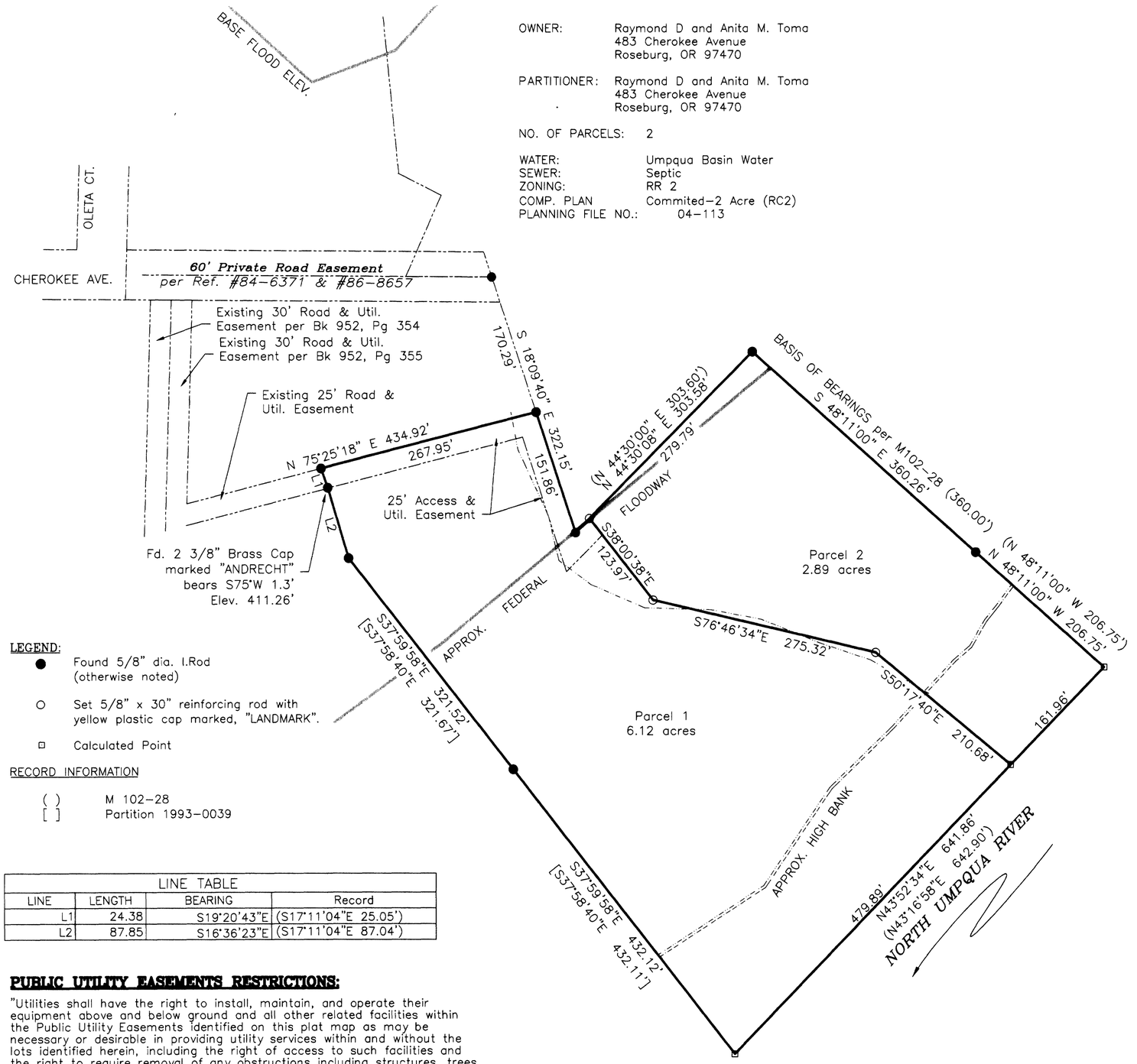

OWNER: Raymond D and Anita M. Toma
483 Cherokee Avenue
Roseburg, OR 97470

PARTITIONER: Raymond D and Anita M. Toma
483 Cherokee Avenue
Roseburg, OR 97470

NO. OF PARCELS: 2

WATER: Umpqua Basin Water
SEWER: Septic
ZONING: RR 2
COMP. PLAN Commited-2 Acre (RC2)
PLANNING FILE NO.: 04-113

