

LAND PARTITION  
 LYING IN THE SW 1/4 OF SECTION 18,  
 TOWNSHIP 27 SOUTH, RANGE 5 WEST, W.M.  
 IN THE CITY OF ROSEBURG, OREGON  
 11 MAY 1995 1 inch : 50 feet

COUNTY SURVEYORS FILE DATA  
 DO NOT REMOVE FROM OFFICE

LEGEND:

- Found 5/8" Iron Rod or as noted.
- △ Calculated Point, No Monumentation.
- Set 5/8" x 30" Iron Rod with Yellow Plastic Cap marked "AA SURVEYING INC."

RECORD INFORMATION:

- ( ) Survey M 110-64
- [ ] Survey M 116-14
- (( )) Survey CS 42/335
- [[ ]] Survey M 28-24
- < > Survey CS 41/275
- << >> Deed Reference No. 94-09902  
Vol. 1293, Pg. 909
- [ < > ] Beulah Addition to the  
City of Roseburg  
Vol. 6, Pg. 51
- [[ ]] Deed Reference No. 91-17070  
Vol. 1156, Pg. 923

ADDITIONAL INFORMATION

- Deed Reference No. 95-00265
- Deed Reference No. 80-01121
- Deed Reference No. 90-09455
- Deed Reference No. 91-12289
- Deed Reference No. 89-08395

← DRAINAGE FLOW

LINE KEY

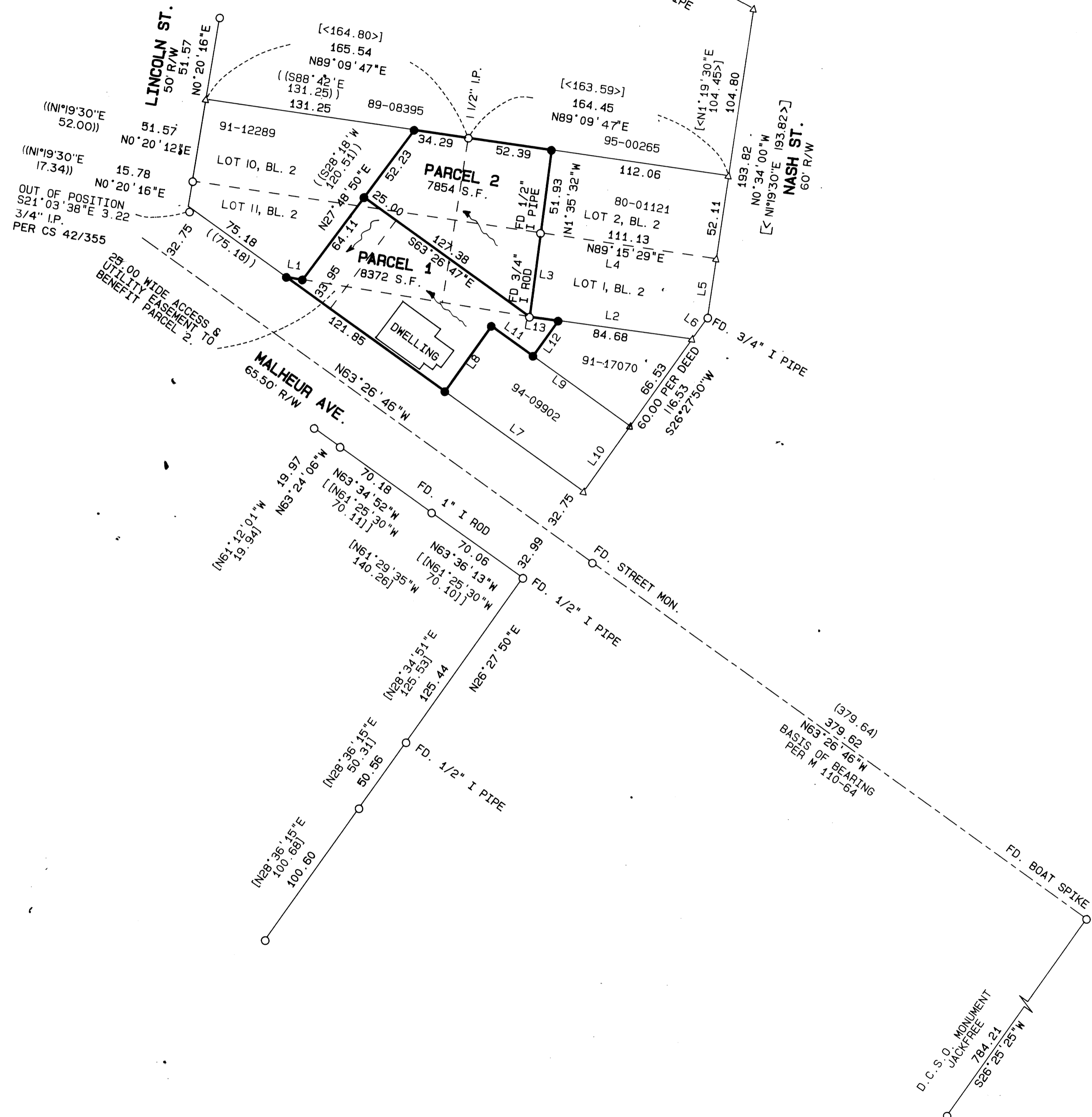
- L1 - S89°54'13"E 10.10 ((N88°42'W 10.1))
- L2 - N88°44'01"E 102.70 <S88°42'E 102.50>
- L3 - N1°35'32"W 52.51 <S1°19'W 52.00>
- L4 - <N88°40'W 110.00>
- L5 - N0°34'00"W 36.91 <N1°19'30"E 37.36>
- L6 - S26°27'50"W 16.48 [N28°44'30"E 16.40]
- L7 & L9 - N63°26'46"W 107.00 <<107.00>>
- L8 & L10 - N26°27'50"E 50.00 <<50.00>>
- L11 - S63°26'46"E 32.00 ([32.00])
- L12 - N26°33'17"E 27.00 ([17.00])
- L13 - N88°44'01"E 18.02

