

1999-0082

DESCRIPTION:

THAT LAND DESCRIBED IN INSTRUMENTS #294072, DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1: BEGINNING AT A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752" BEING THE INITIAL POINT AND BEING ON THE NORTH LINE OF DOUGLAS AVE.; THENCE, N 0°07'30"E 189.00 FEET TO A POINT; THENCE, N 89°37'00"E 94.00 FEET TO A POINT; THENCE, S 0°07'30"W 81.00 FEET TO A POINT; THENCE, N 89°37'00"E 22.60 FEET TO A POINT; THENCE, S 0°07'30"W 108.00 FEET TO A POINT BEING ON THE NORTH LINE OF DOUGLAS AVE.; THENCE, S 89°37'00"W 116.60 FEET ALONG SAID NORTH LINE TO THE INITIAL POINT BEING THE POINT OF BEGINNING.

PARCEL 2: BEGINNING AT A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752" BEING THE INITIAL POINT AND BEING ON THE NORTH LINE OF DOUGLAS AVE.; THENCE, N 0°07'30"E 189.00 FEET TO A POINT; THENCE, N 89°37'00"E 94.00 FEET TO A POINT BEING THE TRUE POINT OF BEGINNING; THENCE, S 0°07'30"W 81.00 FEET TO A POINT; THENCE, N 89°37'00"E 92.60 FEET TO A POINT; THENCE, N 0°07'30"E 81.00 FEET TO A POINT; THENCE, S 89°37'00"W 92.60 FEET TO THE POINT OF BEGINNING.

PARCEL 3: BEGINNING AT A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752" BEING THE INITIAL POINT AND BEING ON THE NORTH LINE OF DOUGLAS AVE.; THENCE, N 89°37'00"E 116.60 FEET ALONG SAID NORTH LINE TO A POINT BEING THE TRUE POINT OF BEGINNING; THENCE, N 0°07'30"E 108.00 FEET TO A POINT; THENCE, N 89°37'00"E 70.00 FEET TO A POINT; THENCE, S 0°07'30"W 108.00 FEET TO A POINT BEING ON THE NORTH LINE OF DOUGLAS AVE.; THENCE, S 89°37'00"W 70.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

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

99 OCT 22 PM 3:22

DOYLE SHAVER JR.  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Alan S. Bennett*  
DEPUTY  
FEE *PP*

LAND PARTITION PLAT

IN THE N.E. 1/4, SEC. 20, T. 27 S., R. 5 W., W.M.  
DOUGLAS COUNTY, OREGON - OCTOBER 1999  
COMMUNITY DEVELOPMENT DEPARTMENT APPROVAL P-99-8

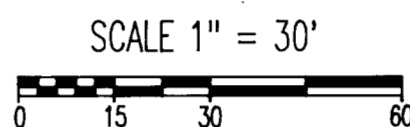
SURVEYORS CERTIFICATE:

I, CARL A. SWEEDEN, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND PREPARED THIS MAP IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92 AND THAT THE LANDS SHOWN HAVE BEEN MARKED INCLUDING THE INITIAL POINT WITH 5/8" X 30" IRON RODS WITH RED PLASTIC CAPS MARKED "SWEEDEN LS2752".

*Carl A. Sweeden*  
CARL A. SWEEDEN LS 2752

OWNER/PARTITIONER:

DARRELL D. & BARBARA D. PURCIVAL  
2954 NE DOUGLAS AVE.  
ROSEBURG, OREGON 97470



APPROVALS:

*Romy Wan* 10-20-99  
DOUGLAS COUNTY SURVEYOR DATE

*Chris S. Bengel* 10-19-99  
DIRECTOR, PUBLIC WORKS DATE

*Alan S. Bennett* 10-18-99  
DIRECTOR, COMMUNITY DEVELOPMENT DEPT. DATE

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

*Roy Northrup* 10-22-99  
DOUGLAS COUNTY TAX COLLECTOR DATE

99-26082 3:22 P.M.  
FILED THIS 22 DAY OF OCT, 1999

DOYLE SHAVER JR. 10-22-99  
COUNTY CLERK DATE  
By: *Alan S. Bennett*  
DEPUTY

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT DARRELL DEAN AND BARBARA DONNA PURCIVAL DO HEREBY DECLARE THAT THEY ARE THE OWNERS AND DO CAUSE THE LAND TO BE PARTITIONED AND PLATTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES AND IN ACCORDANCE WITH THE PLANNING APPROVAL P-99-8, CITY OF ROSEBURG, COMMUNITY DEVELOPMENT DEPARTMENT AND DOES CREATE THE 25.0' PRIVATE ACCESS AND UTILITY EASEMENT AS SHOWN FOR THE BENEFIT OF PARCEL 2.

