

LAND PARTITIONING

IN THE SE 1/4 OF SEC 3 T28S R6W WM, DOUGLAS CO., OR.
AUGUST 25, 1999 SCALE 1"=200'

OWNER/DEVELOPER
RONALD G. & ANITA R. POTEET
114 POTEET AVE.
ROSEBURG, OR.

SURVEYOR
BRUCE R. ROGERS
1727 SE MILL ST.
ROSEBURG, OR

WATER-ROBERTS CREEK WATER DIST.
SEWER-GREEN SANITARY DIST.
NO. OF PRCLS-2
ZONING R-1, R-5
COMP. PLAN RMD, RLD, & LHR
PLANNING FILE NO. 99-122

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT I, BRUCE R. ROGERS, HAVE SURVEYED AND MONUMENTED PARCEL NO. 2 AS SHOWN ON THIS PLAT. I HAVE NOT SURVEYED OR MARKED WITH MONUMENTS THE LANDS SHOWN AS PARCEL NO. 1 AS SHOWN ON THIS PLAT.
Bruce R. Rogers
BRUCE R. ROGERS LS 660

DESCRIPTION

LOTS 46, 47, 48, & 49, ROSEBURG HOME ORCHARD TRACTS PLAT H DOUGLAS CO., OR. EXCEPTING THEREFROM THE FOLLOWING PROPERTY: ROSEWOOD ESTATES PHASE 1 & 2, THE 5.42 AC. PARCEL SET FORTH ON THE BOUNDARY LINE ADJUSTMENT SURVEY M120-71, THE TERRY PARKHURST PROP AS DESCRIBED IN RECORDERS NO. 98-25, AND ALL THAT PROP LYING WITHIN PUBLIC ROADWAY RIGHT-OF-WAY, EXISTING AND PROPOSED, & ALSO EXCEPTING THE LOTSPEICH PROPERTY AS DESCRIBED IN RECORDERS NO. 95-811 RECORDS DOUGLAS CO. OR.

NARRATIVE

WE USED THE IRON RODS PER M109-60 & THE CENTERLINE OF POTEET AVE MONUMENTED BY THE DOUGLAS CO. ROAD DEPT. FOR CONTROL. WE ADDED 24' TO THE EAST RW OF AMBER LANE AND MONUMENTED PRCL NO. 2, AS SHOWN

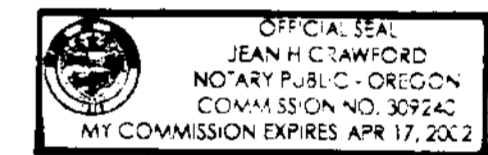
DECLARATION

WE, RONALD G. & ANITA R. POTEET, DEPOSE AND SAY THAT WE ARE THE OWNERS OF THE THE LANDS DEPICTED HEREIN AND THAT WE HAVE CAUSED THEM TO BE PARTITIONED AS SHOWN.

Ronald G. Poteet *Anita R. Poteet*
RONALD G. POTEET ANITA R. POTEET
STATE OF OREGON SS
COUNTY OF DOUGLAS

SIGNED AND SWORN TO BEFORE ME THIS 25th DAY OF Aug, 1999.

Jean H. Crawford
NOTARY PUBLIC STATE OF OREGON



APPROVALS

Keith L. Cubie 7/13/00 *Rory Wan* 7-13-00
DOUGLAS COUNTY PLANNING DIRECTOR DATE DOUGLAS COUNTY SURVEYOR DATE

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

Jamie R. Kuehn 11-20-00
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 21 DAY OF November, 2000 AT 12:11 PM

Doyle Shaver Jr.
DOUGLAS COUNTY CLERK BY *Carol Engel, Deputy*



STATE OF OREGON 1 00
COUNTY OF DOUGLAS 1 00
I, DOYLE SHAVER JR., COUNTY CLERK AND
RECORDER OF COMMISSIONERS, DO HEREBY CERTIFY
THAT THIS INSTRUMENT WAS RECORDED

