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LAND PARTITION PLAT

OF LOT 8, BLOCK 22, RAILROAD ADDITION TO THE TOWN OF OAKLAND
VOLUME 1, PAGE 30
IN THE SW 1/4 OF SEC. 4, T. 25 S., R. 5 W. W. M.
CITY OF OAKLAND, DOUGLAS COUNTY, OREGON
MAY 2008 - FILE #LP07-05

SURVEYORS CERTIFICATE:

I, CARL A. SWEEDEN, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED THE LAND SHOWN HEREON IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92.

Carl A. Sweeden
CARL A. SWEEDEN LS 2752

LEGAL DESCRIPTION:

LOT 8, BLOCK 22, RAILROAD ADDITION TO THE TOWN OF OAKLAND, DOUGLAS COUNTY OREGON, SUBDIVISION PLAT RECORDS, VOL. 1, PAGE 30

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT JAMES A. AND MARJORIE A. DALE AND NELDA J. FOSTER AND GEORGE EGLINTON DO HEREBY DECLARE THAT THEY ARE THE OWNERS OF THE LAND AND THAT THEY DO CAUSE THE PROPERTY TO BE PARTITIONED AND PLATTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES AND IN ACCORDANCE WITH PLANNING APPROVAL FILE #LP07-05, CITY OF OAKLAND, PLANNING COMMISSION AND THAT THEY DO CREATE FOR THE BENEFIT OF PARCEL 1 THE 5.0 FOOT WIDE OVERHEAD POWER SERVICE LINE AND THE 5.0 FOOT WIDE WATER SERVICE LINE EASEMENTS AS SHOWN.

Nelda J. Foster
NELDA J. FOSTER

George Eglinton
GEORGE EGLINTON

LEGEND:

- FOUND MONUMENT AS SHOWN
- SET 5/8" X 30" IRON ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752"
- SET MAG NAIL W/ BRASS WASHER IN CONCRETE "SWEEDEN LS 2752"
- ▲ COMPUTED POINT, NOTHING FOUND OR SET
- () RECORD PER M 82-39
- ()R1 RECORD PER M 118-57
- ()R2 RECORD PER PLAT

ACKNOWLEDGEMENTS:

STATE OF OREGON)
COUNTY OF DOUGLAS)

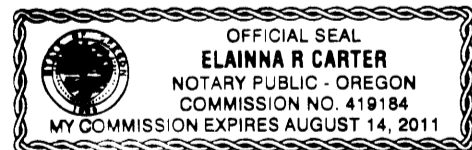
THERE PERSONALLY APPEARED BEFORE ME NELDA J. FOSTER AND GEORGE EGLINTON WHO ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THE FORGOING INSTRUMENT AND WHO DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

