

2002-0043

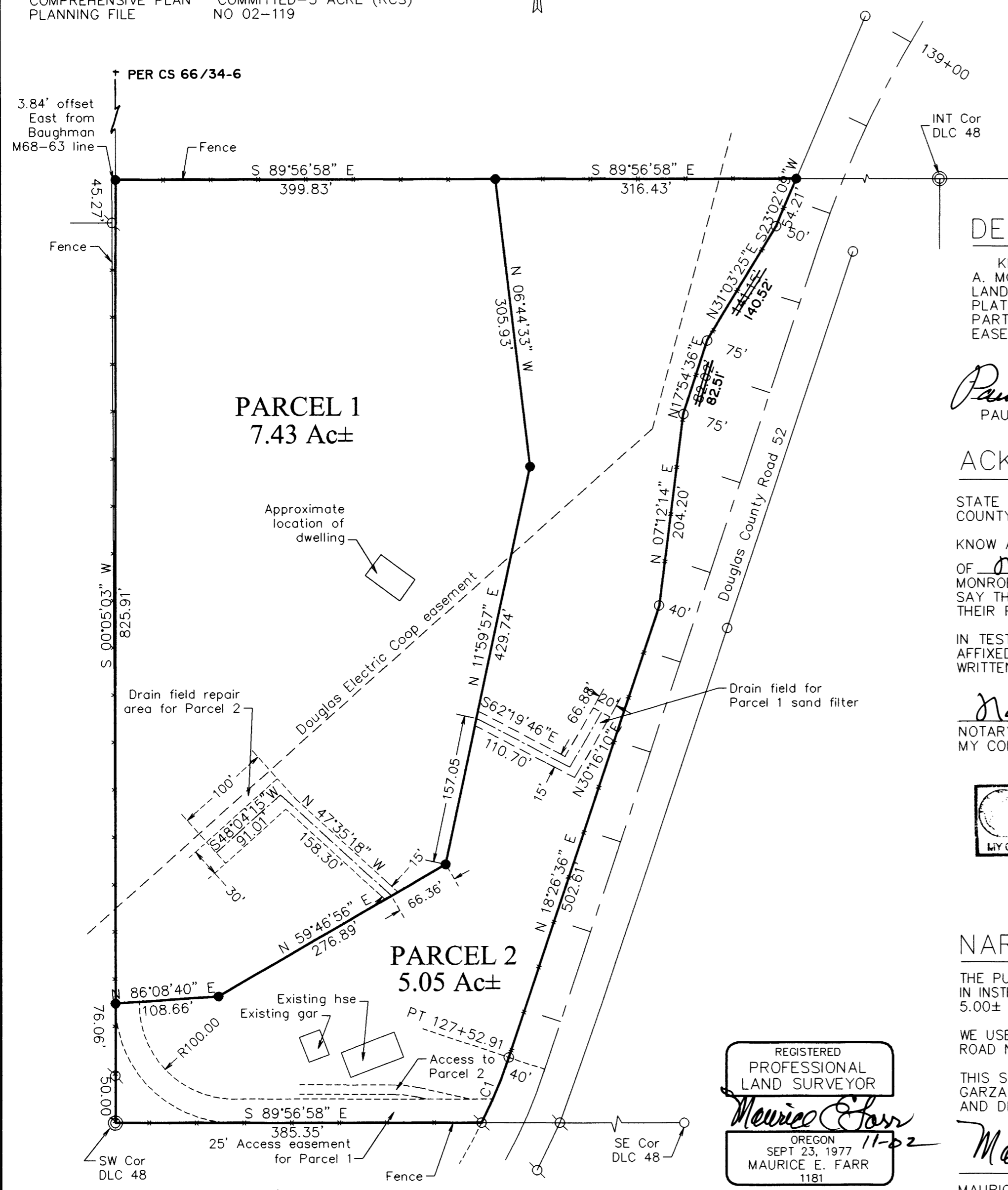
DOUGLAS COUNTY OFFICIAL RECORDS
DOYLE SHAVER JR, COUNTY CLERK 2002-028442
NO FEE
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11/08/2002 08:31:14 AM
PLAT-PAR Cnt=1 Stn=18 RECORDINGDESK
This is a no fee document

LAND PARTITION

INSTRUMENT NO. 2002-16338
SW 1/4, SEC 24, TWP 27 S, R 7 W, WM
DOUGLAS COUNTY, OREGON
NOVEMBER 2002
SCALE 1" = 100'

- LEGEND**
- FND 5/8" IR, Douglas County Road Right of Way
 - ⊗ FND 5/8" IR
 - ⊙ FND 5/8" IR W/ALUMINUM CAP MARKED DCSO, DLC 48
 - SET 5/8" X 30" I.R. WITH PLASTIC CAP MARKED M.E. FARR LS 1181
- Fence
- SANITARY SEWER WATER ZONE COMPREHENSIVE PLAN PLANNING FILE
- SEPTIC TANK AND SAND FILTER UMPQUA BASIN WATER ASSOCIATION (RS) SUBURBAN RESIDENTIAL COMMITTED-5 ACRE (RCS) NO 02-119

PARTITIONERS AND OWNERS
PAUL A. & SHIRLEY A. MONROE
2260 COLONIAL ROAD
ROSEBURG, OR 97470
PH (541) 430-5543



PARCEL 1
7.43 Ac±

PARCEL 2
5.05 Ac±

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, PAUL A. MONROE AND SHIRLEY A. MONROE, OWNERS OF THE LANDS REPRESENTED AND DESCRIBED ON THIS PARTITION PLAT, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SET FORTH HEREON AND DEDICATE THE EASEMENTS FOR THE USE OF THE OWNERS THEREOF.

