

2001-0001

# A PARTITION PLAT FOR JOE AGOST OF LOT 2, RIO VERDE SUBDIVISION AND LOCATED IN THE NW 1/4 OF SECTION 30, T 26 S, R 5 W, W. M., DOUGLAS COUNTY, OREGON

OWNER: BRETT W. AGOST  
P.O. BOX 1140  
WINCHESTER, OR 97495  
SITE: 926 PAGE RD.

APPLICANT: JOE AGOST  
697 LILAC  
WINCHESTER, OR 97495

PLANNING FILE #: 00-093  
ZONE: RS  
COMP. PLAN: RLD  
WATER: CITY OF ROSEBURG  
SEWAGE DISPOSAL: R.U.S.A.  
PROPERTY ID: R73103  
MAP TAX LOT: T26S, R5W, SEC 30 BA, TL 1000

SURVEYED BY:  
GREGORY D. LANG  
7550 WILLIS CREEK RD.  
WINSTON, OR 97496  
541-679-5542



EXPIRES 12-31-2000  
P.L.S. #2295

### LEGEND:

- FD. 5/8" I.R. UNLESS OTHERWISE NOTED
- SET 5/8" X 30" I.R./PLASTIC CAP MARKED "LANG SURVEYING"
- [[ ]] RECORD PER M116-26
- [ ] RECORD PER M40-61
- { } RECORD PER VOL. 6, PG. 2
- (( )) RECORD PER M4-38

### NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION LOT 2 OF RIO VERDE SUBDIVISION. THE WEST LINE OF SAID SUBDIVISION WAS CALCULATED PER M116-26 AS SHOWN. I ALSO RETRACED LOT 4 WHICH HAD BEEN RESURVEYED IN 1970 (SEE SURVEY M40-61). LOT 2 WAS PLACED BETWEEN THESE TWO SURVEYS BY PROPORTION & MONUMENTS WERE SET TO ESTABLISH THE PARTITION LINE.

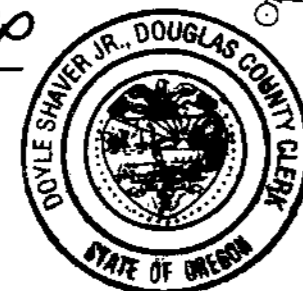
EQUIP: NIKON DTM 420  
FIELD CREW: G. LANG & T. LANG  
COMPS: G. LANG  
DRAFTING: L. LANG

STATE OF OREGON } 08  
COUNTY OF DOUGLAS }  
I, DOYLE SHAVER JR., COUNTY CLERK AND  
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY  
THAT THIS INSTRUMENT WAS RECORDED

01 JAN -4 AM 10:03

DOYLE SHAVER JR.  
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY



2001-00221

FD. 1/2" I.R.  
BASIS OF BEARING PER M116-26  
N 71°39'23" E 210.21' ((210.22'))  
[210.14'] ((210.1' CALC.))  
S 0°40'58" W 8.37' ((8.41'))

