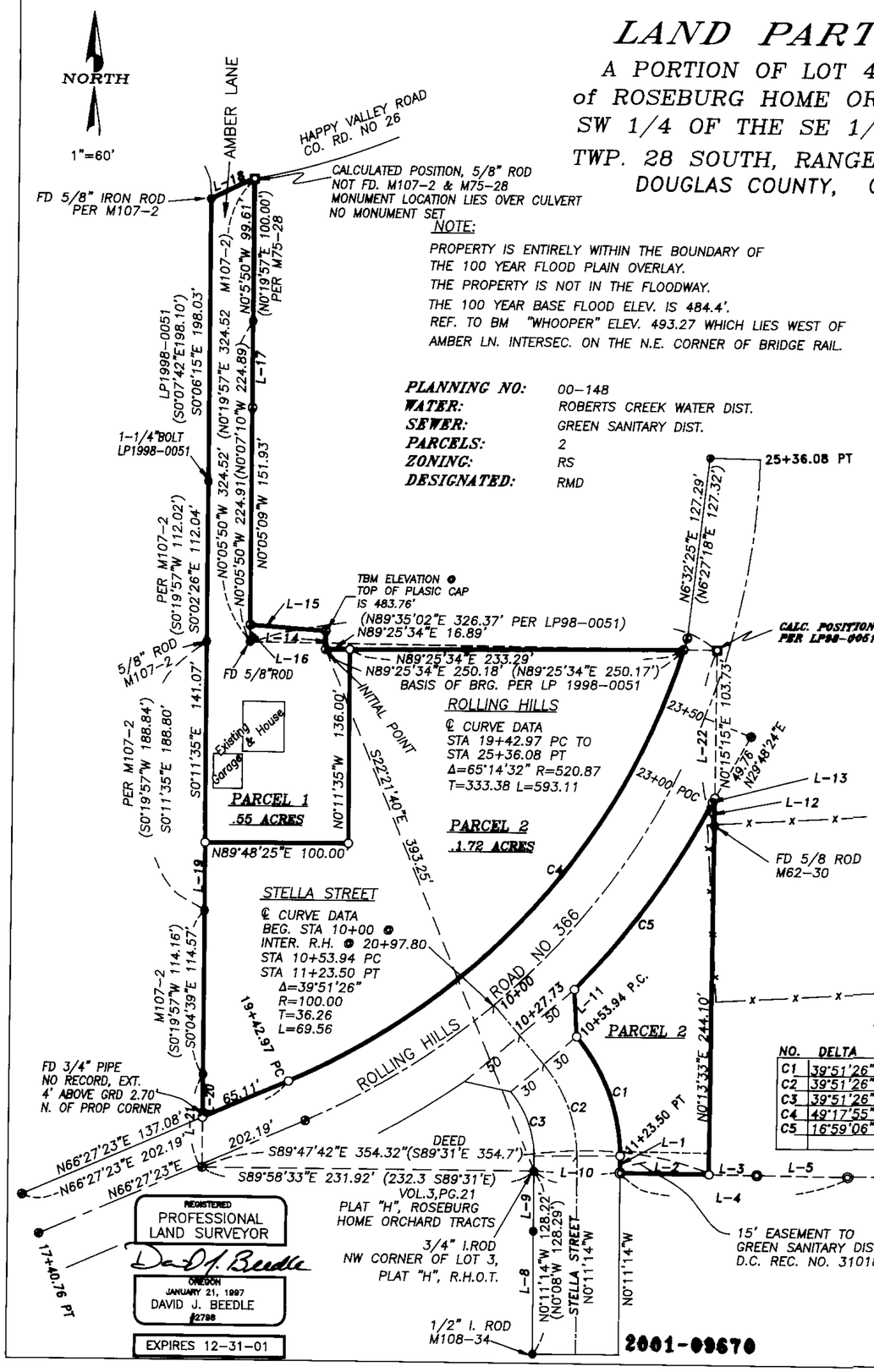
LAND PARTITION

A PORTION OF LOT 40, PLAT "H" of ROSEBURG HOME ORCHARD TRACTS, SW 1/4 OF THE SE 1/4, SECTION 3, TWP. 28 SOUTH, RANGE 6 WEST, W.M. DOUGLAS COUNTY, OREGON.