*Darrell Dean Purcival*  
DARRELL DEAN PURCIVAL

*Barbara D. Purcival*  
BARBARA DONNA PURCIVAL

ACKNOWLEDGEMENTS:

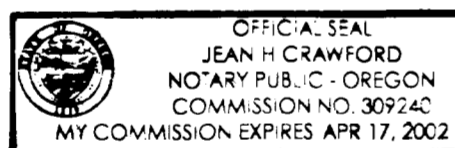
STATE OF OREGON }  
COUNTY OF DOUGLAS }

THERE PERSONALLY APPEARED BEFORE ME DARRELL DEAN AND BARBARA DONNA, PURCIVAL WHO ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE FORGOING INSTRUMENT AND THEY DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

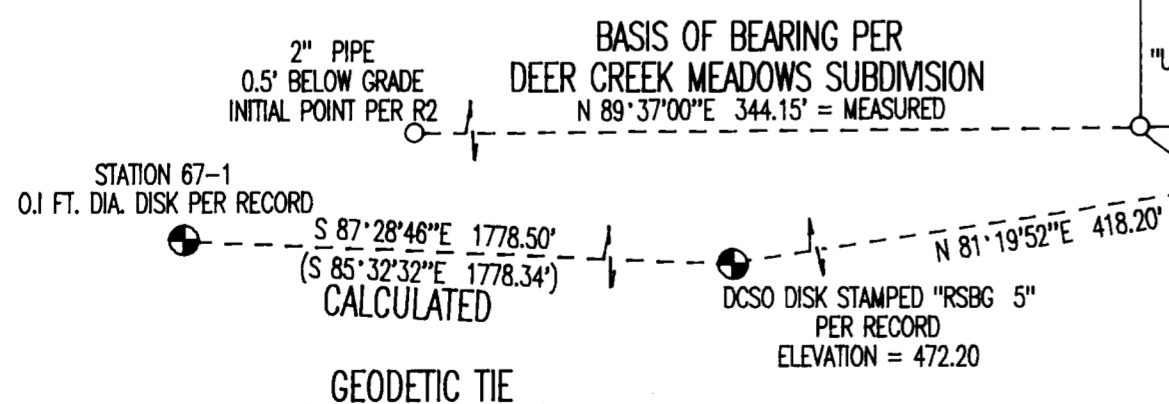
18<sup>th</sup> DAY OF Oct., 1999.

