

6100-6661

1999-0019

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT ROLLIN AND MELBA ANDERSON AND JIM GOSLINE ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO PARCELS TOGETHER WITH EASEMENTS AS SHOWN HEREON.

ROLLIN AND MELBA ANDERSON:
SEE CONSENT AFFIDAVIT AS RECORDED IN BOOK 1598, PAGE 354, (INST. NO. 99 04132)

JIM GOSLINE
SEE CONSENT AFFIDAVIT AS RECORDED IN BOOK 1598, PAGE 353, (INST. NO. 99 04131)

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION LOT 41, 2nd ADDITION TO BRIGGS ACRES RECORDED IN VOLUME 10, PAGE 7 OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON. THE BASIS OF BEARING WAS ESTABLISHED FROM MONUMENTS FOUND AT THE NORTHERLY MOST CORNER OF LOT 29 AND THE NORTHERLY MOST WEST CORNER OF LOT 45. THE WESTERLY MOST CORNER OF THE SUBJECT PROPERTY WAS ESTABLISHED BY PROPORTIONATE DISTANCE BETWEEN THE WESTERLY MOST CORNER OF LOT 29 AND THE WESTERLY MOST CORNER OF LOT 43. THE SOUTHERLY MOST CORNER OF THE SUBJECT PROPERTY WAS ESTABLISHED BY PROPORTIONATE DISTANCE BETWEEN THE EASTERLY MOST CORNER OF LOT 29 AND THE WESTERLY MOST CORNER OF PARCEL 1 RECORDED IN M75-65. THE PROPERTY WAS THEN PARTITIONED PER THE DEVELOPERS INSTRUCTIONS AND MONUMENTED AS SHOWN.

FIELD CREW: SAM COREY & RYAN PALMER
EQUIPMENT: NIKON TOP GUN TOTAL STATION
OFFICE: WAYNE ROGERS
DRAFTING: PATRICK KOONTZ

STATE OF OREGON
COUNTY OF DOUGLAS
I, DOYLE SHANER JR., COUNTY CLERK AND
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY
THAT THIS INSTRUMENT WAS RECORDED
FILED 13 FEB 1999
DOYLE SHANER JR., COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Wayne L. Rogers
DEPUTY
FEE

APPROVALS:
Keith L. Cubic 2/16/99
DOUGLAS COUNTY PLANNING DIRECTOR DATE
Ed Moran 2-18-99
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

I, HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.
Wendy Korman 2-18-99
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 19 DAY OF February, 1999 12:00 O'CLOCK
Doyle Shaner Jr., County Clerk
DOUGLAS COUNTY CLERK
by Carl Engle, Deputy



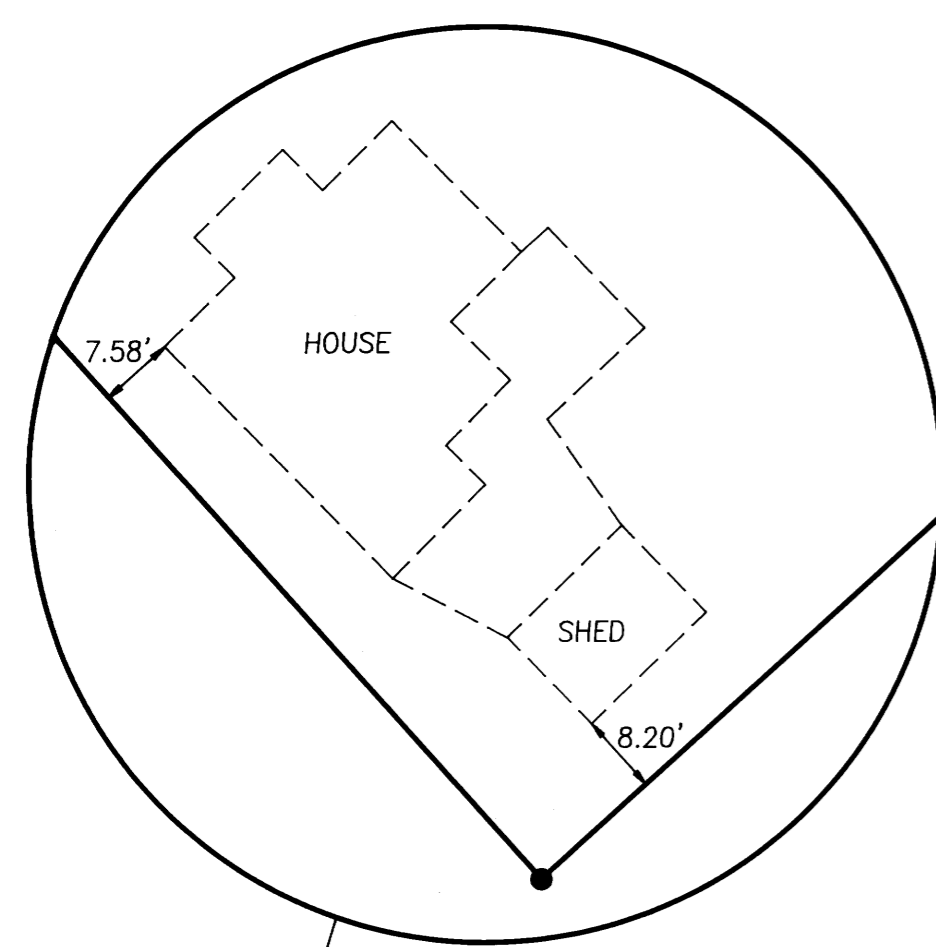
- LEGEND:** 99-04733
- SET 5/8" x 30" IRON ROD w/ CAP MKD "I.E. ENG."
 - FD 5/8" IRON ROD UNLESS OTHERWISE NOTED
 - △ CALCULATED POINT REC. DATA PER 1998-0034
 - () REC. DATA PER PLAT 2nd ADDITION TO BRIGGS ACRES, VOL. 10, PG. 7
 - [] REC. DATA PER M75-65
 - [[] AS PER THIS SURVEY

