

1994 - 0022

LAND PARTITION

IN LOT 8, BLOCK 1, "THREE PINES", IN THE SW 1/4, SECTION 17, TOWNSHIP 27SOUTH, RANGE 5 WEST, W.M. OCTOBER, 1993 SCALE: 1" = 40'

STATE OF OREGON)
COUNTY OF DOUGLAS) ss.
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED

94 APR -1 PM 3:37

GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Glen L. Burnett
DEPUTY

FEE 15⁰⁰/₁₀₀

94-08024

PARTITIONER & OWNER:

Ken D. Kearney
P.O. Box 814
Winchester, OR 97495

WATER:

City of Roseburg

SEWER:

Roseburg Urban Sanitary Authority

ZONING:

R1-6 with Mobile Home overlay

COMPREHENSIVE PLAN DESIGNATION:

Medium Density Residential
None Appurtenant

SURVEYOR:

AA Surveying Service, Inc.
2566 N. Stephens Street
Roseburg, Oregon 97470
Tel. (503) 672-2096

LEGEND:

- Found 5/8" Iron rod with Yellow Plastic Cap marked "AA SURVEYING INC." unless otherwise noted.
 - Set 5/8" Iron Rod with Yellow Plastic Cap marked "AA SURVEYING INC."
 - Fd Found
 - IR Iron rod - Outside Diameter
 - IP Iron Pipe - Inside Diameter
- RECORD INFORMATION:
- () Three Pines, Volume 7, Page 6.
 - (()) DCSO Geodetic Survey Network Records
- Proposed drainage

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS: that Ken D. Kearney, owner of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, does hereby declare the annexed map to be a correct map of the partition plat of said property, that he has caused this partition plat to be prepared, the property to be partitioned into parcels as shown in accordance with the provisions of Chapter 92 of Oregon Revised Statutes and that he hereby dedicates to the Public forever the additional Right-of-Way for street purposes as shown on the annexed plat.

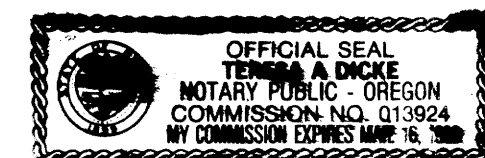
Ken D. Kearney
Ken D. Kearney

ACKNOWLEDGEMENT:

