

**NARRATIVE**

The purpose of this survey is to partition the lands described in Deed Reference Number 99-12344 of the Deed Records of Douglas County into three parcels and to adjust the boundary of the property as shown on Record Survey M11-74.

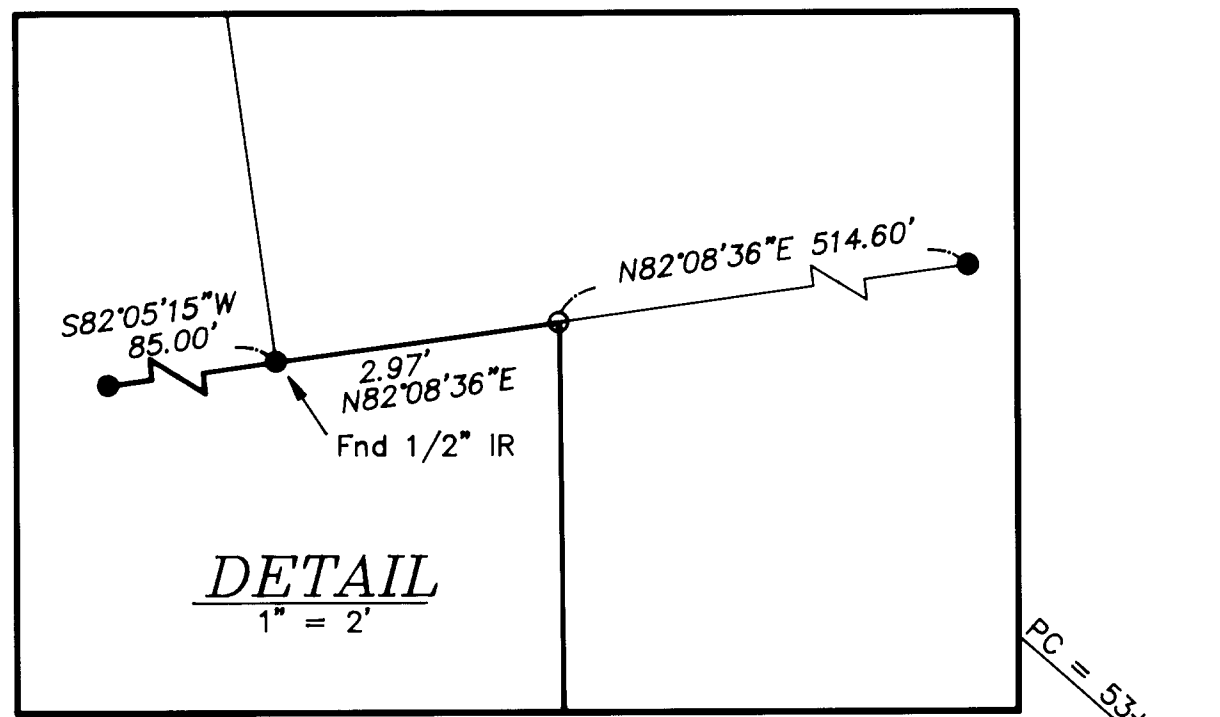
The boundaries of the subject property adjoining Trinity Hills, Trinity Hills First Addition, Trinity Hills Second Addition and Gurney Subdivision were determined by holding the existing monuments per the respective plats.

The north right-of-way of Oregon State Highway Number 42 was set by holding the 3/4" iron rod per M83-39 and the 1/2" iron rod found per M7-11. The angle in the north right of way was established using record distance per M11-74.

The right of way of Lookingglass County Road Number 107 was established using information from Preliminary County Road Design drawings, found monuments per Trinity Hills and Trinity Hills First Addition, and deed information.

The east line north of Gurney Subdivision and south of Trinity Hills was established by holding the found 5/8" iron rod and record distance along the north line from the 3/4" iron pipe as shown on M2-70.

The west boundary of the property lying south of Trinity Hills Second Addition was determined by projecting the west line of Trinity Hills Second Addition as determined by the found monuments, south to the center of Lookingglass Creek.