T29S, R5W, SEC. 33 CD TAX LOT 3400
TAX ACCOUNT NO. 69579.00
PLANNING DEPT. FILE NO.: 98-330
WATER: TRI-CITY WATER DIST.
SEWER: TRI-CITY SEWER DIST.
ZONE: (R-1) SINGLE FAMILY RES.
COMP. PLAN: (RMD) MEDIUM DENSITY RES.

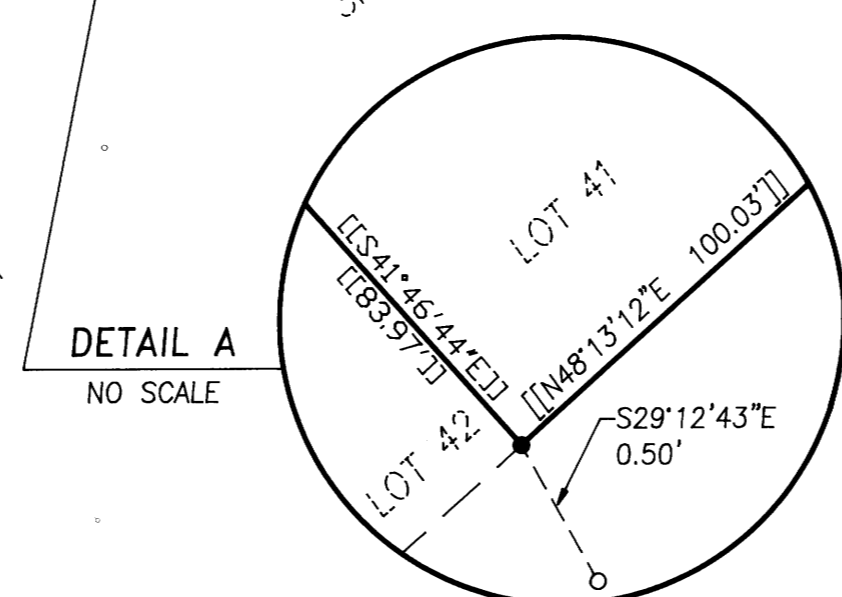
SURVEYOR'S CERTIFICATE:

I, WAYNE L. ROGERS, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION. THE FOLLOWING DESCRIBES LOT 41, 2nd ADDITION TO BRIGGS ACRES, SAID PROPERTY LYING ALONG THE SOUTH RIGHT-OF-WAY LINE OF CORNUTT STREET, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 5/8" IRON ROD ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CORNUTT STREET, SAID POINT BEING THE WESTERLY MOST CORNER OF SAID LOT 41; THENCE S41° 46' 44" E 183.97 FEET ALONG THE SOUTHWESTERLY LINE OF SAID LOT 41 TO A 5/8" IRON ROD AT THE SOUTHERLY MOST CORNER OF SAID LOT 41; THENCE LEAVING SAID SOUTHWESTERLY LINE N48° 13' 12" E 100.03 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 41 TO A 5/8" IRON ROD AT THE EASTERLY MOST CORNER OF SAID LOT 41; THENCE LEAVING SAID SOUTHEASTERLY LINE N41° 48' 58" W 183.95 FEET ALONG THE NORTHEASTERLY LINE OF SAID LOT 41 TO A 5/8" IRON ROD AT THE NORTHERLY MOST CORNER OF SAID LOT 41, SAID POINT ALSO BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CORNUTT STREET; THENCE ALONG SAID SOUTHEASTERLY LINE S48° 14' 00" W 99.91 FEET TO THE POINT OF BEGINNING. LYING IN THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND CONTAINING 0.42 ACRES, MORE OR LESS.