00 NOV 21 PM 12:11

DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Carol Engel*
RE *PL*



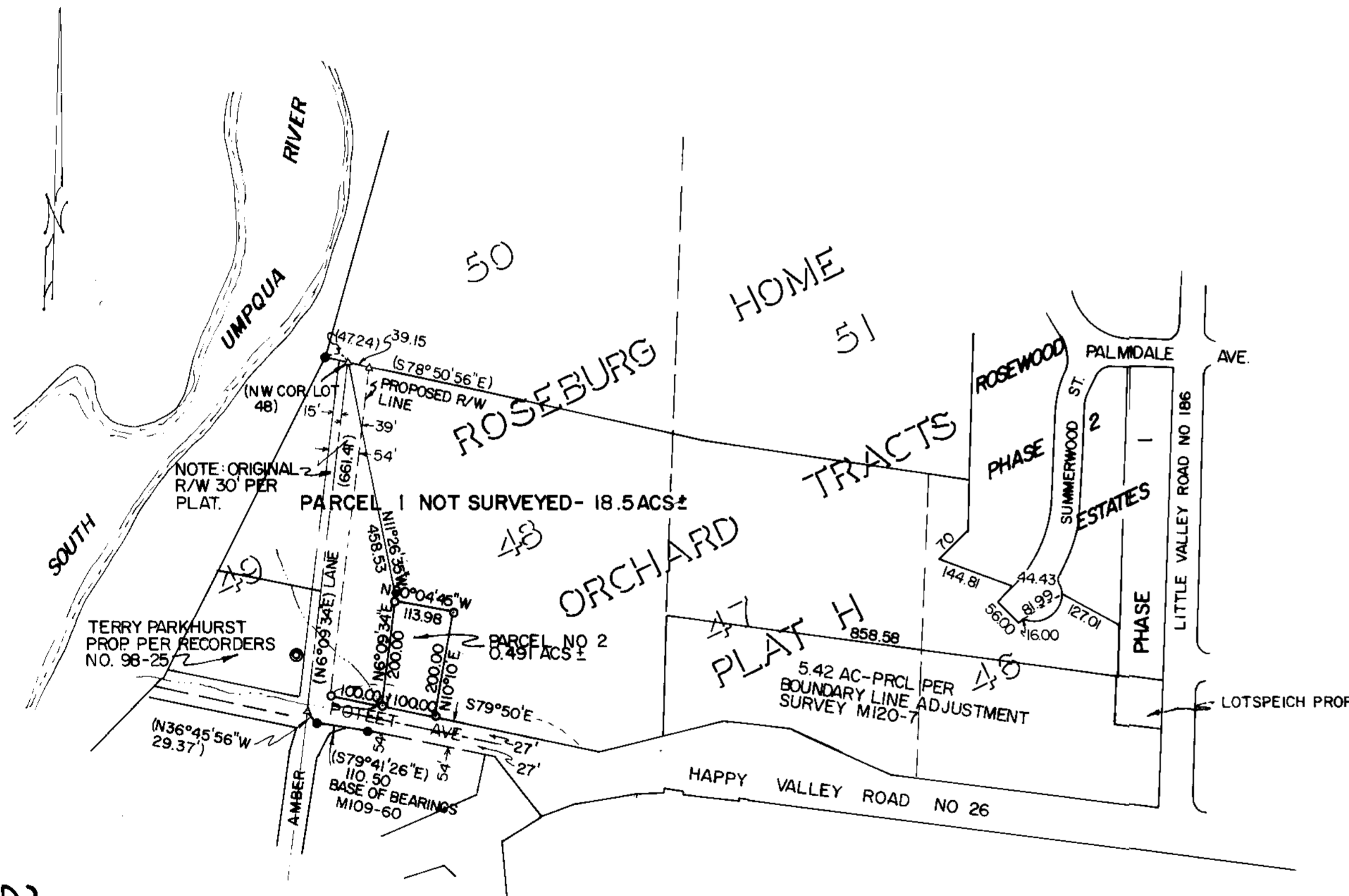
Bruce R. Rogers



Exp. 12/31/2000

PROPERTY IS SUBJECT TO THE FOLLOWING OVERLAYS
100 YEAR FLOODPLAIN LIMITED HAZARD RESIDENTIAL
RIGHT-OF-WAY PROTECTION

- o SET 5/8"x30" I.R. W/CAP LS 660
- FD 5/8" I.R. M109-60
- ▲ COMPUTED POINT, NOT SET
- o FD NAIL (TBM) IN 10" WILLOW, ELEVATION 485.1 PER BM WHOPPER, EL 493.272
- DENOTES APPROXIMATE BNDRY OF 100 YEAR FLOOD, ELV 484.0
- () RECORD DATA PER M109-60



2000-23620

2000-23620

2000-0085

2000-0085