2 DAY OF June, 2008.

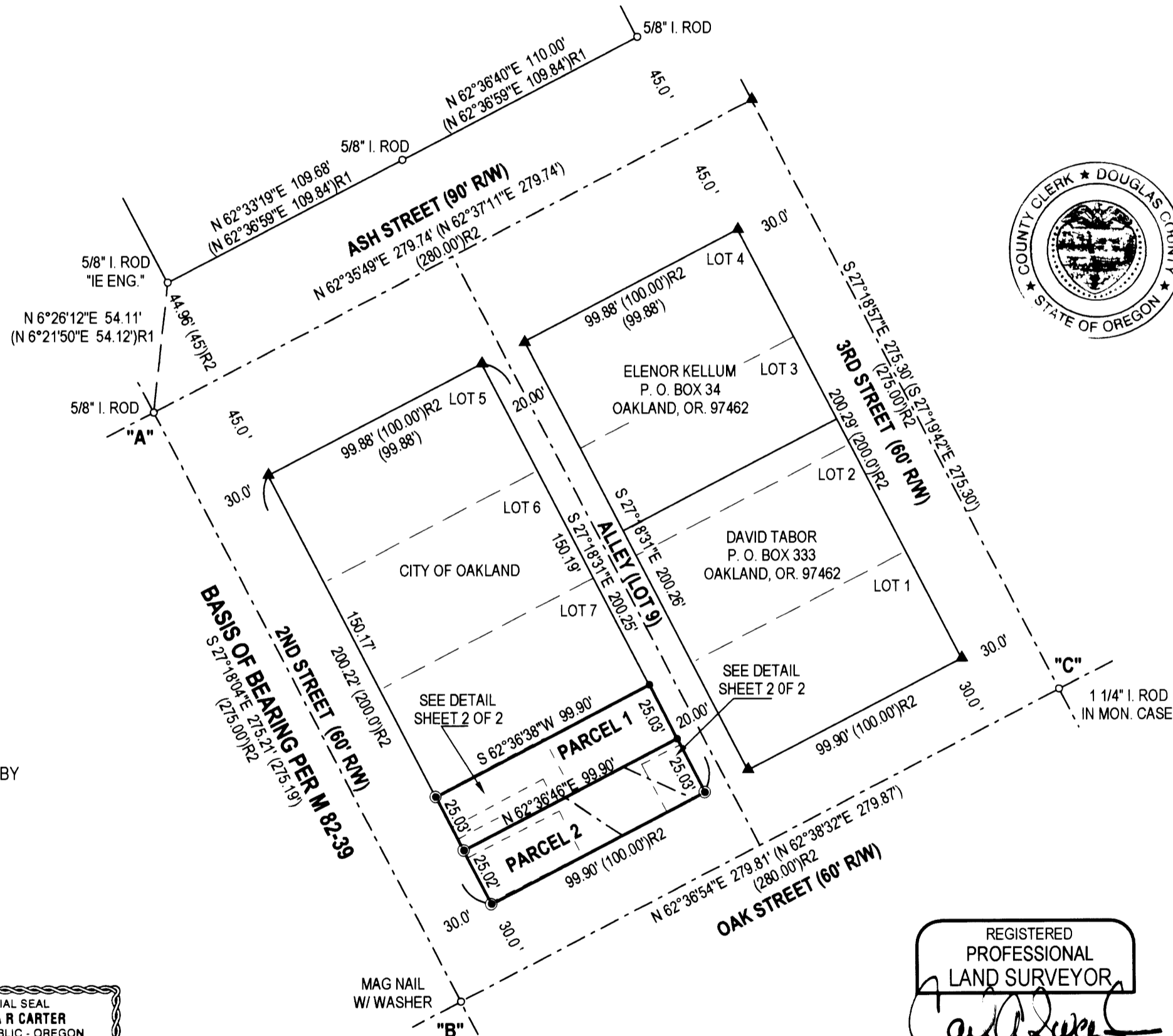
Elainna R Carter *Elainna R Carter*
NOTARY PUBLIC - OREGON (PRINTED NAME) (SIGNATURE)

419184 Aug 14, 2011
COMMISSION NO. MY COMMISSION EXPIRES



NARRATIVE:

THIS SURVEY AND LAND PARTITION WAS COMPLETED TO ESTABLISH THE CORNERS OF BLOCK 22 AND LOT 8, RAILROAD ADDITION TO THE TOWN OF OAKLAND. CENTERLINE MONUMENTATION FROM ROLL MAP 2-59 WERE TIED IN A CLOSED LOOP TRAVERSE AND THEN USED TO ESTABLISH THE BLOCK AND LOT CORNERS IN THE FOLLOWING MANNER. THE CENTERLINE OF 2ND STREET WAS HELD AS THE BASIS OF BEARING FOR THIS PLAT USING THE 5/8" IRON ROD AT THE CENTERLINE INTERSECTION OF ASH STREET AND 2ND STREET, POINT "A" AND A MAG NAIL W/ WASHER SET IN THE ASPHALT AT THE CENTERLINE OF OAK AND 2ND STREETS, POINT "B". THE MAG NAIL W/ WASHER FIT VERY WELL SO THE PAVEMENT WAS NOT OPENED TO EXPOSE THE RECORD MONUMENT PER RM 2-59. THE INTERSECTION OF ASH AND 3RD STREETS WAS THEN COMPUTED BY DISTANCE INTERSECTION FROM THE FOUND MONUMENTS AT "A" AND "C". WITH THIS COMPLETED THE LOT LINES WERE LAYED OUT HOLDING RECORD RIGHT OF WAY WIDTHS AND PROPORTIONING. LOT 8 WAS THEN PARTITIONED AS DIRECTED AND APPROVED PER THE CITY OF OAKLAND PLANNING COMMISSION FILE #LP07-05.