Paul A. Monroe Shirley A. Monroe
PAUL A. MONROE SHIRLEY A. MONROE

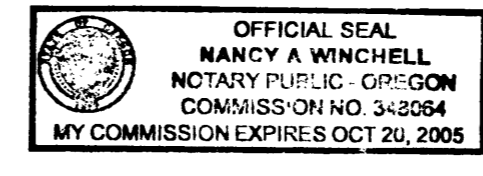
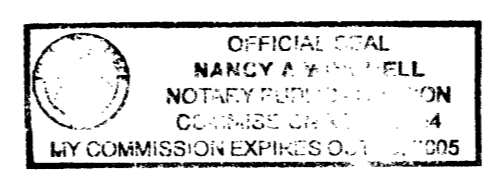
ACKNOWLEDGMENT

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL MEN BY THESE PRESENTS THAT ON THE 7 DAY OF Nov., 2002, BEFORE ME APPEARED PAUL A. MONROE AND SHIRLEY A. MONROE, WHO BEING DULY SWORN, DID SAY THAT THEY SIGNED THE DECLARATION SET FORTH HEREON AS THEIR FREE AND VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL SEAL THIS DAY AND YEAR FIRST ABOVE WRITTEN.

Nancy A. Winchell
NOTARY PUBLIC OF OREGON
MY COMMISSION EXPIRES: 10/20/05



APPROVALS

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

Sandra K. Correll 11/7/02
DOUGLAS COUNTY TAX COLLECTOR DATE

Keith L. Cubic 11/7/02
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Romy W... 11-7-02
DOUGLAS COUNTY SURVEYOR DATE

FILED 8th DAY OF NOVEMBER 2002 8:31 AM

DOYLE SHAVER JR. *Doyle Shaver Jr.*
COUNTY CLERK BY: DEPUTY



SURVEYOR'S CERTIFICATE

I, MAURICE E FARR, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

BEGINNING AT A POINT, THE SW CORNER OF DLC NO. 48, SECTION 24, TOWNSHIP 27 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN; THENCE N00°05'03"E A DISTANCE OF 997.26 FT TO A POINT; THENCE S89°56'58" E A DISTANCE OF 399.83 FT TO A POINT; THENCE S89°56'58" E A DISTANCE OF 316.43 FT TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 52; THENCE ALONG SAID RIGHT OF WAY LINE S23°02'09"W A DISTANCE OF 54.21 FT; S31°03'25"W A DISTANCE OF 140.52 FT; S17°54'36"W A DISTANCE OF 82.51 FT; S07°12'14"W A DISTANCE OF 204.20 FT; S18°26'36"W A DISTANCE OF 502.61 FT; ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 461.66 FEET HAVING A DEGREE OF 12°24'39" 74.63 FEET ALONG SAID CURVE HAVING A CHORD DIRECTION OF S22°37'43"W AND A CHORD LENGTH OF 74.54 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE N89°56'58"W A DISTANCE OF 385.35 FT TO THE POINT OF BEGINNING; CONTAINING 12.48 ACRES MORE OR LESS, ALL LOCATED IN DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO DIVIDE THAT LAND DESCRIBED IN INSTRUMENT NO. 2002-16338 INTO 2 PARCELS. ONE APPROXIMATELY 5.00± ACRES AND THE OTHER APPROXIMATELY 7.00± ACRES.

WE USED FOUND MONUMENTS FROM M68-63 AND DOUGLAS COUNTY ROAD NO. 52 RIGHT OF WAY PLANS. BASIS OF BEARING IS M68-63.

THIS SURVEY WAS PERFORMED BY MAURICE E FARR AND RICHARD GARZA, JR USING A NIKON 520 TOTAL STATION. CALCULATIONS AND DRAFTING WAS PERFORMED BY MAURICE E FARR.

Maurice E Farr
MAURICE E. FARR
PROFESSIONAL LAND SURVEYOR
395 NE KIRBY AVENUE
ROSEBURG, OR 97470

REGISTERED PROFESSIONAL LAND SURVEYOR

Maurice E Farr
OREGON
SEPT 23, 1977
MAURICE E. FARR
1181

EXPIRES 12-31-03

CURVE DATA

NO.	DELTA	° OF CURVE-ARC	CHORD DIR	RADIUS	ARC	CHORD
C1	09°15'42"	12°24'39"	N22°37'43"E	461.66	74.63	74.54

2002-0043