DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK 2004-028491
NO FEE
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11/24/2004 03:23:53 PM
PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
This is a no fee document

LAND PARTITION

CITY OF ROSEBURG

SW 1/4 & SE 1/4 OF SEC. 7, T 27S, R 5W, W.M.

2004-0073

NARRATIVE:

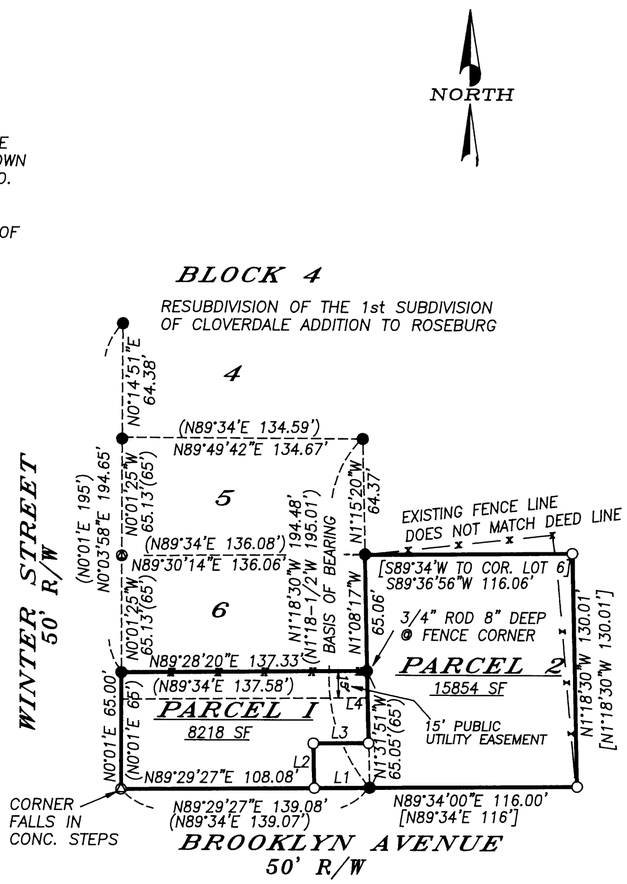
THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE PROPERTY DESCRIBED IN DEED INSTRUMENTS 2002-19350, BOOK 1888, PAGE 743, DOUGLAS COUNTY RECORDS, INTO THE TWO PARCELS AS SHOWN ON THE PLAT AND APPROVED BY THE CITY OF ROSEBURG, FILE NO. P-04-08.

MONUMENTS FOUND PER RESUBDIVISION OF THE 1st SUBDIVISION OF CLOVERDALE ADDITION TO ROSEBURG CONTROLLED THIS SURVEY.

OWNER/SUBDIVIDER:

BRUCE & PATRICIA REIN
1621 NE WINTER STREET
ROSEBURG, OR 97470

SEWER: ROSEBURG URBAN SANITARY AUTHORITY
WATER: CITY OF ROSEBURG
ZONING: R-1-7.5 (7500 S.F. MIN.)
COMP. PLAN: LOW DENSITY RES.
PLANNING FILE NO. P-04-08



LEGEND

- O SET 5/8"X30" IRON ROD W/PC - "BEEDLE LS 2798"
- ● FOUND IRON ROD PER VOL 11, PG 61 OR AS NOTED
- Ⓒ CALCULATED POSITION
- [ ] DEED RECORD INST. 86-12365
- ( ) AS PER VOL. 11, PAGE 61, RESUBDIVSION OF CLOVERDALE ADDITION

LINE TABLE

L1	N89°29'27"E	31.00'
L2	N1°31'51"W	25.00'
L3	N89°29'27"E	31.00'
L4	N1°31'51"W	40.05'

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 PLAT AS SHOWN HEREON AND AS RECORDED IN DEED INSTRUMENT 2002-19350, DOUGLAS COUNTY RECORDS.

TOGETHER WITH THE ACCESS EASEMENT AND ITS COVENANTS PER INSTRUMENT NO. 86-12364 AND 86-12365.

REGISTERED PROFESSIONAL LAND SURVEYOR
David J. Beedle
OREGON
JANUARY 21, 1997
DAVID J. BEEDLE
#2798
EXPIRES 12-31-05

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT BRUCE E. REIN, AND PATRICIA REIN, OWNERS OF THE LAND REPRESENTED ON THIS MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92, HAVE CAUSED THE SAME TO BE SURVEYED AND MONUMENTED AS SHOWN.

Bruce E. Rein — BRUCE E. REIN
Patricia Rein — PATRICIA REIN

ACKNOWLEDGMENT:

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 23rd DAY OF November, 2004, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BRUCE E. REIN AND PATRICIA REIN, 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.

Christine L. Morgan
NOTARY PUBLIC, STATE OF OREGON

APPROVALS:

11-23-04
CITY OF ROSEBURG COMMUNITY DEVELOPMENT DIRECTOR — DATE

11-23-04
CITY OF ROSEBURG PUBLIC WORKS DIRECTOR — DATE

11-24-04
DOUGLAS COUNTY SURVEYOR — DATE

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

Sandra K. Comee 11/24/04
DOUGLAS COUNTY TAX COLLECTOR — DATE

2004-028491
FILED THIS 24th DAY OF NOVEMBER 2004 O'CLOCK 3:23 PM
BARBARA E. NIELSEN
DOUGLAS COUNTY CLERK By: DEPUTY

BARBARA E. NIELSEN, DOUGLAS COUNTY CLERK, STATE OF OREGON

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

SCALE: 1"=60'
DATE: 11-10-04

SURVEYED FOR:
BRUCE & PATRICIA REIN
1621 NE WINTER STREET
ROSEBURG, OR 97470

2004-0073