APPROVALS:

Randy Smith 6-3-08
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

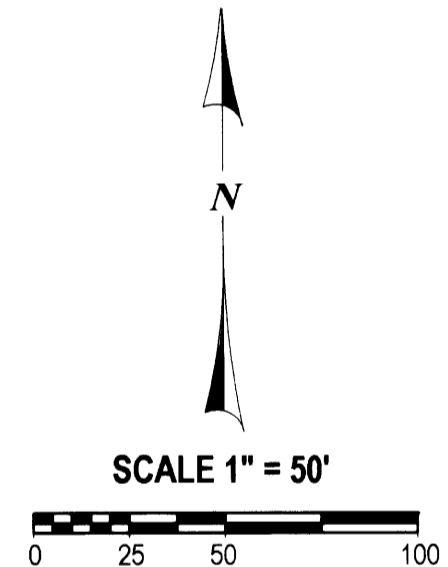
Wayne A. Estes 6/02/08
CHAIR, CITY OF OAKLAND, PLANNING COMMISSION DATE

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

Sandra K. Corree 6/4/08
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 5th DAY OF June, 2008

BARBARA E. NIELSEN *Barbara E. Nielsen* 6/5/08
DOUGLAS COUNTY CLERK DATE



CONSENT AFFIDAVIT:

RECORDED IN INST. # 2008-010919
DOUGLAS, COUNTY, OREGON DEEDS & RECORDS

RESTRICTIVE COVENANT:

RECORDED IN INST. # 2008-010980
DOUGLAS, COUNTY, OREGON DEEDS & RECORDS
RECORDED IN INST. # 2008-010981
DOUGLAS, COUNTY, OREGON DEEDS & RECORDS

SURVEY FOR:

