

2000-0037

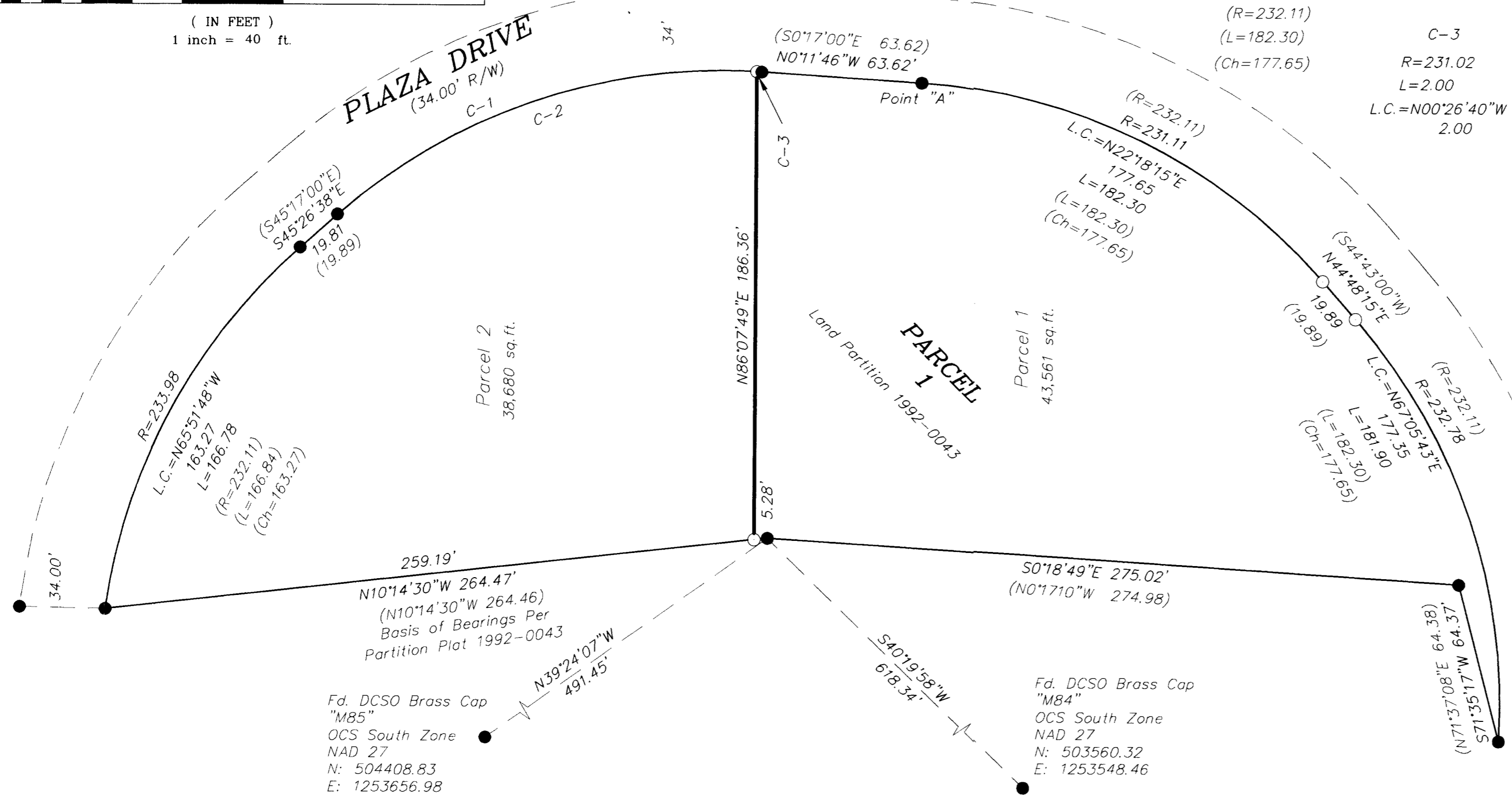
# LAND PARTITION

Being Parcel 1 of Land Partition 1992-0043  
Lying in the SE 1/4 Section 28,  
Township 29 South, Range 5 West, W.M.  
June 2, 2000

## GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.



C-1	C-2
R=231.02	R=231.02
L=182.44	L=180.44
L.C.=N22°49'12"W 177.73	L.C.=N23°04'06"W 175.88
(R=232.11)	
(L=182.30)	C-3
(Ch=177.65)	R=231.02
	L=2.00
	L.C.=N00°26'40"W 2.00

### LEGEND:

- Found 5/8" I.Rod or as noted.
- Set 5/8" x 30" Reinforcing rod with yellow plastic cap marked "LAND MARK PLS 2287".

