

2002-0025

LAND PARTITION A REPLAT OF LOTS 10, 11, 12, & PORTIONS OF LOTS 2, 3, & 13 IN BLOCK 2 OF TAYLOR'S ADDITION

CITY OF ROSEBURG
SW 1/4 OF SEC. 18, T 27S, R 5W, W.M.

OWNER/SUBDIVIDER:

M. DENNY & KARLA M. POTTER
835 SINGLETON ROAD
ROSEBURG, OR 97470

WATER: CITY OF ROSEBURG
SEWER: CITY OF ROSEBURG
ZONING: R-1-7.5 (7500 S.F. MIN.)
COMP. PLAN: LOW DENSITY RES.
PLANNING FILE NO. SRE 01-01

NARRATIVE:

THE PURPOSE OF THIS PARTITION WAS TO REPLAT LOTS 10, 11, 12 & PORTIONS OF LOTS 2, 3, AND 13 OF BLOCK 2, TAYLOR'S ADDITION, VOL. 6, PAGE 56 OF PLAT RECORDS OF DOUGLAS COUNTY, INTO 3 LOTS AS SHOWN.

ORIGINAL SUBDIVISION MONUMENTS WERE FOUND AT THE INITIAL POINT, THE SOUTHWEST CORNER AND THE NORTHEAST CORNER OF BLOCK 2 OF TAYLOR'S ADDITION. THESE MONUMENTS WERE USED TO CONTROL THIS SURVEY. THE CENTERLINE OF CENTRAL AVENUE WAS EXTENDED AT RECORD BEARING TO A POINT INTERSECTING THE LINE BETWEEN FOUND MONUMENTS ALONG THE NORTHERN BOUNDARY. THE REMAINING BOUNDARIES OF BLOCK 2 WERE DEFINED BY EXTENDING PARALLEL LINES AT RECORD BEARING SOUTHERLY FROM THE ORIGINAL MONUMENT FOUND AT THE NORTH EAST CORNER OF BLOCK TWO, AND EASTERLY FROM THE ORIGINAL MONUMENT FOUND AT THE SOUTH WEST CORNER OF BLOCK TWO. THE LOTS WERE PROPORTIONED TO THE RECORD AND THE REPLAT AREA RECONFIGURED INTO THE THREE NEW LOTS AS SHOWN. REFERENCE MONUMENTS WERE SET ALONG THE ORIGINAL EAST RIGHT-OF-WAY OF CENTRAL AVENUE AS SHOWN DUE TO LARGE ROCK BOULDERS SET ALONG LOT LINES AT LOT CORNER LOCATIONS.

SURVEYOR'S CERTIFICATE:

I, DAVID J. BEEDLE DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE REPLATTED LOTS AND PORTIONS OF LOTS OF BLOCK 2, TAYLOR'S ADDITION, VOL. 16, PAGE 56, AS SHOWN HEREON AND AS RECORDED IN DEED INST. NO. 94-08247, BOOK 1290, PAGE 141, DOUGLAS COUNTY RECORDS, OF WHICH THE EXTERIOR BOUNDARY IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AT THE SOUTH EAST CORNER OF LOT 9, BLOCK 2, OF TAYLOR'S ADDITION, DOUGLAS COUNTY, OREGON, SAID IRON ROD BEARS N15°21'45"E 597.56 FEET FROM THE INITIAL POINT OF SAID TAYLOR'S ADDITION; THENCE S1°17'52"W 65.97' TO A 5/8" IRON ROD; THENCE CONTINUING S1°17'52"W 39.96' TO A 5/8" IRON ROD; THENCE S88°42'20"E 8.00' TO A 5/8" IRON ROD; THENCE S1°17'52"W 25.97' TO A 5/8" IRON ROD; THENCE CONTINUING S1°17'52"W 53.45' TO A 5/8" IRON ROD; THENCE N88°43'00"W 8.00' TO A 5/8" IRON ROD; THENCE S1°17'52"W 12.48' TO A 5/8" IRON ROD; THENCE N88°40'46"W 114.76' TO A 5/8" IRON ROD; THENCE N1°16'23"E 65.93' TO A POINT WHICH BEARS S88°40'46"E 10.00' FROM A 5/8" IRON ROD; THENCE CONTINUING N1°16'23"E 65.93' TO A POINT WHICH BEARS S88°40'46"E 10.00' FROM A 5/8" IRON ROD; THENCE N1°16'23"E 65.94' TO A POINT WHICH BEARS S88°41'44"E 10.00' FROM A 5/8" IRON ROD; THENCE CONTINUING S88°41'44"E 114.84' TO THE POINT OF BEGINNING, CONTAINING 0.54 ACRES.