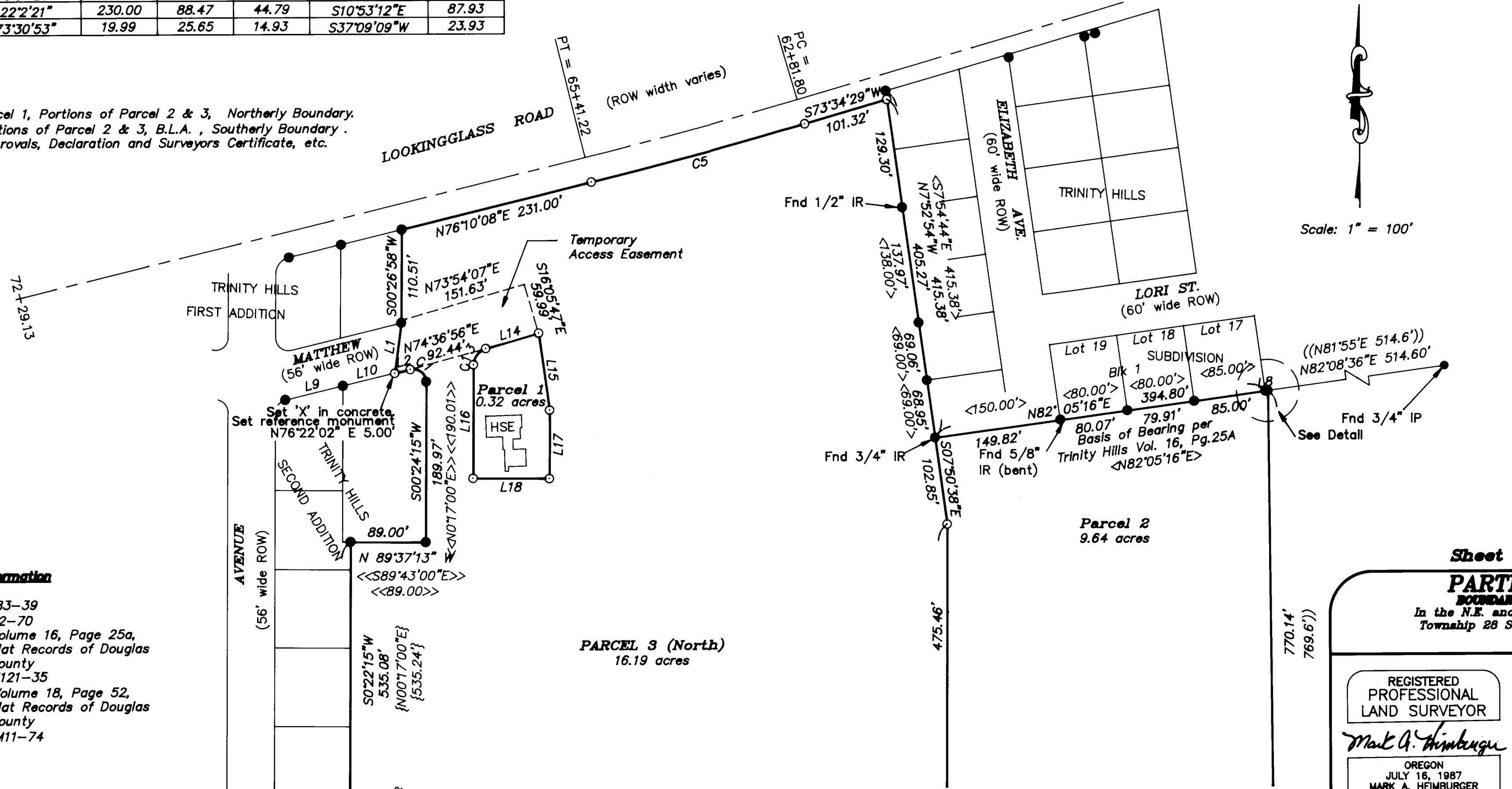


CURVE TABLE						
Curve	Delta	Radius	Length	Tangent	Chord Bearing	Chord
C1	102°29'19"	15.09	26.99	18.79	N52°11'18"W	23.53
C2	22°2'21"	170.00	65.39	33.10	S10°53'12"E	64.99
C3	68°51'20"	230.00	276.40	157.65	N34°17'42"W	260.07
C4	81°43'49"	20.00	28.53	17.30	S27°51'29"E	26.17
C5	2°35'39"	5759.58	260.78	130.41	N74°52'18"E	260.75
C6	12°41'17"	130.00	28.79	14.45	N06°39'47"E	28.73
C7	36°2'20"	330.00	207.57	107.35	N48°32'58"W	204.16
C8	38°11'35"	270.00	179.98	93.48	S49°37'35"E	176.67
C9	36°2'20"	270.00	169.83	87.83	N48°32'58"W	167.04
C10	38°11'35"	330.00	219.98	114.25	S49°37'35"E	215.93
C11	68°51'20"	170.00	204.30	116.52	N34°17'42"W	192.22
C12	22°2'21"	230.00	88.47	44.79	S10°53'12"E	87.93
C13	73°30'53"	19.99	25.65	14.93	S37°09'09"W	23.93

