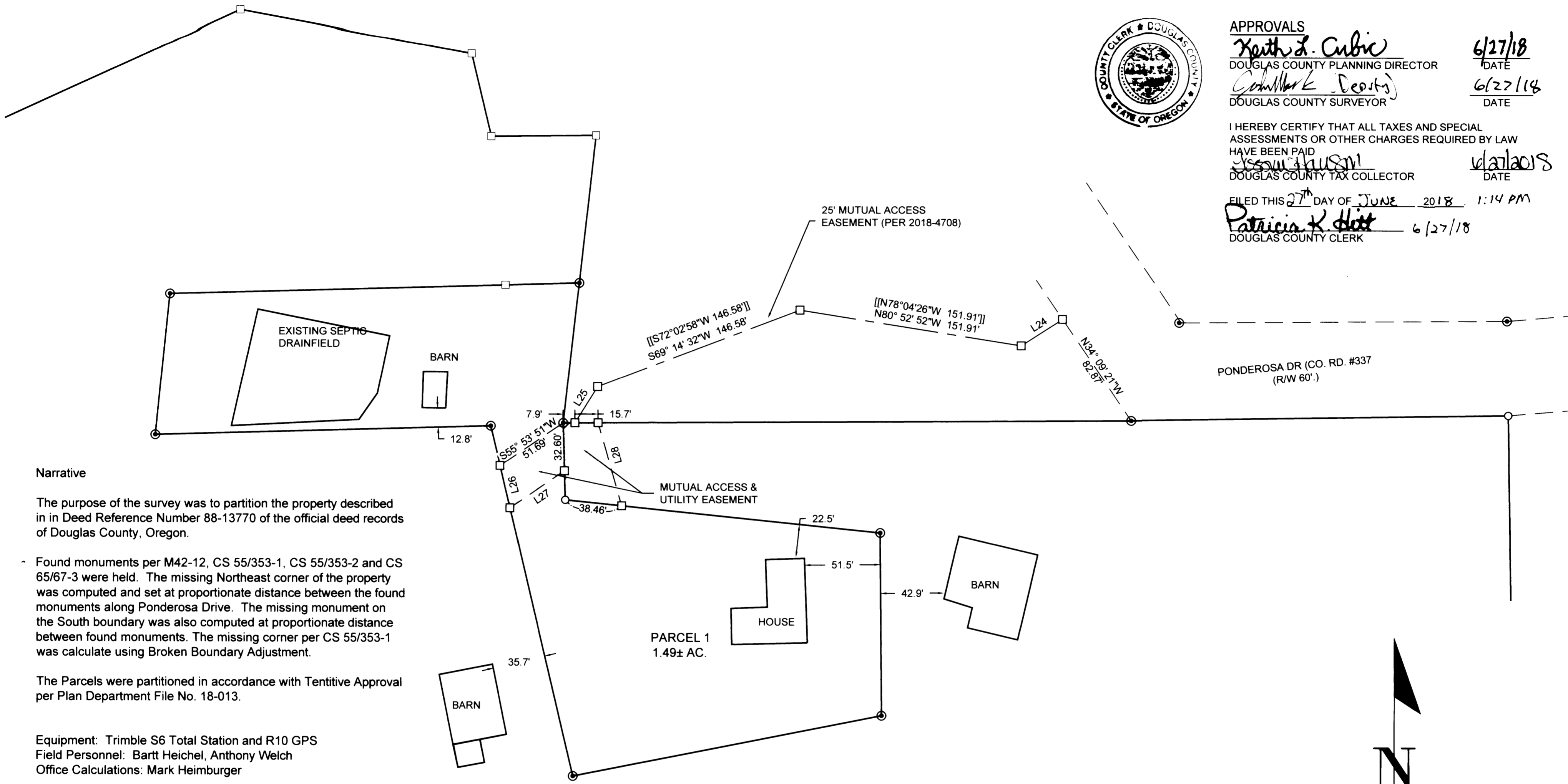


2018-0023B

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.

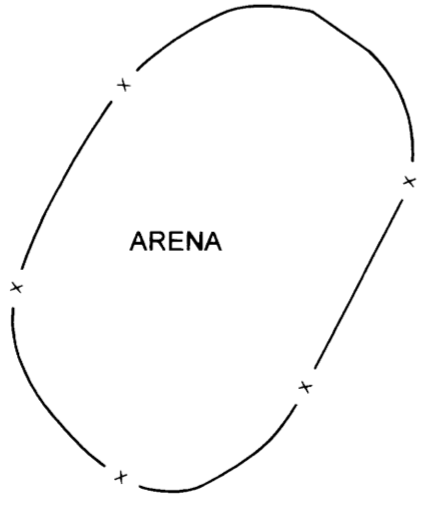
Equipment: Trimble S6 Total Station and R10 GPS
Field Personnel: Bartt Heichel, Anthony Welch
Office Calculations: Mark Heimburger

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

OWNER: ESTATE OF ROBERT WILSON
320 PONDEROSA 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

Colin K. Deosty 6/27/18
DOUGLAS COUNTY SURVEYOR DATE

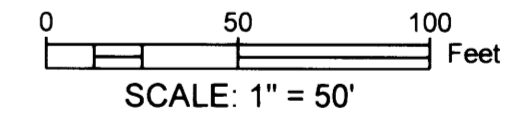
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID

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

FILED THIS 27th 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