



06/14/2004 02:10:55 PM  
PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER  
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**FINAL PARTITION PLAT**  
**NE 1/4 - SECTION 23 - SE 1/4 - SECTION 14**  
**TOWNSHIP 27 SOUTH - RANGE 6 WEST, WM.**  
**DOUGLAS COUNTY, OREGON**

DATE: MAY 14, 2004  
SCALE: 1" = 40'



FILED THIS 14th DAY OF JUNE, 2004

AT 2:10 O'CLOCK, P.M. 2004-014706

BARBARA E. NIELSEN  
DOUGLAS COUNTY CLERK  
*By: Deputy*



**NOTE:**

THIS PARTITION CREATES A 10' WIDE SEWERLINE EASTMENT ALONG THE NORTHERLY LINE OF PARCEL 1 AND A SHARED ACCESS AND UTILITY AREA WITH CROSS VEHICULAR EASEMENT ON PARCEL 2. BOTH ARE SHOWN ON THIS PLAT.

**LAND DATA:**

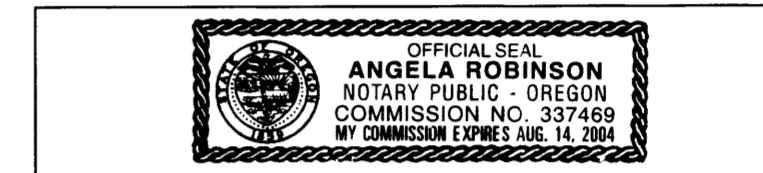
TAX MAP: 27 6 14  
TAX LOT: 602  
1.09 ACRES  
DEED REFERENCE: 2002-29815

**ACKNOWLEDGEMENT**

STATE OF OREGON )  
STATE OF OREGON ) 66  
COUNTY OF DOUGLAS )

PERSONALLY APPEARED BEFORE ME ON THIS 16 DAY OF May, 2004 IN SAID STATE AND COUNTY, DAL KING, PRESIDENT OF OREGON FEDERAL CREDIT UNION WHOM ACKNOWLEDGES THIS INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES: 6/14/2004



**DECLARATION & DEDICATION**

KNOWN ALL PERSONS BY THESE PRESENTS, OREGON FEDERAL CREDIT UNION, DAL KING, President IS THE OWNER OF THE LANDS REPRESENTED ON THE PLAT AND MORE PARTICULARLY DESCRIBED ON THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE PARTITIONED AS SHOWN ON THIS PLAT

*Dal King*  
DAL KING - President - OREGON FEDERAL CREDIT UNION  
DATE: May 16, 2004

**SURVEYOR'S CERTIFICATE**

I, RUSS DODGE, STATE THAT THE LAND DEPICTED ON THIS LAND PARTITION MAP HAS BEEN SURVEYED AND MARKED WITH PROPER MONUMENTS, AND THAT THE DESCRIPTION OF THE LAND DEPICTED ON THIS LAND PARTITION IS AS FOLLOWS:

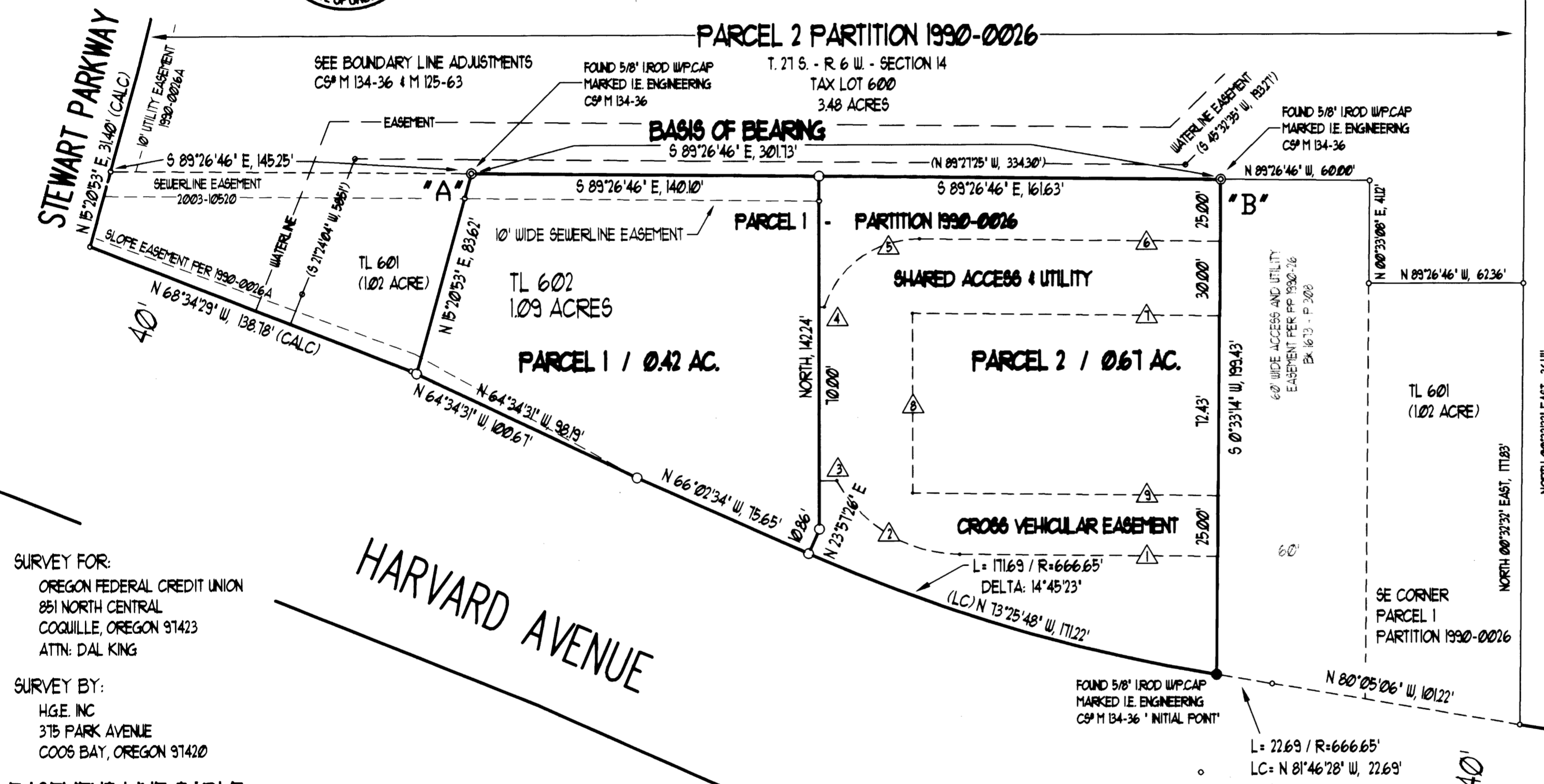
BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 1 OF PARTITION PLAT 1990-0026, SAID POINT BEING LOCATED ON THE NORTHERLY LINE OF HARVARD AVENUE, THENCE, NORTH 80°05'06" WEST A DISTANCE OF 101.22 FEET, THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 666.65 FEET A DISTANCE OF 22.69 FEET, (WHOSE LONG CHORD BEARS, N 81°46'28" W, 22.69'), TO THE TRUE POINT OF BEGINNING AND THE INITIAL POINT, THENCE, ALONG SAID NORTHERLY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 666.65 FEET AND A CENTRAL ANGLE OF 14°45'23" A DISTANCE OF 171.69 FEET, (WHOSE LONG CHORD BEARS N 73°25'48" W, 171.22'), THENCE, NORTH 66°02'34" WEST A DISTANCE OF 75.65 FEET, THENCE, NORTH 64°34'31" WEST A DISTANCE OF 98.19 FEET, THENCE, LEAVING SAID NORTHERLY LINE OF HARVARD AVENUE, NORTH 15°20'53" EAST A DISTANCE OF 83.62 FEET, THENCE, SOUTH 89°26'46" EAST A DISTANCE OF 301.73 FEET, THENCE, SOUTH 00°33'14" WEST A DISTANCE OF 199.43 FEET TO THE TRUE POINT OF BEGINNING.