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Ronald A. Guimby*

OREGON  
 RONALD A. GUIMBY  
 JULY 14, 1978  
 1854

EXP. DATE: 12/31/96



1995 - 0066 A

1995 - 0066 A

1995 - 0066 B

LAND PARTITION  
LYING IN THE SW 1/4 OF SECTION 18,  
TOWNSHIP 27 SOUTH, RANGE 5 WEST, W.M.  
IN THE CITY OF ROSEBURG, OREGON  
11 MAY 1995

OWNER/PARTITONER: Steven Mitchell  
5280 SW Child's Road  
Lake Oswego, Or. 97035  
SEWER: City of Roseburg  
WATER: City of Roseburg  
ZONING: R-1-7.5  
COMP. PLAN: LOW DENSITY RESIDENTIAL  
PLANNING FILE NO. P-95-6  
NO WATER RIGHTS OF RECORD

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

APPROVALS

Approved: 5-24-95  
1995  
By [Signature]  
City of Roseburg Community Development Director  
Approved: 5-24-95  
1995  
By [Signature]  
City of Roseburg Public Works Director  
Approved: JUNE 12  
1995  
By Larry E. Moman  
Douglas County Surveyor DEPUTY

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS: that Steven Mitchell, 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 including the 25.00 foot wide access & utility easement of said property and that he has caused this partition plat to be prepared and the property to be partitioned into parcels as shown in accordance with the provisions of Chapter 92 of Oregon Revised Statutes. There are no water rights appurtenant to subject property.

Steven Mitchell  
Steven Mitchell

ACKNOWLEDGEMENT:

State of Oregon )  
County of Clackamas ) ss

KNOW ALL PEOPLE BY THESE PRESENTS: that on this 22 day of MAY 1995, before me a Notary Public in and for said State and County, did personally appear Steven Mitchell, who being duly sworn, did say that he was the identical person named in the foregoing instrument and he executed said instrument freely and voluntarily.

[Signature]  
Notary Public, State of Oregon

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

Approved: 6/30/95  
1995  
By Margaret Cannaday, Deputy 6/30/95  
Douglas County Tax Collector

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

95 JUL -3 AM 9:34

Filed this 3rd day of July 1995 9:34 A.M.