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S07°27'42"W	60.38
L2	N76°22'02"E	19.00
L9	N76°22'02"E	70.26
L10	N76°22'02"E	63.25
L14	N73°53'38"E	65.14
L15	S07°53'52"E	92.06
L16	N00°24'31"E	134.59
L17	S00°24'34"W	81.18
L18	N89°35'34"W	90.06

**Plot Index**

Sheet 1: Parcel 1, Portions of Parcel 2 & 3, Northernly Boundary.  
 Sheet 2: Portions of Parcel 2 & 3, B.L.A., Southerly Boundary.  
 Sheet 3: Approvals, Declaration and Surveyors Certificate, etc.



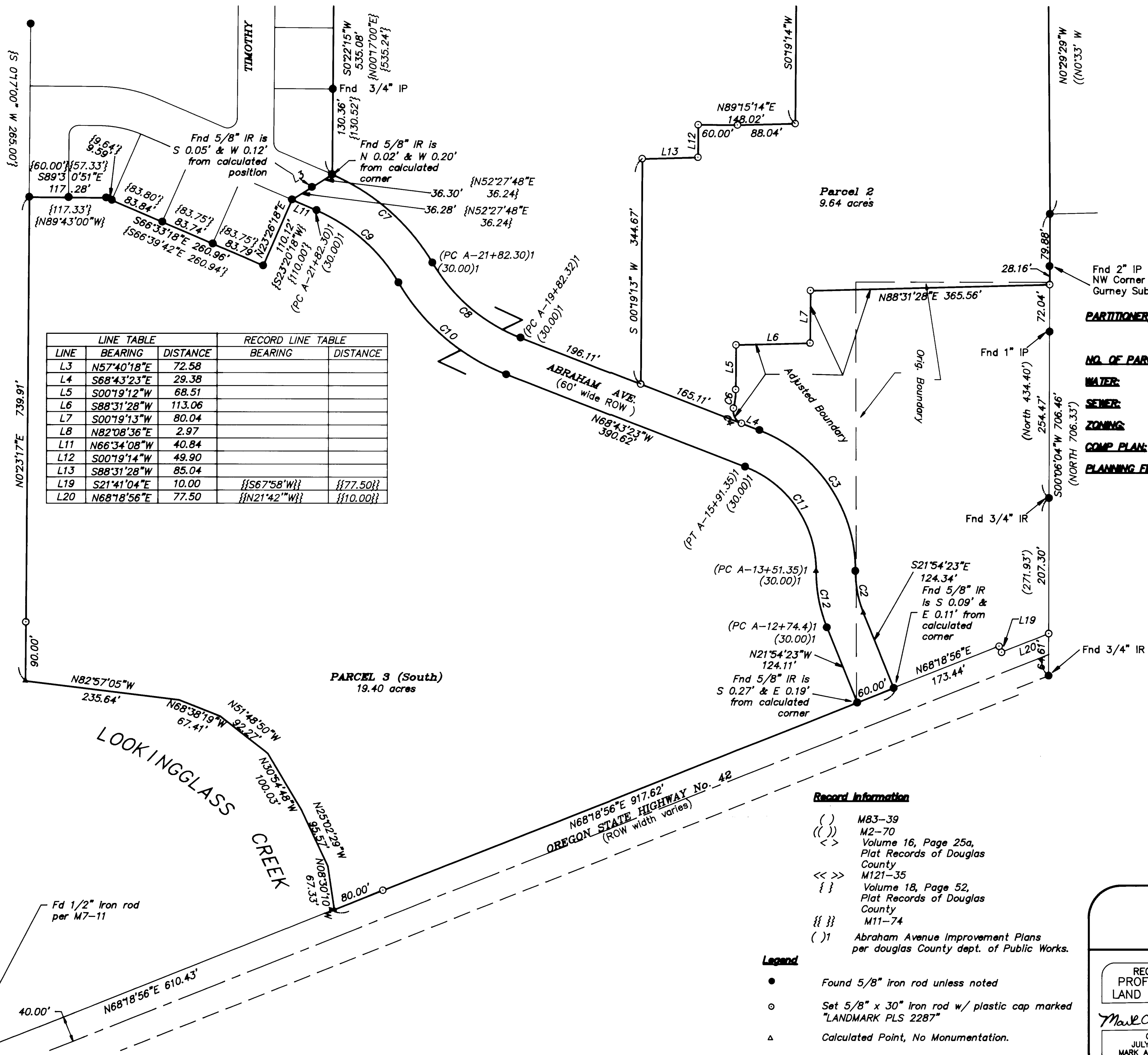
**Record Information**

- ( ) M83-39
- (( )) M2-70
- < > Volume 16, Page 25a, Plat Records of Douglas County
- << >> M121-35
- { } Volume 18, Page 52, Plat Records of Douglas County
- { { } M11-74

**Sheet 1 of 3 99-24689**

**PARTITION PLAT**  
 BOUNDARY LINE ADJUSTMENT  
 In the N.E. and S. E. 1/4 of Section 20,  
 Township 28 South, Range 6 West, W.M.  
 June, 1999

REGISTERED PROFESSIONAL LAND SURVEYOR <i>Mark A. Heimbürger</i> OREGON JULY 16, 1987 MARK A. HEIMBURGER 2287 EXPIRES JUNE 30, 2001	FOR: Legacy Builders, Inc. P.O. Box 1124 Winchester, Oregon 97496 <b>Land Mark</b> SURVEYING & DEVELOPMENT 727 SE Cass Ave., Suite 415 Roseburg, Oregon 97470 Tel (541) 677-9400 Fax (541) 677-9401