*Russ Dodge*  
RUSS DODGE

**APPROVALS**

*[Signature]* 6-2-04  
CITY OF ROSEBURG  
ACTING PUBLIC WORKS DIRECTOR  
*[Signature]* 6-2-04  
CITY OF ROSEBURG  
COMMUNITY DEVELOPMENT DIRECTOR  
*Randy Wan* 6-14-04  
COUNTY SURVEYOR  
DATE

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.  
*Sandra K. Greer* 6/14/04  
DOUGLAS COUNTY TAX COLLECTOR  
DATE



SURVEY FOR:  
OREGON FEDERAL CREDIT UNION  
851 NORTH CENTRAL  
COQUILLE, OREGON 97423  
ATTN: DAL KING

SURVEY BY:  
H.G.E. INC  
375 PARK AVENUE  
COOS BAY, OREGON 97420

**EASEMENT LINE TABLE**

- △ N 89°26'46" W, 103.71'
- △ LC: N 58°59'24" W, 51.78'  
RADIUS = 51'  
WEST, 6.92'
- △ EAST, 25.6'
- △ LC: N 54°30'41" E, 41.07'  
RADIUS = 40'
- △ S 89°26'46" E, 121.00'
- △ N 89°26'46" W, 123.60'
- △ NORTH 12.44'
- △ S 89°26'46" E, 122.90'

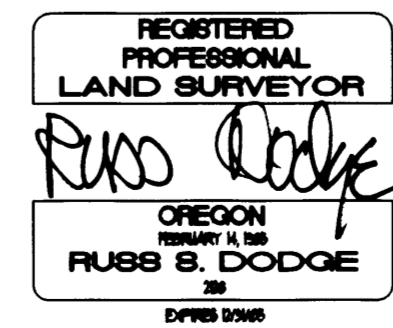
**LEGEND:**

- FOUND SURVEY MONUMENT  
SIZE AND TYPE AS NOTED
- SET 5/8" X 30" IRON ROD  
W/YELLOW PLASTIC CAP  
STAMPED 'HGE INC'
- CALCULATED POSITION
- FOUND 5/8" I.ROD W/P.CAP  
MARKED I.E. ENGINEERING  
INITIAL POINT

**NARRATIVE:**

- 1) THE BASIS OF BEARING BEING BETWEEN THE TWO FOUND MONUMENTS SHOWN AS POINTS 'A' & 'B', RECOVERED MONUMENTS PER CS# M 134-36. THE BEARING BEING SOUTH 89°26'46" EAST A DISTANCE OF 301.73 FEET. BEARINGS ASSUMED TO BE (TRUE) PREVIOUSLY BASED ON M 125-63.
- 2) THE BASIS OF SURVEY BEING CS# M 134-36, CS# M 125-63, CS# M 125-63 PARTITION 1990-0026, AND VARIOUS OWNERSHIP DEED DESCRIPTIONS OF RECORD.
- 3) THE PURPOSE OF THIS SURVEY BEING TO MARK AND IDENTIFY THE BOUNDARIES OF A SEGREGATION AND PARTITION OF PROPERTIES FOR THE CLIENT.
- 4) INSTRUMENTS USED IN THIS SURVEY WERE A NIKON DTM 45, MAPPING BY AUTOCAD LAND R 3.
- 5) DEEDS USED IN THIS SURVEY WERE SUPPLIED BY DOUGLAS COUNTY TITLE, ROSEBURG OFFICE.

STANTON STREET



2004-0031

2004-0031