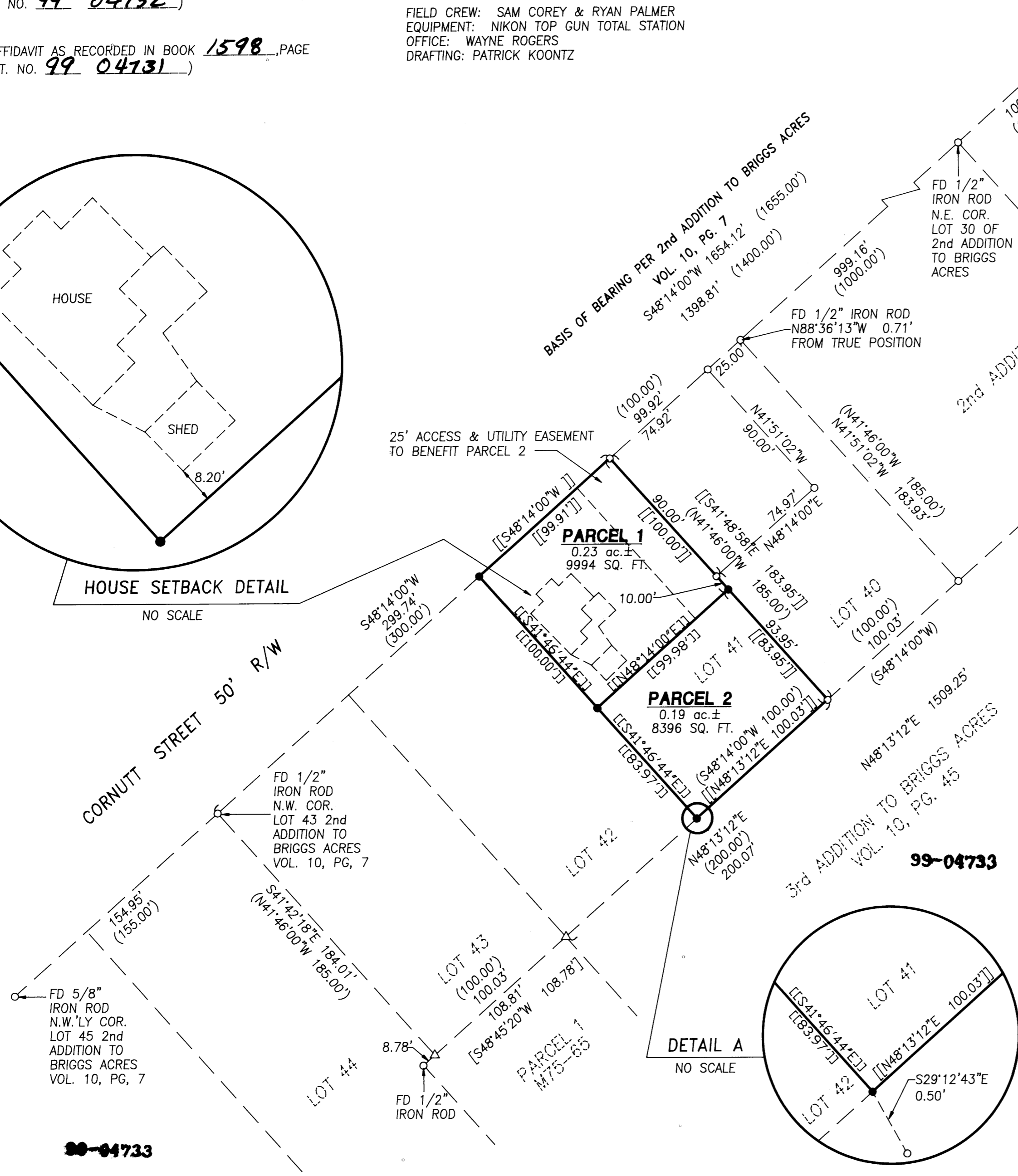
Wayne L. Rogers
WAYNE L. ROGERS PLS #2137



HOUSE SETBACK DETAIL
NO SCALE



DETAIL A
NO SCALE



99-04733

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|---|-----------------|---|------------------------------|
| REGISTERED PROFESSIONAL LAND SURVEYOR <u>Wayne L. Rogers</u> OREGON FEBRUARY 14, 1985 WAYNE L. ROGERS 2137 EXPIRES: 12/31/2000 | | LAND PARTITION IN THE SW1/4 OF SEC. 33, T29S, R5W, W.M., DOUGLAS COUNTY, OREGON | |
| SURVEYED FOR: JIM & SYLVIA GOSLINE 148 NORTH RIVER DRIVE ROSEBURG, OREGON | | SURVEYED BY: i.e. ENGINEERING 741 S.E. Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 | |
| SCALE: 1" = 50' | DATE: JAN. 1999 | DWG. BY: PNK | JOB NO. 1511-02 PAGE: 1 OF 1 |

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE