

1998-0028

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

LAND PARTITION

LOT 16 OF CS FILE NO. 40/193
NE 1/4 OF SECTION 15,
TOWNSHIP 28 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN
DOUGLAS COUNTY, OREGON
JANUARY 1998

NARRATIVE
The purpose of this survey was to partition the subject property described in Reference Number 92-12786, Douglas County Deed Records.

The monuments shown were used to control the boundary and the subject property partitioned per Preliminary Partition plan as recorded in Douglas County Planning Department File Number 97-335.

DECLARATION:
KNOW ALL PEOPLE BY THESE PRESENTS: that Stephen E. Makinson and Katherine S. Makinson, 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 of said property and that they have caused this partition plat to be prepared and the property to be partitioned into parcels as shown hereon, in accordance with the provisions of Chapter 92 of Oregon Revised Statutes. Said owners do hereby dedicate a 25 foot wide Access & Utility easement, as shown hereon, for the benefit of Parcels 2 and 3.

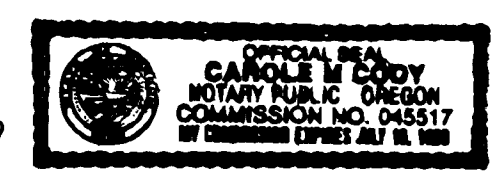
Stephen E. Makinson
Stephen E. Makinson

Katherine S. Makinson
Katherine S. Makinson

ACKNOWLEDGMENT:
State of Oregon)
County of Douglas) SS

KNOW ALL PEOPLE BY THESE PRESENTS: that on this 10th day of FEBRUARY, 1998, before me a Notary Public in and for said State and County, did personally appear Stephen E. Makinson and Katherine S. Makinson, 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.

Carol M. Cody
Notary Public, State of Oregon
My commission expires on 7-19-99



APPROVALS:
Keith L. Cubic 3/17/98
Douglas County Planning Director Date

Ed M... .. 3-18-98
County Surveyor DEPUTY Date
Filed this 20th day of March, 1998 1:56 P.M.

DOYLE SHAVER JR., County Clerk
County Clerk by Nancy R. Davenport, Deputy
I hereby certify that all taxes and special assessments, or other charges required by law, have been paid.

Vickey Jefferson, deputy 3-20-98
Douglas County Tax Collector Date

SURVEYOR'S CERTIFICATE
I, Ronald A. Quimby, being duly sworn, depose and say that I have surveyed and monumented with proper monuments the corners so indicated on the annexed plat and that the boundaries are properly described as follows:

Beginning at a 3/4 inch iron pipe, on the West right of way line of Melody lane, which is South 00°02'22" West 326.02 feet from the Southeast corner of Parcel 1 of Partition Plat 1991-0001, Plat Records of Douglas County; thence South 00°04'56" West 108.40 feet along said right of way to a 3/4 inch iron pipe; thence South 89°59'51" West 217.15 feet to a 5/8 inch iron rod on the East line of Parcel 2 of M99-3, Survey Records of Douglas County; thence North 00°03'09" West 108.52 feet, along the East line of said Parcel 2, and the East line of Parcel 1 of M99-3, Survey Records of Douglas County, to a 5/8 inch iron rod on the East line of Parcel 2 of M84-48, Survey Record of Douglas County; thence South 89°58'12" East 217.41 feet to the point of beginning, containing 23,565 square feet, more or less.

Ronald A. Quimby
Ronald A. Quimby

LEGEND:
○ Found 5/8" Iron Rod or as noted
▲ Calculated Point
● Set 5/8" x 30" Iron Rod with Yellow Plastic Cap marked "AA SURVEYING INC."

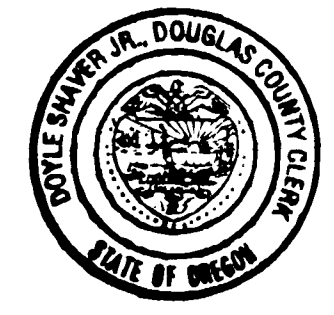
RECORD INFORMATION:
() Book 9, Page 21, Plat Records of Douglas County
() Proposed Subdivision by Short & Stevenson (CS file No. 40/193)

Legal Owner/Partitioner: Stephen E. and Katherine S. Makinson
5043 SW Melody Lane
Roseburg, OR 97470

Water: Roberts Creek Water District
Sewer: Green Sanitary District
Zoning: R-1
Number of Parcels: 3
Comp. Plan: Medium Density Residential
Planning Department File No. 97-335

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

98 MAR 20 PM 1:56
DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
by Nancy R. Davenport
DEPUTY
FEE pp

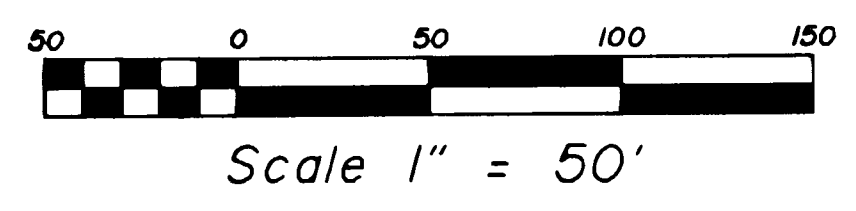
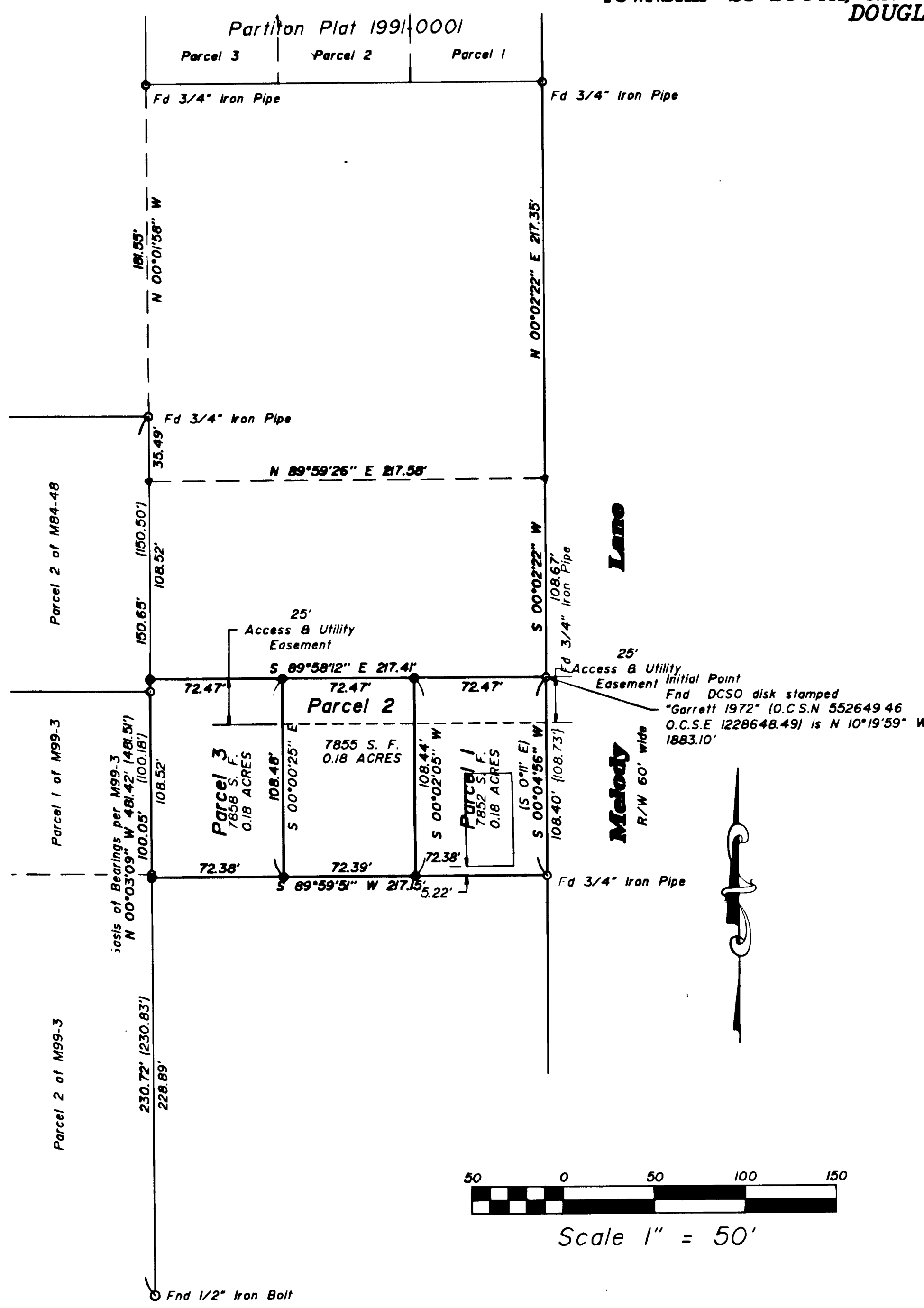


98-05693



File name: S:\COMPS\2030-98\20309801

SURVEYING SERVICE, INC.
ENGINEERING • SURVEYING • PLANNING
3076 NE DIAMOND LAKE BLVD.
ROSEBURG, OREGON 97470
TEL (541)672-2096
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