*Jean H Crawford*  
NOTARY PUBLIC FOR OREGON



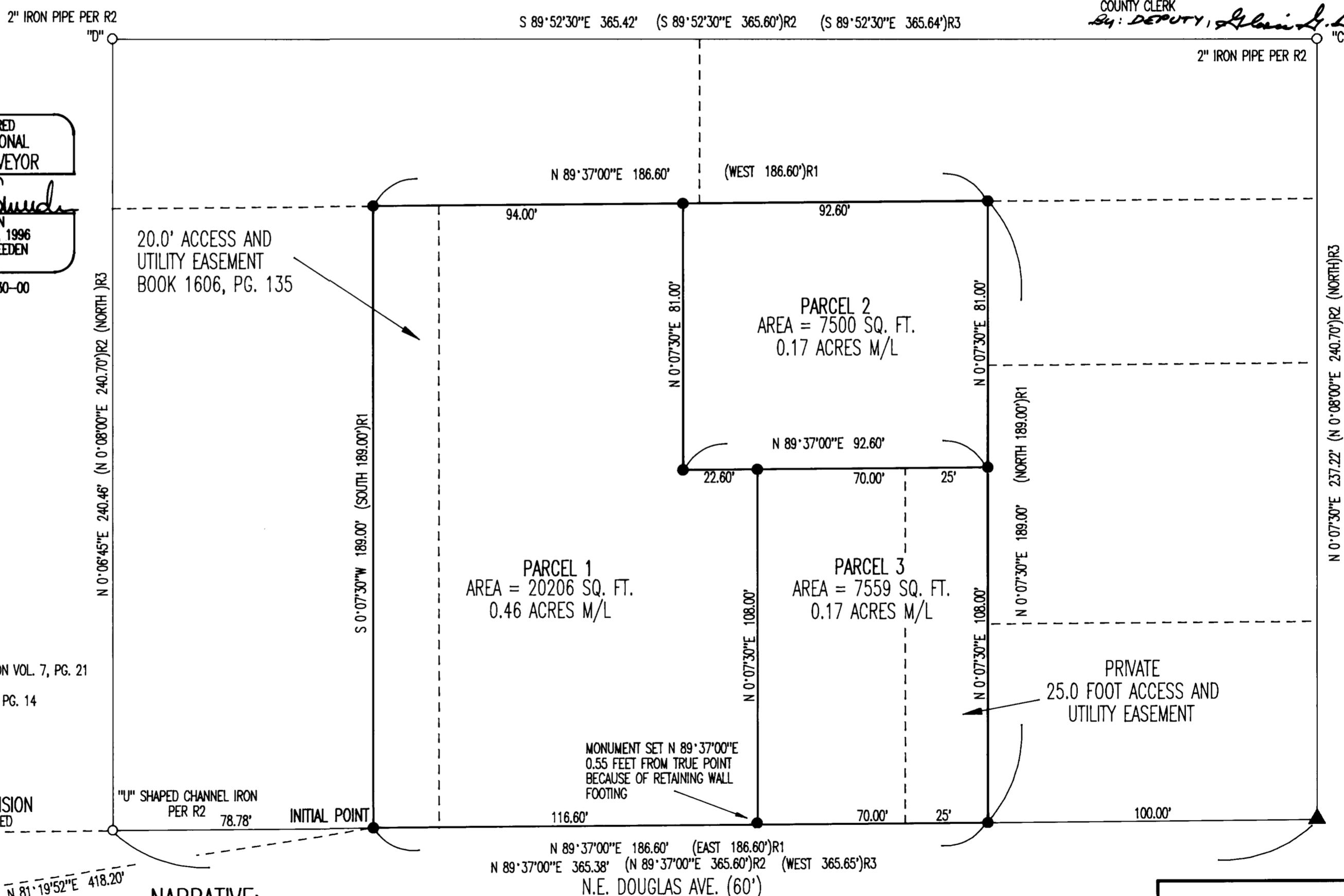
LEGEND:

- ⊕ GEODETIC CONTROL MONUMENT ( ) R1 RECORD PER DEED
- 5/8" X 30" I. ROD W/ RED PLASTIC CAP "LS2752" ( ) R2 RECORD PER DEER CREEK MEADOWS SUBDIVISION VOL. 7, PG. 21
- FOUND MONUMENT ( ) R3 RECORD PER BROOKSIDE 2ND ADDITION VOL. 2, PG. 14
- ▲ COMPUTED POINT, NOTHING FOUND OR SET



ASSESSORS MAP 27-5-20AB, TAX LOT 3600  
ACC.# 47142.06

99-26082



NARRATIVE:

THIS SURVEY AND LAND PARTITION WAS COMPLETED AT THE REQUEST OF THE OWNER TO ESTABLISH THE BOUNDARY OF THAT LAND DESCRIBED IN INSTRUMENT #294072, DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS BEING A PART OF LOT 2, BROOKSIDE SECOND ADDITION. A CLOSED LOOP TRAVERSE WAS RUN TO TIE THE FOUND MONUMENTS SHOWN WITH THE BASIS OF BEARING BEING ESTABLISHED BETWEEN THE FOUND INITIAL POINT OF DEER CREEK SUBDIVISION AND THE "U" SHAPED CHANNEL IRON. THIS LINE WAS EXTENDED EAST AND INTERSECTED WITH A LINE BEGINNING AT POINT "C" ON A BEARING PERPENDICULAR TO THAT LINE BETWEEN POINTS "C" AND "D".

EQUIPMENT: NIKON DTM-430 W/ SUPPORT  
FIELD CREW: C. SWEEDEN & E. WILDS  
MAPPING: C. SWEEDEN

99-26082

WATER: CITY OF ROSEBURG  
SANITARY SEWER: ROSEBURG URBAN SANITARY AUTHORITY  
STORM SEWER: CITY OF ROSEBURG  
ELECTRICAL POWER: PACIFIC POWER  
NATURAL GAS: WP NATURAL GAS  
ZONING: SINGLE FAMILY RESIDENTIAL R-1-7.5  
PLANNING FILE: P-99-8  
NOTE: THERE IS FLOOD PLAIN IMPACT ON PARCEL 3



**Sweeden**  
**Land Surveying**  
Carl A. Sweeden  
P.L.S.

5211 Cole Road  
Oakland, Ore. 97462  
Tel. 541-459-9523

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