

2800 - 2661

OWNER/PARTITIONER: LLOYD & CAROL HIGGINS, TRUSTEES

SEWER: SUB-SURFACE.

WATER: UMPQUA BASIN W.A.

ZONING: RR-2

COMP. PLAN: RC-2

PLANNING FILE NO.: 97-076

# LAND PARTITION

LOCATED in Lot 6, Plat "E", ROSEBURG HOME ORCHARD TRACTS and in the SW 1/4 of Section 28, T. 26 S., R. 6 W., W.M. in Douglas County, Oregon.

July 14, 1997

SURVEYED FOR: LLOYD & CAROL HIGGINS  
443 OLD GARDEN VALLEY RD.  
ROSEBURG, OREGON 97470

SURVEYED BY: DAVID EDWARDS LAND SURVEYING  
P.O. BOX 361  
OAKLAND, OREGON 97462  
PHONE: (541) 459-0512

REGISTERED PROFESSIONAL LAND SURVEYOR

*David A. Edwards*

OREGON  
JULY 26, 1988  
DAVID A. EDWARDS  
2339

EXPIRES 12/31/97

### DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT LLOYD G. HIGGINS AND CAROL V. HIGGINS, TRUSTEES OF THE LLOYD G. & CAROL V. HIGGINS TRUST, ARE THE OWNERS OF THE LANDS REPRESENTED HEREON AND HAVE CAUSED THE SAME TO BE PLATTED INTO PARCELS AND AN ACCESS AND UTILITY EASEMENT AS SHOWN HEREON.

*Lloyd G. Higgins - Trustee*  
LLOYD G. HIGGINS, TRUSTEE

*Carol V. Higgins - Trustee*  
CAROL V. HIGGINS, TRUSTEE

### ACKNOWLEDGEMENT

STATE OF OREGON )  
COUNTY OF DOUGLAS )

KNOW ALL PERSONS BY THESE PRESENTS THAT ON THIS 19 DAY OF JULY, 1997, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED LLOYD G. HIGGINS AND CAROL V. HIGGINS, TRUSTEES, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY DID EXECUTE SAID INSTRUMENT FREELY AND VOLUNTARILY.

*Suzanne W. N. Kern*  
NOTARY PUBLIC FOR OREGON

### SURVEYOR'S CERTIFICATE

I, DAVID A. EDWARDS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED HEREON AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF SAID LANDS:

BEGINNING AT THE INITIAL POINT, WHICH IS A 5/8 INCH DIAMETER IRON ROD MONUMENTING THE NORTHEAST CORNER OF LOT 6, PLAT "E", ROSEBURG HOME ORCHARD TRACTS IN DOUGLAS COUNTY, OREGON; THENCE SOUTH 37°03'24" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 6, A DISTANCE OF 663.12 FEET TO A 5/8 INCH DIAMETER IRON ROD; THENCE SOUTH 28°53'37" WEST 75.67 FEET TO A 5/8 INCH DIAMETER IRON ROD MONUMENTING THE NORTHWEST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NUMBER 94-21394, OFFICIAL RECORDS FOR SAID COUNTY AND STATE; THENCE SOUTH 0°04'30" EAST 669.95 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 89°58'53" EAST 438.29 FEET TO A POINT ON THE EAST LINE OF SAID LOT 6; THENCE NORTH 0°08'10" WEST 1265.25 FEET TO THE INITIAL POINT.

### APPROVALS

*Keith L. Cubic* July 28, 1997  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

*Ed Moore* 7-29-97  
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

FILED THIS 29 DAY OF July, 1997 AT 2:45 O'CLOCK P.M.

DOYLE SHAVER JR., County Clerk  
DOUGLAS COUNTY CLERK

*Anne E. Schroeder* 7-29-97  
DOUGLAS COUNTY TAX COLLECTOR DATE

### LEGEND

- INDICATES 5/8" DIAM. IRON ROD FD. AS SHOWN ON M 5-49.
- INDICATES 5/8" DIAM. IRON PIN W/DOUGLAS COUNTY PUBLIC WORKS DEPT. ALUM. CAP FOUND.
- INDICATES 5/8" x 24" STEEL PIN W/RED PLASTIC CAP MKD. "D.A. EDWARDS-LS 2339" SET.

( ) DENOTES RECORD DATA PER DEED 8 M 5-49.

SCALE: 1" = 100' COMP. = COMPUTED

BASIS OF BEARINGS: COMP. BEARING OF S.33°37'35"E. BETWEEN MONUMENTS "A" & "B", AS SHOWN HEREON, PER M 5-49.

### LINE DATA TABLE

(A)	S.2°46'58"W.	108.55'
(B)	S.89°59'54"W.	68.06'
(C)	S.2°46'58"W.	98.52'
(D)	S.89°58'53"W.	67.69'

STATE OF OREGON ]  
COUNTY OF DOUGLAS ]  
I, DOYLE SHAVER JR., COUNTY CLERK AND  
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY  
THAT THIS INSTRUMENT WAS RECORDED  
97 JUL 29 PM 2:45

DOYLE SHAVER JR.  
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Carl Enye*  
DEPUTY

97-15499 FEE PP

NOTE REGARDING FLOODPLAIN: PURSUANT TO PLANNING DEPT. INSTRUCTIONS I HAVE SCALED THE SUBJECT PROPERTY ONTO THE OFFICIAL F.E.M.A. FLOOD INSURANCE RATE MAP AND FIND THAT THE PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOODPLAIN.

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

1997 - 0082