NOTE:

PROPERTY IS ENTIRELY WITHIN THE BOUNDARY OF THE 100 YEAR FLOOD PLAIN OVERLAY.
THE PROPERTY IS NOT IN THE FLOODWAY.
THE 100 YEAR BASE FLOOD ELEV. IS 484.4'.
REF. TO BM "WHOOPER" ELEV. 493.27 WHICH LIES WEST OF AMBER LN. INTERSEC. ON THE N.E. CORNER OF BRIDGE RAIL.

PLANNING NO:	00-148
WATER:	ROBERTS CREEK WATER DIST.
SEWER:	GREEN SANITARY DIST.
PARCELS:	2
ZONING:	RS
DESIGNATED:	RMD

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION A PORTION OF LOT 40, PLAT "H", ROSEBURG HOME ORCHARD TRACTS, INTO TWO PARCELS AS APPROVED UNDER THE DOUGLAS COUNTY PLANNING DEPARTMENT, FILE 00-148.

MONUMENTS WERE FOUND PER LAND PARTITION 1998-0051, PORTERS SUBDIVISION OF LOT 3 ROSEBURG HOME ORCHARD TRACTS, AND SURVEYS M62-30, M75-28 107-2, AND M108-34. STATE PLANE COORDINATES OBTAINED FROM THE DOUGLAS COUNTY PUBLIC WORKS DEPARTMENT THAT REFERENCED MONUMENTS EXISTING PRIOR TO STREET CONSTRUCTION WERE USED TO CALCULATE PROPERTY LINES AND THE CENTER LINE AND RIGHT OF WAY ALONG ROLLING HILLS (COUNTY RD. NO. 366), AND STELLA STREET (COUNTY RD. NO. 246).

THIS SURVEY WAS PERFORMED BY DAVID BEEDLE AND GAYLE BEEDLE USING A SOKKIA SET 4BII TOTAL STATION. COMPUTATIONS AND DRAFTING BY DAVID BEEDLE.

LINE TABLE

LINE	MEAS DIST.'	MEAS BRG	REC DIST.'	REC BRG	REC INST.
L-1	11.94	N0°15'44"W	–	–	
L-2	62.37	S89°32'47"E	–	–	
L-3	33.38	S89°38'26"E	–	–	
L-4	158.91	S89°32'47"E	159'	S89°26'W	VOL 9, PG 44
L-5	63.17	S89°29'48"E	63'	S89°26'W	VOL 9, PG 44
L-6	63.03	S89°31'17"E	63'	S89°26'W	VOL 9, PG 44
L-7	63.09	S89°15'02"E	63'	S89°26'W	VOL 9, PG 44
L-8	85.91	N0°15'51"W	–	–	
L-9	42.31	N0°01'51"W	–	–	
L-10	60.04	S89°21'18"E	60'	S89°26'W	VOL 9, PG 44
L-11	32.97	N3°17'09"W	–	–	
L-12	19.42	N0°15'15"E	–	–	
L-13	3.57	N29°48'24"E	–	–	
L-14	12.87	N0°11'54"W	12.79'	N0°07'10"W	LP 1998-0051
L-15	52.98	N85°44'45"W	53.00'	N85°45'32"W	LP 1998-0051
L-16	12.02	N0°08'45"W	12.00'	N0°07'10"W	LP 1998-0051
L-17	60.96	N0°06'58"W	60.96'	N0°07'10"W	LP 1998-0051
L-18	33.39	S64°36'44"W	–	–	
L-19	47.73	S0°11'35"E	–	–	
L-20	30.30	S0°01'07"E	–	–	
L-21	65.11	S0°01'07"E	65.00'	S0°19'57"W	M107-2
L-22	123.15	N0°15'15"E	123.00'	NORTH	M62-30

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BRG	CHORD
C1	39°51'26"	130.00	90.43	S20°41'50"E	88.62
C2	39°51'26"	100.00	69.56	S20°41'50"E	68.17
C3	39°51'26"	70.00	48.70	S20°41'50"E	47.72
C4	49°17'55"	490.88	422.36	N41°47'11"E	409.45
C5	16°59'06"	550.87	163.30	N35°40'52"E	162.71