SUBJECT TO A 5' WIDE PRIVATE DRAINAGE EASEMENT AS RECORDED IN BOOK 1866 PAGE 134, INSTRUMENT NO. 2002-12144, DOUGLAS COUNTY RECORDS, WHICH GRANTS SAID EASEMENT TO THE NEWLY CREATED LOTS 1A, 2A, & 3A, FROM THE PROPERTY DESCRIBED AS LOT 1 AND THE SOUTH 1/2 OF LOT 2, RECORDED ON INSTRUMENT 98-13503, DOUGLAS COUNTY RECORDS.

ALSO SUBJECT TO THE NON-EXCLUSIVE APPURTENANT EASEMENT RECORDED IN BOOK 529, PAGE 345 ON INSTRUMENT 73-13236, DOUGLAS COUNTY RECORDS, FOR UTILITIES AND INGRESS & EGRESS AS SHOWN.

TOGETHER WITH AN EASEMENT FOR DRAINAGE ALONG THE EASTERN 8' PORTIONS OF LOTS 2A & 3A AS SHOWN TO BENEFIT LOTS 1A & 2A.

TOGETHER WITH THE DEDICATED 10' STRIP FOR RIGHT-OF-WAY ALONG CENTRAL AVENUE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTH WEST CORNER OF LOT 1A, REPLATTED PORTION OF BLOCK 2, TAYLOR'S ADDITION; THENCE N88°41'44"W 10.00' TO A 5/8" IRON ROD; THENCE S1°16'23"W 197.80' TO A 5/8" IRON ROD; THENCE S88°40'46"E 10.00' TO A 5/8" IRON ROD AT THE SOUTH WEST CORNER LOT 3A; THENCE N1°16'23"E 197.80' TO THE POINT OF BEGINNING.

LEGEND

- SET 5/8"x30" IRON ROD W/PC - LS #2798
- FOUND IRON PIPE AS NOTED
- FOUND IRON ROD AS NOTED
- FOUND 3/4" PIPE PER VOL. 6 PG. 56 TAYLOR'S ADDITION
- FOUND 2" IRON PIPE, INITIAL POINT OF TAYLOR'S ADDITION
- CALCULATED POSITION
- () RECORD DATA AS NOTED
- [] AS PER VOL. 6, PAGE 56, TAYLOR'S ADDITION

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DAVID J. BEEDLE

JANUARY 21, 1987
DAVID J. BEEDLE
#2798

EXPIRES 12-31-03

PREPARED BY:
DAVID J. BEEDLE
PROFESSIONAL
LAND SURVEYING
TEL 541-874-3258
163 TRAYLOR ROAD
RIDDLE, OREGON 97469

SCALE: 1"=60'
DATE: 5-22-02

SURVEYED FOR:
DENNY POTTER
835 SINGLETON ROAD
ROSEBURG, OR 97470

STATE OF OREGON
COUNTY OF DOUGLAS
I, DAVID J. BEEDLE, COUNTY CLERK AND
LOUISE SHAWER, JR., COUNTY CLERK AND
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY
THAT THIS INSTRUMENT WAS RECORDED
ON 02 JUN 21 AM 8:00
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY [Signature]

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT M. DENNY POTTER AND KARLA M. POTTER, OWNERS OF THE LAND REPRESENTED ON THIS MAP AS REPLATTED AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92, HAS CAUSED THE SAME TO BE SURVEYED AND REPLATTED AND ALSO DEDICATING THE 10' STRIP OF RIGHT OF WAY AS SHOWN.

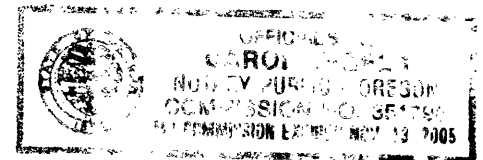
[Signature] M. DENNY POTTER
[Signature] KARLA M. POTTER

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 20th DAY OF June, 2002, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED M. DENNY POTTER AND KARLA M. POTTER, OWNERS OF THE PROPERTY DESCRIBED, TO ME KNOWN TO BE THE PERSONS 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.

[Signature] CAROL ENGEL
NOTARY PUBLIC, STATE OF OREGON



APPROVALS

[Signature] 6-18-02
CITY OF ROSEBURG COMMUNITY DEVELOPMENT DIRECTOR DATE

[Signature] 6/18/02
CITY OF ROSEBURG PUBLIC WORKS DIRECTOR DATE

[Signature] 6-20-02
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 6/20/02
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 21st DAY OF June 2002 O'CLOCK 8:00 AM
[Signature] by Carol Engel, Deputy
DOUGLAS COUNTY CLERK

2002-17102

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