--	---



LINE TABLE			RECORD LINE TABLE	
LINE	BEARING	DISTANCE	BEARING	DISTANCE
L3	N57°40'18"E	72.58		
L4	S68°43'23"E	29.38		
L5	S00°19'12"W	68.51		
L6	S88°31'28"W	113.06		
L7	S00°19'13"W	80.04		
L8	N82°08'36"E	2.97		
L11	N66°34'08"W	40.84		
L12	S00°19'14"W	49.90		
L13	S88°31'28"W	85.04		
L19	S21°41'04"E	10.00	{{S67°58"W}}	{{77.50}}
L20	N68°18'56"E	77.50	{{N21°42"W}}	{{10.00}}

**PARTITIONER/OWNER:** BOB SIEBUM  
P.O. BOX 1124  
WINCHESTER, OREGON 97495

**NO. OF PARCELS:** 3

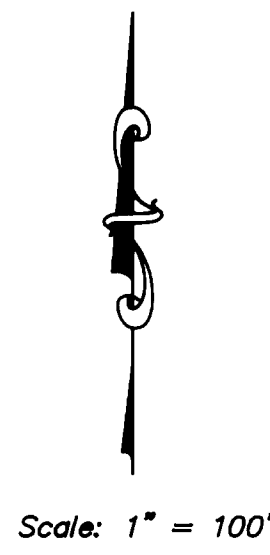
**WATER:** WINSTON-DILLARD WATER DISTRICT

**SEWER:** CITY OF WINSTON

**ZONING:** RLA, AO, CG

**COMP. PLAN:** RLD 4.5 UNITS / ACRE

**PLANNING FILE NO.**



- Record Information**
- ( ) M83-39
  - (( )) M2-70
  - < > Volume 16, Page 25a, Plat Records of Douglas County
  - << >> M121-35
  - { } Volume 18, Page 52, Plat Records of Douglas County
  - { } M11-74
  - ( ) Abraham Avenue Improvement Plans per douglas County dept. of Public Works.
- Legend**
- Found 5/8" iron rod unless noted
  - Set 5/8" x 30" iron rod w/ plastic cap marked "LANDMARK PLS 2287"
  - △ Calculated Point, No Monumentation.