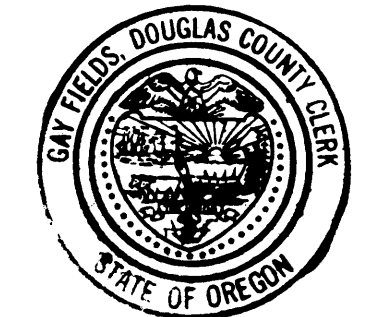
By GAY FIELDS, County Clerk  
Douglas County Clerk  
by Nancy R. Dauerport, Deputy

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Nancy R. Dauerport  
DEPUTY

FEE pp

95-12339



NARRATIVE

The purpose of this plat was to monument property corners and partition a tract land described in Volume 1104, Page 702, Douglas County Book of Deeds in compliance with Roseburg Community Development Department file No. 95-6.

Based on monuments found and shown, the westerly Right-Of-Way line of Nash St. was established by holding the 5/8 inch iron rod found on the east line of Block 72, Subdivision "A" Kinney's Improved Plat and the 3/4 inch iron pipe at the easterly corner of Lot 1, Block 2, Beulah Addition, also holding the 3/4 inch iron pipe on the north line of Lot 6, Block 2, said Beulah Addition and using record distances to a calculated point at the NE corner of Lot 4, Block 2.

The northerly Right-Of-Way of Malheur was determined by holding the centerline monumentation as shown and offsetting record distance (per Vol. 1, Pg. 44), then projecting said offset westerly and intersecting with the easterly Right-Of-Way of Lincoln St. The north line of Block 70 was calculated using record distance from the 3/4 inch pipe on Nash and the intersection point of Malheur and Lincoln.

The westerly line of the subject property was determined by using record distance from the west corner of Block 70 and record distance on the north line of that property described in instrument number 91-12289. The east line was established by holding the monuments found and shown and projecting northerly to the north line of the subject property. That property described in instrument number 94-09902 was given record distance along Nash and Malheur Streets, and parallel to both street Right-Of-Way (at record distance) to establish the west and north line of said property. The westerly line of that property described in instrument number 91-17070 was determined by holding record distance along the north line of the above mentioned 94-09902, then intersecting at a perpendicular to said north line to the north line of Block 70. Monuments were set as shown.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

[Signature]  
OREGON  
RONALD A. QUIMBY  
JULY 14, 1978  
1054

EXP. DATE: 12/31/96

SURVEYOR'S CERTIFICATE

I, Ronald A. Quimby, do hereby certify that I have correctly surveyed and monumented with proper monuments the corners so indicated on the annexed plat and that the boundaries are properly described hereon.

Beginning at a 5/8 inch iron rod on the southerly line of Block 70, Subdivision "A" Kinney's Improved Plat of the City of Roseburg, as recorded in Volume 1, Page 44, of the Plat Records of Douglas County, said point being on the northerly Right-Of-Way line of Malheur Street, said point also being N63°26'46"W 228.85 feet from the southeast corner thereof; thence leaving said southerly line S89°54'13E 10.10 feet to a 5/8 inch iron rod on the northerly line of said Block 70; thence leaving said northerly line N27°48'50"E 116.34 feet to a 5/8 inch iron rod on the north line of Lot 10, Block 2, Beulah Addition to Roseburg, as recorded in Volume 6, Page 51, of said Plat Records of Douglas County; thence N89°09'47"E 34.29 along said north line to a 1 1/2 inch iron pipe at the northeast corner thereof; thence N89°09'47"E 52.39 feet along the north line of Lot 2, Block 2, said Beulah Addition; thence leaving said north line S1°35'32"E 104.44 feet to a 3/4 inch iron rod on the south line of Lot 1, Block 2, said Beulah Addition; thence N88°44'01"E 18.02 feet along said south line to a 5/8 inch iron rod; thence leaving said south line S26°33'17"W 27.00 feet to a 5/8 inch iron rod on the northerly line of that property described in instrument number 94-09902 as recorded in the Deed Records of Douglas County; thence N63°26'46"W 32.00 feet to a 5/8 inch iron rod at the northwest corner thereof; thence S26°27'50"W 50.00 feet along the westerly line of said property described in instrument number 94-09902 to a 5/8 inch iron rod on the southerly line of Block 70, said Subdivision "A" Kinney's Improved Plat, said point being on the northerly Right-Of-Way line of Malheur Street; thence N63°26'47"W 121.85 feet along said northerly Right-Of-Way line of Malheur Street to the Point Of Beginning and containing 0.37 acres more or less.

[Signature]  
Ronald A. Quimby

OFFICIAL SEAL  
TRINA SHIPLEY  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 042529  
MY COMMISSION EXPIRES MAR 21, 1996

1995 - 0066 B