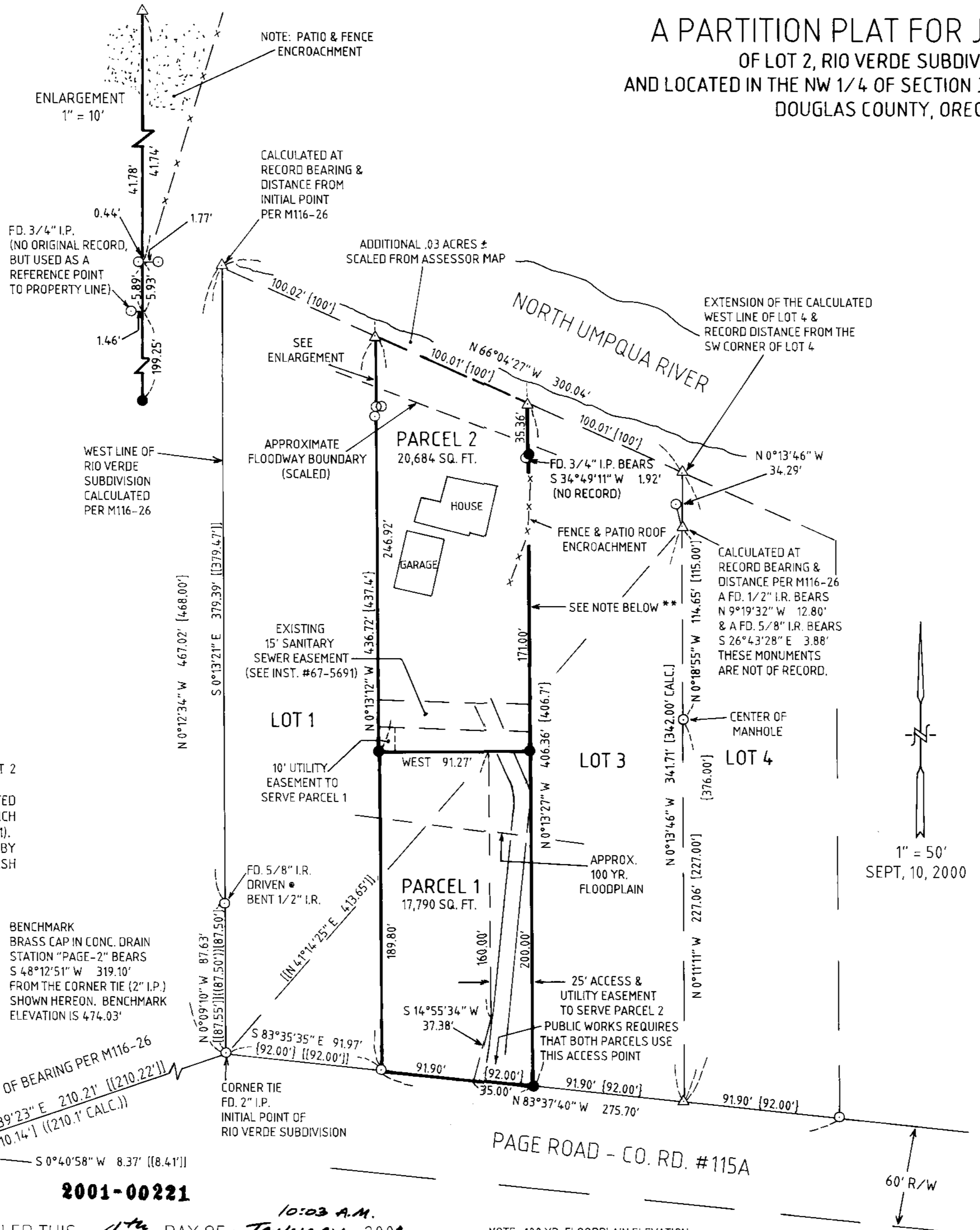
2001-00221

FILED THIS 4<sup>th</sup> DAY OF JANUARY, 2001

DOYLE SHAVER JR.,  
DOUGLAS COUNTY CLERK

NOTE: 100 YR. FLOODPLAIN ELEVATION  
FOR PARCEL 1 IS 459.2'

2001-00221



### SURVEYOR'S AFFIDAVIT

I, GREGORY D. LANG, DO HEREBY CERTIFY THAT I HAVE SURVEYED & MARKED WITH PROPER MONUMENTS THE FOLLOWING DESCRIBED PROPERTY:  
LOT 2, RIO VERDE SUBDIVISION, AS RECORDED IN VOLUME 6, PAGE 2, PLAT RECORDS, DOUGLAS COUNTY, OREGON.  
SUBJECT TO: GENERAL COPCO EASEMENT INST. #109386  
SEWER EASEMENT INST. #67-5691  
COVENANTS, RESTRICTIONS, CONDITIONS, ETC. INST. #'s 80993 & 319126

*Gregory D. Lang*  
SURVEYOR  
9-27-00  
DATE

### DECLARATION

I, BRETT W. AGOST, DO HEREBY DECLARE THAT I AM THE OWNER OF THE LANDS DESCRIBED HEREON, AND DO HEREBY CAUSE THE SAME TO BE PARTITIONED AS SHOWN AND THE ACCESS & UTILITY EASEMENTS TO BE CREATED AS SHOWN.

SEE CONSENT AFFIDAVIT AS RECORDED IN BOOK 1731, PAGE 333  
CO. CLERK'S RECORDS.

### ACKNOWLEDGEMENT

STATE OF OREGON  
COUNTY OF DOUGLAS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 2000, BY BRETT W. AGOST.

NOTARY PUBLIC - STATE OF OREGON  
MY COMMISSION EXPIRES: \_\_\_\_\_

### APPROVALS

*Ed M... DEPUTY*  
DOUGLAS COUNTY SURVEYOR  
01-03-01  
DATE

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

*James H. K... DEPUTY*  
DOUGLAS COUNTY TAX COLLECTOR  
1-03-01  
DATE

*Keith L. Cubic*  
DOUGLAS COUNTY PLANNING DIRECTOR  
12/29/00  
DATE

\*\* NOTE: 24' BOAT LAUNCH EASEMENT USING A CENTERLINE "BEING THE PROPERTY LINE COMMON TO THEIR LOTS". (THE ACTUAL BOAT LAUNCH FALLS EASTERLY OF THIS DESCRIBED CENTERLINE. SEE RECIPROCAL EASEMENT AGREEMENT RECORDED IN INST. #2000-13468.)

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