

1999-0099 B

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**NARRATIVE**

The survey was done for the purpose of partitioning the property as shown hereon. Several surveys of record at the Douglas County Surveyor's Office were relied upon as follows:

Ref. No. (R)	Map File No.	Surveyor	Date
1	M30-47	Don Garrett	1965
2	CS 55/125-5	Bruce Rogers	1969
3	M39-77A	Art Boyer	1970
4	Rancho Vista Estates, Vol. 14, page 22	Bruce Rogers	1972

The survey was done in October, 1999, using a Jena 0°00'01" theodolite and a Mac II electronic distance meter

**SURVEYOR'S CERTIFICATE:**

I, Bruce A. Shaner, being duly sworn, here depose and say that I have correctly surveyed and marked with proper monuments the land shown hereon, the boundaries of which are described hereon.

Bruce A. Shaner  
Bruce A. Shaner, RLS 430

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Bruce A. Shaner  
OREGON  
OCT. 4, 1957  
BRUCE A. SHANER  
430

Renews June 30, 2000

Charlotte A. Fleming  
See partition plat consent affidavit as  
recorded in Book 1661, Page 575,  
(Instrument No. 99-29723)

**DECLARATION:**

Know all people by these presents that Daniel E. Reagles & Kathleen L. Reagles 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.

Daniel E. Reagles  
Daniel E. Reagles

Kathleen L. Reagles  
Kathleen L. Reagles

COMP. PLAN: Low density residential (RLD)

ZONE: Single family residential (R-1)

WATER: City of Roseburg

SEWER: Roseburg Urban Sanitary Authority

PLANNING DEPT. FILE NO. 99-213

**PROPERTY DESCRIPTION:**

The South 170 ft. of Lot 153, as shown on Plat 1, Tract 1, Roseburg Orchard Company, Douglas County, Oregon, together with that portion of vacated Parker Road that inured thereto on vacation thereof.

Excepting therefrom that part conveyed to Douglas County by Deed of Dedication recorded in Book 304, Recorder's No. 293539, records of Douglas County, Oregon.

The above has been partitioned into Parcels 1 & 2 as shown on page 1 of this partition.

The above described property is subject to 2 easements:

1. Easement for ingress & egress, 25.0 ft. wide, along the southerly boundary line of Lot 153 for the benefit of Lot 152, as described by Inst. No. 94-11561, Deed Records of Douglas County, Oregon.

2. Easement for water & sanitary sewer, 15.0 ft. wide, along the north boundary line of the above described property, for the benefit of Lot 152, as described by Inst. No. 94-11562, Deed Records of Douglas County, Oregon.

**APPROVALS:**

Bob Williamson for KLC 12/16/99  
Douglas County Planning Director Date

Romy Wan 12-7-99  
Douglas County Surveyor Date

I hereby certify that all taxes and special assessments or other charges required by law have been paid.

David Keenan 12-16-99  
Douglas County Tax Collector Deputy Date

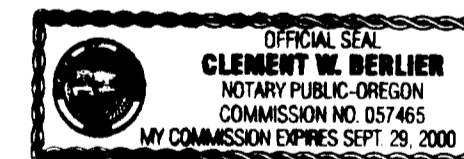
Filed this 16<sup>th</sup> day of December, 1999, 11:43 o'clock am pm

Doyle Shaver Jr. Alan J. Burnett 12-16-99  
Douglas County Clerk By: Deputy Date

State of Oregon ) SS  
County of Douglas) ACKNOWLEDGEMENT

Know all people by these presents that on this 25<sup>TH</sup> day of OCTOBER, 1999, before me, a Notary Public in and for said State and County, personally appeared Daniel E. & Kathleen L. Reagles, who being duly sworn, did say that they are the owners and that they executed the land partition freely and voluntarily.

Clement W. Berlier



**PARTITION OF A PORTION OF LOT 153,  
Plat 1, Tract 1, Roseburg Orchards Company, in  
the NW 1/4 NW 1/4, Section 7, T27S, R5W,  
W.M., Douglas County, Oregon**

For: Daniel E. & Kathleen L. Reagles  
2880 Parker Road  
Roseburg, Oregon 97470

By: Shaner Engineering, Inc.  
P.O. Box 1430  
Roseburg, Oregon 97470

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

99 DEC 16 AM 11:43

DOYLE SHAVER JR.  
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

Alan J. Burnett

PP