LEGEND:

- ● Found 5/8" dia. I.Rod (otherwise noted)
- ○ Set 5/8" x 30" reinforcing rod with yellow plastic cap marked, "LANDMARK".
- ▫ Calculated Point

RECORD INFORMATION

( ) M 102-28
[ ] Partition 1993-0039

LINE TABLE			
LINE	LENGTH	BEARING	Record
L1	24.38	S19°20'43"E	(S17°11'04"E 25.05')
L2	87.85	S16°36'23"E	(S17°11'04"E 87.04')

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

PUBLIC UTILITY EASEMENTS RESTRICTIONS:

"Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be place within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE."

SURVEYORS CERTIFICATE:

I, Mark A. Heimburger, do hereby certify that I have correctly surveyed and monumented with proper monuments, the lands so indicated on the annexed plat and that the boundaries are properly described more particularly as Parcel 1 of the Partition Plat recorded in Book 9, Page 99 of the Partition Plat Records of Douglas County, Oregon.

APPROVALS:

Bob Williamson for CC — 11-23-04
Douglas County Planning Director — Date

Randy Wan — 11-23-04
Douglas County Surveyor — Date

I hereby certify that all taxes and special assessments or other charges required by law have been paid.

Sandra K. Coreen — 11/24/04
Douglas County Tax Collector — Date

Filed this 24th day of NOVEMBER 2004. 2004-028496 3:47 P.M.
BARBARA E NIELSEN
Douglas County Clerk BY: DEPUTY

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

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS. that Raymond D. Toma and Anita M. Toma, husband and wife are owners of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, do hereby declare the annexed map to be a correct map of the Partition Plat as shown, of said property. They have caused this partition plat to be prepared and the property to be partitioned into parcels as shown, AND DO HEREBY create the access and utility easements shown thereon.

Raymond D. Toma
Raymond D. Toma

Anita M. Toma
Anita M. Toma

ACKNOWLEDGEMENT:

State of Oregon)
ss
Douglas County)

On the 18th day of November, 2004 before me appeared Raymond D. Toma and Anita M. Toma, being duly sworn, acknowledged to me that they are the owners of said property, and that they executed the foregoing Declaration freely and voluntarily.

In witness whereof I have hereunto set my hand and affixed my seal this 18th day of November, 2004

Notary Public for Oregon

OFFICIAL SEAL
KIMBERLY K SWENSON
NOTARY PUBLIC - OREGON
COMMISSION NO. 367068
MY COMMISSION EXPIRES MARCH 27, 2007

March 27, 2007
My commission expires:

Sheet 1 of 1

PARTITION PLAT

In the SW 1/4, Section 27
Township 26 South, Range 06 West, W.M.
Douglas County, Oregon
SEPT. 12, 2004

FOR: Raymond D. Toma
483 Cherokee Drive
Roseburg, Oregon

REGISTERED PROFESSIONAL LAND SURVEYOR
Mark A. Heimburger
OREGON
JULY 16, 1987
MARK A. HEIMBURGER
2287
RENEWS JUNE 30, 2005

LAND MARK SURVEYING, INC.
3329 N.E. STEPHENS ST.
ROSEBURG, OREGON 97470
TEL. (541) 677-9400
FAX (541) 677-9401

LM Proj. No. 2004-0106

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK
2004-028496
NO FEE
00091614200400284960030035
11/24/2004 03:47:49 PM
PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
This is a no fee document

2004-0074