Sheet 2 of 3 99-24689

**PARTITION PLAT**  
**BOUNDARY LINE ADJUSTMENT**  
In the N.E. and S. E. 1/4 of Section 20,  
Township 28 South, Range 6 West, W.M.  
June, 1999

FOR: Legacy Builders, Inc.  
P.O. Box 1124  
Winchester, Oregon 97495

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Mark A. Heimbürger*

Land Mark SURVEYING & DEVELOPMENT  
727 SE Cass Ave., Suite 415  
Roseburg, Oregon 97470  
Tel (541) 677-9400  
Fax (541) 677-9401

OREGON  
JULY 16, 1987  
MARK A. HEIMBURGER  
2287

EXPIRES JUNE 30, 2001

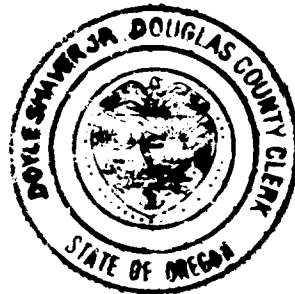
0800-6661

**DECLARATION**

KNOW ALL PEOPLE BY THESE PRESENTS that Robert L. Siebum and Sara C. Siebum, husband and wife, owners of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, do hereby declare the annexed map to be a correct map of the Partition Plat including the access and utility easement, for the benefit of parcel 1, as shown.

Robert L. Siebum  
Robert L. Siebum

Sara C. Siebum  
Sara C. Siebum

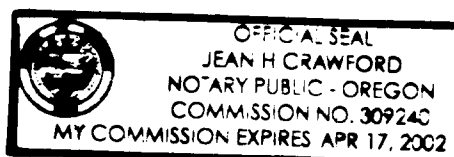


**ACKNOWLEDGMENT**  
State of Oregon )

ss  
County of Douglas )  
KNOW ALL PEOPLE BY THESE PRESENTS that on this 4<sup>th</sup> day of OCT 1999, before me, a Notary Public of and for said State and County, did personally appear Robert L. Siebum and Sara C. Siebum, husband and wife, who being duly sworn, did say that they are the identical persons named in the foregoing instrument and they executed said instrument freely and voluntarily.

Jean H. Crawford  
Notary Public, State of Oregon

4-17-2002  
Expiration Date



**SURVEYOR'S CERTIFICATE**

I, Mark A. Heimbarger, do hereby certify that have correctly surveyed and monumented with proper monuments the corners so indicated on the annexed plot and that the boundaries are properly described in Deed Reference number 99-12344 of the Deed Records of Douglas County.

Beginning at 5/8" iron rod at the Northeast Corner of Lot 1, Trinity Hills, First Addition as recorded in Volume 18, Page 21 Plat Records of Douglas County, Oregon. Thence along the east boundary of said subdivision the following courses:

S00°26'58"W 110.51 feet to 5/8" iron rod  
S07°27'42"W 60.38 feet to an "X" in a concrete sidewalk on the north line of the property described in Instrument Number 95-04030.

Thence along the boundary of said property the following courses:

N76°22'02"E 19.00 feet to a 5/8" iron rod  
26.99 feet along a 15.09 foot radius curve to the right through a central angle of 102°29'19" the chord of which bears S52°11'18"E 23.53 feet to a 5/8" iron rod.  
thence S00°24'15"W 189.97 feet to a 5/8" iron rod  
thence N89°37'13"W 89.00 feet to a 5/8" iron rod on the east boundary of Trinity Hills, Second Addition.

Thence along said subdivision boundary the following courses:

S00°22'15"W 535.08 feet to a point at the intersection with the north right of way line of Abraham Avenue.  
S57°40'18"W 72.58 feet to a 5/8" iron rod at the intersection with the south right of way line of Abraham Avenue.

S23°26'18"W 110.12 feet to a 5/8" iron rod  
N66°33'18"W 260.96 feet to a 5/8" iron rod  
N89°30'51"W 117.28 feet to a 5/8" iron rod on the east boundary of the property described in Instrument Number 96-14216.

Thence along the said boundary S00°23'17"W 739.91 feet to a point in the center of Lookingglass Creek. Thence downstream along the center of said creek the following courses:

S82°57'05"E 235.64 feet to a point  
S68°38'19"E 67.41 feet to a point  
S51°48'50"E 92.27 feet to a point  
S30°54'48"E 100.03 feet to a point  
S25°02'29"E 95.57 feet to a point  
S08°30'10"E 67.33 feet to a point at the intersection with the northerly right of way line of Oregon State Highway Number 42.

Thence along said northerly right of way line N68°18'56"E 917.62 feet to a point at the intersection with the easterly right of way of Abraham Avenue.