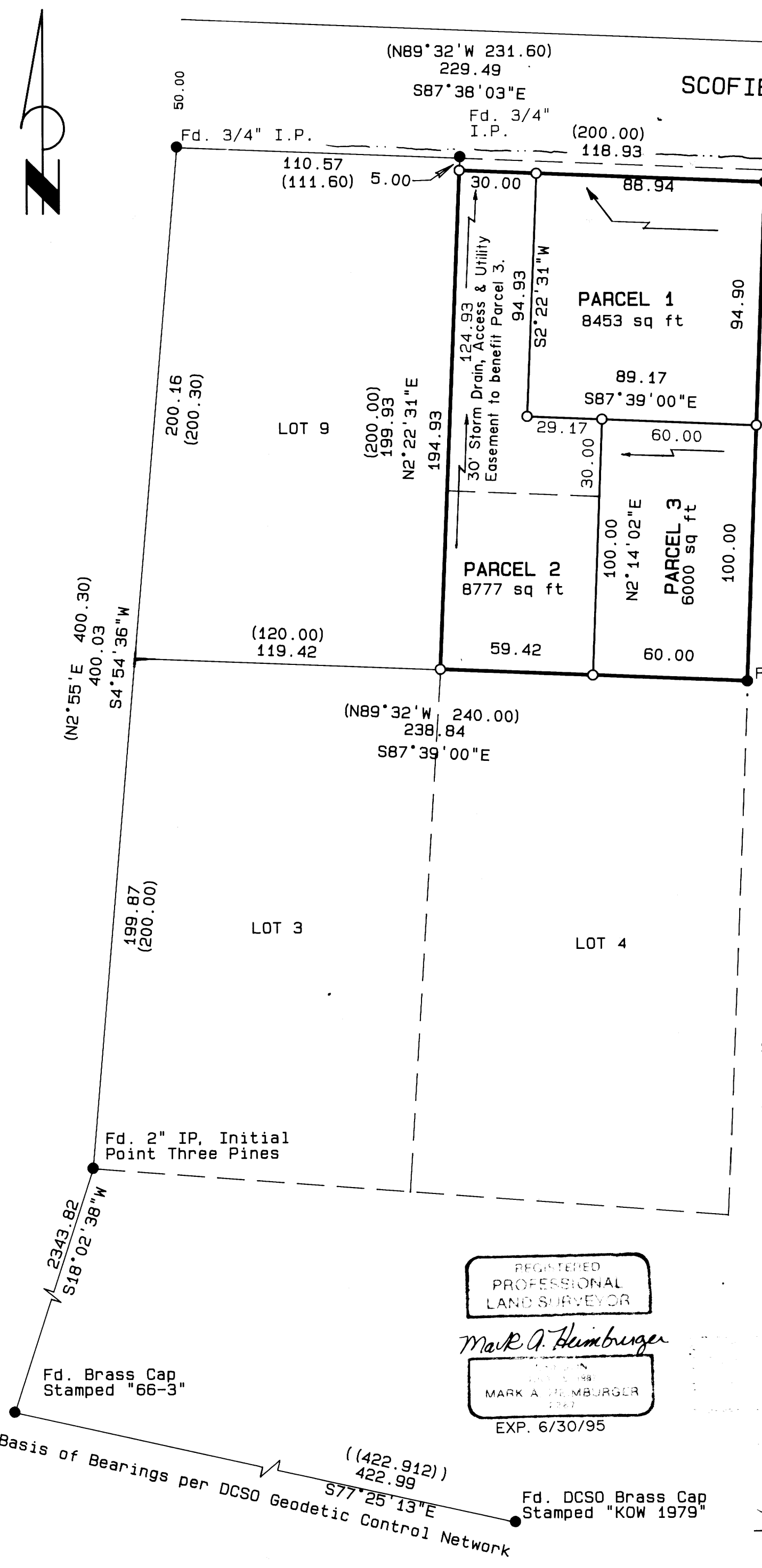
State of Oregon)
County of Douglas) ss

KNOW ALL PEOPLE BY THESE PRESENTS: that on this 15 day of NOVEMBER, 1993, before me a Notary Public in and for said State and County, did personally appear Ken D. Kearney, who being duly sworn, did say that he is the identical person named in the foregoing instrument and he executed said instrument freely and voluntarily.

Teresa A. Dicke
Notary Public, State of Oregon



SCOFIELD STREET



APPROVALS:

Ken D. Kearney 12-14-93
Community Development Director Date

Ken D. Kearney 12-8-93
Public Works Director Date

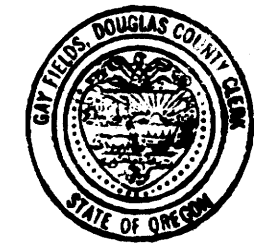
Ken D. Kearney 3-8-94
County Surveyor Date

Filed this 15 day of APRIL, 1994.

GAY FIELDS, County Clerk Glen L. Burnett
County Clerk BY: DEPUTY

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

By: Margaret Cannaday, Deputy Date: 4/1/94
Douglas County Tax Collector



NARRATIVE

The purpose of this survey was to partition the lands described as Lot 8, Block 1, "Three Pines" into three parcels to conform with the preliminary as approved by City of Roseburg, Community Development Department (See Minor Land Partition File Number -93-7).

Monuments were found at the northwest and southeast corners of Lot 8 as shown. The northeast corner was established by reference from the found 5/8" iron rod per M99-9. The southwest corner was determined using the Initial Point of "Three Pines" and the northwest corner of Lot 9, Block 1 to establish the west line of Lots 3 and 9. The southwest corner of Lot 9 was established by proportioning the east line of said Lots 3 and 9. The south line of lot 8 was then determined and the southwest corner established at proportionate distance.

SURVEYOR'S AFFIDAVIT

I, Mark A. Heimbürger, being duly sworn, depose and say that I have caused the property to be surveyed and monumented with proper monuments the corners so indicated on the annexed plat and that the boundaries are properly described as follows:

A parcel of land lying within Lot 8, Block 1 Three Pines in the Southwest One-Quarter, Section 17, Township 27 South, Range 5 West, Willamette Meridian, Douglas County, Oregon, more particularly described as follows:

Commence at 2" iron pipe at the Initial Point of Three Pines; thence N04°54'36"E, 400.03 feet; thence S87°38'03"E, 110.57 feet; thence S02°22'31"W, 5.00 feet to a 5/8" iron rod on the newly dedicated southerly Right-of-Way of Scofield Street, the POINT OF BEGINNING; thence S02°22'31"W, 194.93 feet to a 5/8" iron rod at the southwest corner of said Lot 8; thence S87°39'00"E, 119.42 feet to a 3/4" iron pipe at the southeast corner of Lot 8; thence N02°14'02"E, 194.90 feet to a 5/8" iron rod on the newly dedicated southerly Right-of-Way line of Scofield Street; thence along said Right-of-Way N87°38'03"W, 118.94 feet to the POINT OF BEGINNING.

Basis of Bearings per State Plane Coordinate System, Oregon South Zone per Douglas County Surveyor's Office Geodetic Control Monuments "KOW 1979" and "66-3".

Mark A. Heimbürger
Mark A. Heimbürger, PLS

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

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