### RECORD INFORMATION:

( ) Land Partition Plat 1992-0043  
 Owner: Earl A. Nesse  
 Partitioner: Rogue Valley Manor  
 1200 Mira Mar  
 Medford, Oregon 97504  
 Zoning: C-3 w/ R-3 Overlay  
 Sanitary Sewer: City of Myrtle Creek  
 Water: City of Myrtle Creek

### NOTES:

Parcels 1 & 2 are part of a Planned Development (PUD) and are subject to applicable ordinances of the City of Myrtle Creek, conditions of this approval and the Protective Covenants of Valley View Plaza as recorded in Book 964, Page 518 of Douglas County Records.  
 Sidewalks which conform to City and APWA standards shall be constructed at the time that improvements to that particular parcel are approved by the City, thereby making the sidewalk improvements a function of the building permit.

### NARRATIVE

The Purpose of this survey was to demarcate the boundary of Parcel 1 of Land Partition 1992-0043 in conformance with the conditional approval for partitioning said Parcel 1 granted by the City of Myrtle Creek. Planning file number LP-00-1.  
 The boundary of Parcel 1 was determined by holding the monumentation found per Land Partition 1992-0043. The southeasterly boundary was established by holding the monument at Point "A" and going record arc length at record radius. The tangent was calculated by holding record distance. From the tangent the curve closed into the found monument of record. The parcel line was at the discretion of the partitioner. Monuments were set as shown.

### DECLARATION.

KNOW ALL PEOPLE BY THESE PRESENTS, that Nesse Properties, LLC, owner of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, does hereby declare the annexed map to be a correct map of the Partition Plat. Refer to Affidavit of Consent.

**2000-13549** 6-28-00  
 Affidavit of Consent, Instrument Number Date

### DECLARATION.

KNOW ALL PEOPLE BY THESE PRESENTS, that RVM Myrtle Creek II, interest holder of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, does hereby declare the annexed map to be a correct map of the Partition Plat. Refer to Affidavit of Consent.

**2000-13550** 6-28-00  
 Affidavit of Consent, Instrument Number Date

### SURVEYOR'S CERTIFICATE

I, Mark A. Heimburger, do hereby certify that I have correctly surveyed and monumented with proper monuments the corners so indicated on the annexed plot and that the boundaries are properly described as follows:

#### DESCRIPTION:

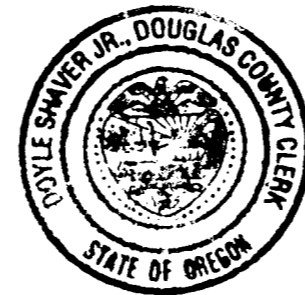
Parcel 1, Land Partition 1992-0043

Mark A. Heimburger  
 Mark A. Heimburger, PLS

STATE OF OREGON 1 SS  
 COUNTY OF DOUGLAS 1 SS  
 I, DOYLE SHAVER JR., COUNTY CLERK AND  
 RECORDER OF CONVEYANCES, DO HEREBY CERTIFY  
 THAT THIS INSTRUMENT WAS RECORDED

00 JUN 28 AM 8:20

DOYLE SHAVER JR.  
 DOUGLAS COUNTY CLERK  
 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
 BY Devin L. Burnett  
 DEPUTY  
 FEE PP



### APPROVALS

Devin L. Burnett 6-19-00  
 City of Myrtle Creek Planning Commission Date

Joseph P. Wolf 6-19-00  
 City of Myrtle Creek City Administrator Date

Ed Manna DEPUTY 6-21-00  
 Douglas County Surveyor Date

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

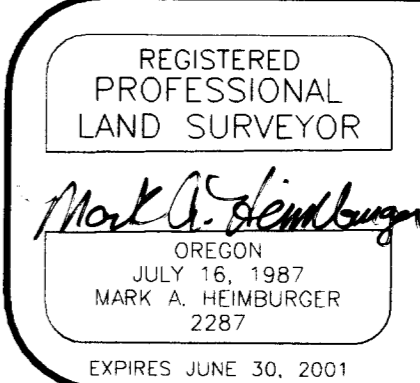
Janice B. K. Meigel 6-27-00  
 Douglas County Tax Collector Date

8:20 A.M. 2000-13551

Filed this 28<sup>th</sup> day of JUNE of 2000.

DOYLE SHAVER JR. Devin L. Burnett  
 Douglas County Clerk By: DEPUTY

**2000-13551**



**Land Mark**  
 SURVEYING & DEVELOPMENT  
 3329 NE Stephens  
 Roseburg, Oregon 97470  
 Tel (541) 677-9400  
 Fax (541) 677-9401

**2000-13551**

**2000-13551**

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