LEGEND

- O SET 5/8"X30" IRON ROD W/PC - LS #2798
- ⊙ FOUND 5/8" I. ROD W/P.CAP MK'D 'LANG' PER LAND PARTITION 1998-0051 OR
- ● FOUND 5/8" I. ROD OR AS AS NOTED
- ⊙ FOUND 3/4" IRON PIPE PER V9 P44, SUBDIV. OF LOT 3, ROSEBURG HOME ORCHARD TRACTS
- ◉ CALCULATED POINT PER DOUGLAS COUNTY PUBLIC WORKS DEPT. SPC NAD 83 BEARING BASE
- ◘ CALCULATED POSITION AS NOTED
- × FENCE LINE
- ( ) RECORDED DATA PER LAND PARTITION P98-0051 OR AS NOTED

NOTE

STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 27,
GRID FACTOR IS 0.99987166 INCLUDING SCALE & SEA LEVEL FACTORS

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT RODNEY W. STEVENSON IS THE OWNER OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92-075, AND HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT.

RODNEY W. STEVENSON

SURVEYOR'S CERTIFICATE:

I, DAVID J. BEEDLE, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE LAND PARTITION SHOWN HEREON AND AS IS DESCRIBED IN DEED INSTRUMENT 85-13563, BOOK 929, PAGE 533, LESS THAT PORTION DEEDED TO DOUGLAS COUNTY FOR RIGHT OF WAY IN INSTRUMENT 95-24144, BOOK 1385, PAGES 1022-1026, AND TOGETHER WITH THE ADJUSTED BOUNDARY AS DESCRIBED ON INSTRUMENTS 97-25438, BOOK 1510, PAGES 576-577, AND 97-25439, BOOK 1510, PAGES 578-579, ALL RECORDED IN DOUGLAS COUNTY DEED RECORDS.

SUBJECT TO THE FOLLOWING EASEMENTS RECORDED IN THE DOUGLAS COUNTY RECORDS:

1) A NON-EXCLUSIVE ROADWAY EASEMENT RECORDED IN BK. 603, PG. 562, INST. NO. 76-10055.
2) A GENERAL EASEMENT TO PACIFIC POWER & LT. RECORDED IN BK. 627, PG. 893, INST. NO. 77-4434.
3) A 15' EASEMENT TO GREEN SAN. DIST. AS SHOWN ON THE PLAT AND RECORDED IN BK. 315, PG. 337, INST. NO. 310186.

ACKNOWLEDGMENT:

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

OFFICIAL SEAL
NANCY A WINCHELL
NOTARY PUBLIC - OREGON
COMMISSION NO. 316958
MY COMMISSION EXPIRES OCT 20, 2001

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 17 DAY OF April, 2001, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RODNEY W. STEVENSON, TO ME KNOWN TO BE THE PERSON DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT THEY EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.

Nancy A Winchell
NOTARY PUBLIC, STATE OF OREGON, DOUGLAS COUNTY

Keith L. Cubic — 4/25/01
DOUGLAS COUNTY PLANNING DIRECTOR — DATE

Ed Moore — 4/27/01
DOUGLAS COUNTY SURVEYOR DEPUTY — DATE

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

James R. Kruse — 4-27-01 — AM PM
DOUGLAS COUNTY TAX COLLECTOR — DATE

FILED THIS 30th DAY OF April at 8:13AM O'CLOCK.

DOUGLAS COUNTY CLERK
by Carol Engel, Deputy

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

01 APR 30 AM 8:13

DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Carol Engel DEPUTY
FEE PP

2001-09670

DAVID J. BEEDLE PROFESSIONAL LAND SURVEYING	TEL 541-874-3258 163 TRAYLOR ROAD RIDDLE, OREGON 97469	SCALE: 1"=60' DATE: 3-23-01

OWNER/PARTITIONER:
RODNEY STEVENSON
3568 COLONIAL ROAD
ROSEBURG, OR 97470

2001-0029

2001-0029