**APPROVALS**

Winston Planning Commission Chairperson 9/29/99  
Date

Winston Administrator 9/29/99  
Date

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

FOR NORTHGRAVE 10/4/99  
Douglas County Tax Collector Date

Filed this 5<sup>th</sup> day of OCTOBER 8:44 A.M. of 1999

DOYLE SHAVER JR.  
Douglas County Clerk By: Deputy

Ed Manner DEPUTY 10-1-99  
Douglas County Surveyor Date

STATE OF OREGON )  
COUNTY OF DOUGLAS )  
DOYLE SHAVER JR., COUNTY CLERK AND  
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY  
THAT THIS INSTRUMENT WAS RECORDED

99 OCT -5 AM 8:44

DOYLE SHAVER JR.  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
Deputy  
PP

Thence along said easterly right of way line of Abraham Avenue the following courses:

N21°54'23"W 124.34 feet to a point,  
65.39 feet around a 170 foot radius curve to the right, through a central angle of 22°02'21", the chord of which bears N10°53'12"W 64.99 feet to a 5/8" iron rod.  
276.40 feet, around a 230 foot radius curve to the left, through a central angle of 68°51'20", the chord of which bears N34°17'42"W 260.07 feet to a 5/8" iron rod.  
N68°43'23"W 29.38 feet to a 5/8" iron rod.  
Thence leaving said right of way 28.53 feet around a 20 foot radius curve to the right, through a central angle of 81°43'49", the chord of which bears N27°51'29"W 26.17 feet to a 5/8" iron rod. Thence 28.79 feet around a 130 foot radius curve to the left, through a central angle of 12°41'17", the chord of which bears N06°39'47"E 28.73 feet to a 5/8" iron rod. Thence N00°19'12"E 68.51 feet to a 5/8" iron rod. Thence N88°31'28"E 113.06 feet to a 5/8" iron rod. Thence N00°19'13"E 80.04 feet to a 5/8" iron rod. Thence N88°31'28"E 365.56 feet to a 5/8" iron rod on the westerly boundary of Gurney Subdivision as recorded in Volume 8, Page 13 of the Subdivision Records of Douglas County, Oregon; Thence N00°06'04"E 28.16 feet to a 2" iron pipe at the northwest corner of said subdivision. Thence N00°06'04"E 79.88 feet to a 5/8" iron rod at the southwest corner of the property described in Instrument Number 213158 of the Deed Records of Douglas County, Oregon. Thence along the west boundary of said property N00°29'29"W 770.14 feet to a 5/8" iron rod on the south boundary of Trinity Hills. Said Plat is recorded in Volume 16, Page 25 of the Subdivision Records of Douglas County, Oregon. Thence along the south and west boundary of said Trinity Hills the following courses:  
S82°08'36"W 2.97 feet to a 5/8" iron rod  
S82°05'15"W 394.80 feet to a 3/4" iron rod  
N07°52'54"W 405.27 feet to a point on the proposed southerly right of way line of Lookingglass County Road Number 107 as delineated on the Douglas County Public Works Design Plans.  
Thence along said right of way line S73°34'29"W 101.32 feet to a 5/8 inch iron rod. Thence 260.78 feet around a 5759.58 foot radius curve to the right, through a central angle of 02°35'39", the chord of which bears S74°52'18"W 260.75 feet to a point. Thence S76°10'08"W 231.00 feet to the Point of Beginning, containing 47.25 acres more or less.

Mark A. Heimbarger  
Mark A. Heimbarger

Sheet 3 of 3 99-24689

**PARTITION PLAT**  
BOUNDARY LINE ADJUSTMENT  
In the N.E. and S.E. 1/4 of Section 20,  
Township 28 South, Range 6 West, W.M.  
June, 1999

REGISTERED PROFESSIONAL LAND SURVEYOR	FOR: Legacy Builders, Inc. P.O. Box 1124 Winchester, Oregon 97496
<u>Mark A. Heimbarger</u> OREGON JULY 16, 1987 MARK A. HEIMBURGER 2287	Land Mark SURVEYING & DEVELOPMENT 727 SE Cass Ave., Suite 415 Roseburg, Oregon 97470 Tel (541) 677-9400 Fax (541) 677-9401
EXPIRES JUNE 30, 2001	

99-24689

99-24689

1999-0080 C