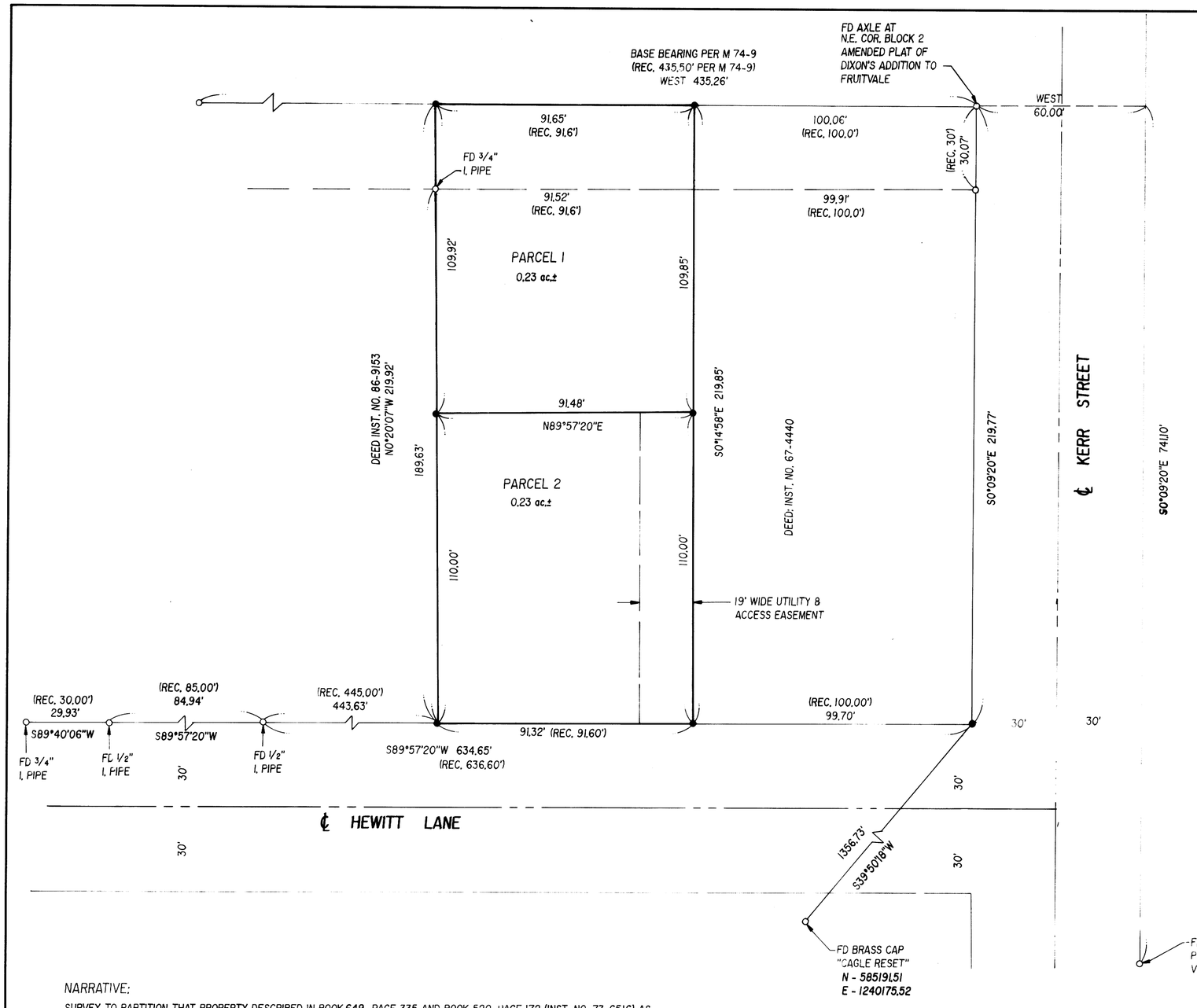

NARRATIVE:

SURVEY TO PARTITION THAT PROPERTY DESCRIBED IN BOOK 649, PAGE 335 AND BOOK 520, PAGE 172 (INST. NO. 73-6516) AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON INTO TWO PARCELS AS SHOWN HEREON. THE S.E. CORNER OF BLOCK 2, "AMENDED PLAT OF DIXON'S ADDITION TO FRUITVALE" WAS ESTABLISHED FROM A BEARING - BEARING INTERSECT - EXTENDING FROM THE FOUND MONUMENTS ALONG THE SOUTH LINE OF SAID BLOCK 2 AND FOUND RIGHT-OF-WAY MONUMENTS SHOWN ALONG THE RIGHT-OF-WAY LINE OF KERR STREET. THE SOUTHWEST AND SOUTHEAST CORNERS OF SUBJECT PARCEL WERE ESTABLISHED BY PROPORTIONATE MEASUREMENT FROM THE COMPUTED S.E. CORNER OF BLOCK 2 TO THE FOUND 1/2" IRON PIPE BEARING S89°57'20"W 634.65 FEET (REC. = 636.60'). THE N.W. CORNER WAS ESTABLISHED BY EXTENDING FROM THE PROPORTIONED SOUTHWEST CORNER NORTHERLY THRU THE FOUND 3/4" IRON PIPE TO ITS INTERSECTION WITH THE NORTH LINE OF SAID BLOCK 2. THE N.E. CORNER WAS ESTABLISHED AT PROPORTIONATE DISTANCE BETWEEN THE AXLE AT THE N.E. CORNER OF BLOCK 2 AND THE ESTABLISHED N.W. CORNER.

SURVEYS OF RECORD: CS 58/167-I THRU 5, AND M74-9
FIELD CREW: DAVE WILLIAMS & ROD McALLISTER
EQUIPMENT: NIKKON TOTAL STATION
OFFICE: ROMEY WARE
DRAFTING: TIM ADAMS
SURVEY DATE: FEBRUARY 1996

ZONE: RI
COMP. PLAN: RESIDENTIAL HIGH DENSITY
SEWER: R.U.S.A.
WATER: CITY OF ROSEBURG

PLANNING DEPT. FILE NO. 95-344

LEGEND:

- ● SET 5/8" x 30" I.R. w/CAP MKD "I.E.ENG"
- ○ FD 5/8" I.R. UNLESS OTHERWISE NOTED
- ( ) REC. PER DFDS BOOK 649, PAGE 335 BOOK 520, PAGE 172

SURVEYOR'S CERTIFICATE:

BEGINNING AT A POINT AT THE NORTHEAST CORNER OF THAT PROPERTY DESCRIBED IN BOOK 649, PAGE 335 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, SAID POINT BEING ON THE NORTH LINE OF BLOCK 2, "AMENDED PLAT OF DIXON'S ADDITION TO FRUITVALE" FROM WHICH THE NORTHEAST CORNER OF SAID BLOCK 2 BEARS EAST 100.06 FEET; THENCE ALONG THE EAST LINE OF SAID PROPERTY DESCRIBED IN BOOK 649, PAGE 335 AND THAT PROPERTY DESCRIBED IN BOOK 520, PAGE 172 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON S0°14'58"E 219.85 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HEWITT STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE S89°57'20"W 91.32 FEET TO THE SOUTHWEST CORNER OF THE ABOVE SAID PROPERTY DESCRIBED IN BOOK 520, PAGE 172; THENCE ALONG THE WEST LINE OF THE ABOVE SAID PROPERTIES DESCRIBED IN BOOK 520, PAGE 172 AND BOOK 649, PAGE 335 N0°20'07"W 219.92 FEET TO THE ABOVE SAID NORTH LINE OF BLOCK 2; THENCE ALONG SAID NORTH LINE OF BLOCK 2 EAST 91.65 FEET TO THE POINT BEGINNING AND CONTAINING 0.46 ACRES OF LAND, MORE OF LESS.

DONALD A. BENTZ P.L.S. #839

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT WILLIAM E. & MARILEE J. YLITALO, ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED INTO PARCELS, TOGETHER WITH EASEMENTS, AS SHOWN ON THIS MAP.

WILLIAM E. & MARILEE J. YLITALO

SEE PARTITION PLAT CONSENT AFFIDAVIT AS RECORDED IN VOL. 397, PG. 259, (INST. NO. 96-6605)

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

APPROVALS:

Keith L. Cubic — 3/22/96
DOUGLAS COUNTY PLANNING DIRECTOR — DATE

Janet R Sundeen — 3/25/96
DOUGLAS COUNTY SURVEYOR — DATE

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

Anne E. Schroeder — 3/25/96
DOUGLAS COUNTY TAX COLLECTOR — DATE

FILED THIS 26 DAY OF March, 1996, 2:21 O'CLOCK PM

GAY FIELDS, County Clerk
DOUGLAS COUNTY CLERK

FD 1/2" IRON ROD
PER PLAT HEWITT HGHTS.
VOL. 15, PG. 31

STATE OF OREGON } SS.
COUNTY OF DOUGLAS }
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED
MAR 26 PM 2:21
AND DULY RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY _____ DEPUTY
96-6605 FEE 11.00

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 12, 1968
DONALD A. BENTZ
839
EXPIRES 12-31-97

LAND PARTITION

IN THE NE1/4 OF THE NE1/4 OF SEC. 12, T27S, R6W, W.M., DOUGLAS COUNTY, OREGON

SURVEYED FOR:
WILLIAM & MARILEE YLITALO
7201 E. HIGHWAY 80 #123
YUMA, ARIZONA 85365

SURVEYED BY:
i.e. ENGINEERING
548 S.E. Jackson Suite 3
Roseburg, Oregon 97470
PHONE (541) 673-0166
FAX (541) 440-9392

SCALE: 1" = 30' | DATE: FEB. 28, 1996 | 1262-01 | PAGE: 1 OF 1

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