JAMES & MARJORIE DALE, GEORGE EGLINTON & NELDA FOSTER
P. O. BOX 389
OAKLAND, OREGON 97462

PARCEL 1 = 2500.35 SQ. FT. AREA M/L
PARCEL 2 = 2500.43 SQ. FT. AREA M/L

WATER: CITY OF OAKLAND
SEWER: CITY OF OAKLAND
ZONING: C-1
COMP. PLAN: GENERAL COMMERCIAL

TAX ASSESSORS MAP 25-0504CA TAX LOT 4300
R32771



602 S. E. Parrott (541) 672-8344
Roseburg, Oregon 97470 Fax (541) 672-1782

2008-0036 A

2008-0036 A

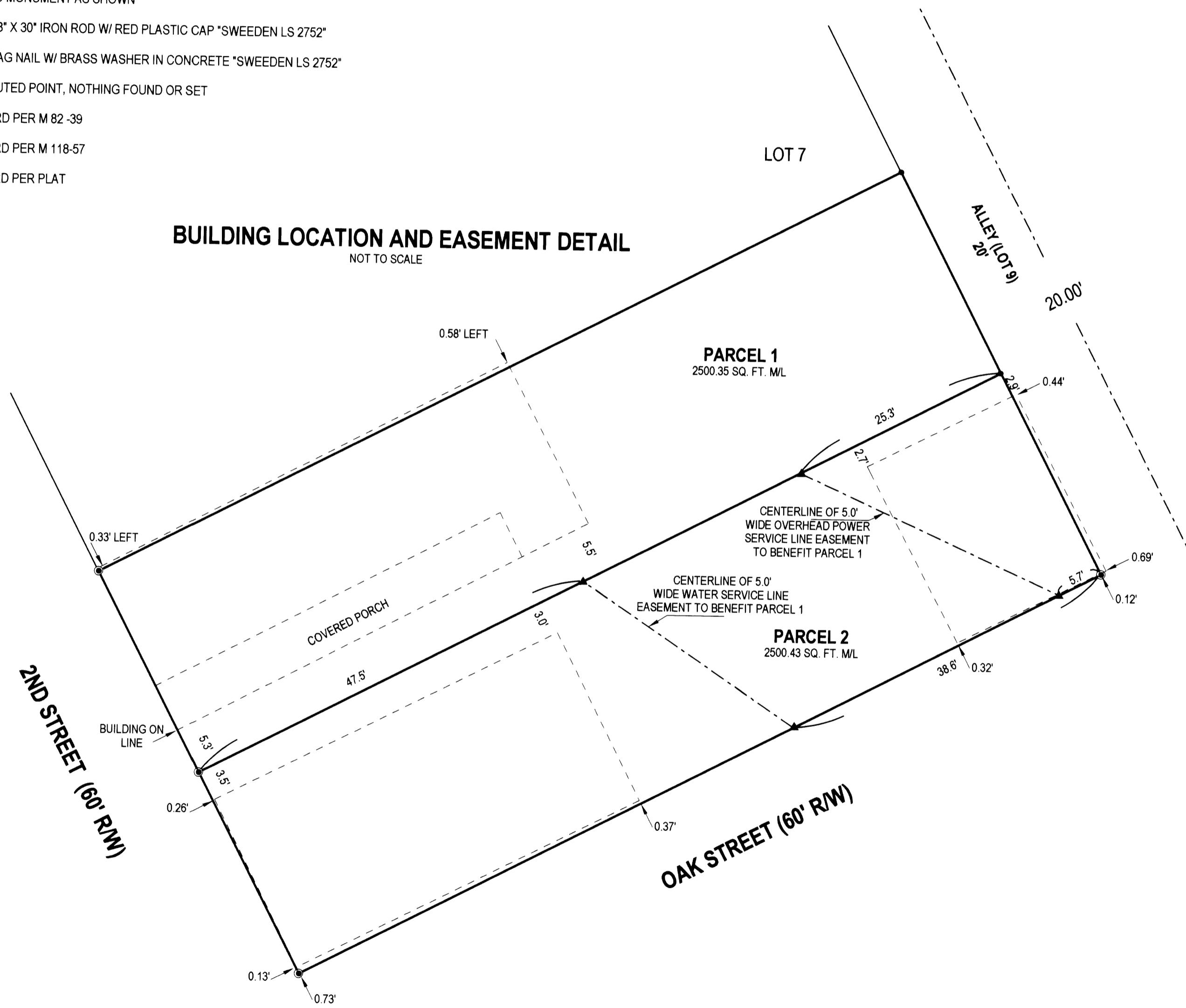
2008-0036 B

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 CITY OF OAKLAND, DOUGLAS COUNTY, OREGON
 MAY 2008 - FILE #LP07-05

LEGEND:

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- SET MAG NAIL W/ BRASS WASHER IN CONCRETE "SWEEDEN LS 2752"
- ▲ COMPUTED POINT, NOTHING FOUND OR SET
- () RECORD PER M 82-39
- (JR1) RECORD PER M 118-57
- (JR2) RECORD PER PLAT

BUILDING LOCATION AND EASEMENT DETAIL
 NOT TO SCALE



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Carl A. Sweeden
 OREGON
 CARL A. SWEEDEN
 2752
 JANUARY 16, 1986
 EXPIRES 6-30-08

CONSENT AFFIDAVIT:
 RECORDED IN INST. # 2008-010919
 DOUGLAS COUNTY, OREGON DEEDS & RECORDS

RESTRICTIVE COVENANT:
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 DOUGLAS COUNTY, OREGON DEEDS & RECORDS
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SURVEY FOR:
 JAMES & MARJORIE DALE, GEORGE EGLINTON & NELDA FOSTER
 P. O. BOX 389
 OAKLAND, OREGON 97462

EGR & ASSOCIATES, INC.
 ENGINEERS AND SURVEYORS

602 S. E. Parrott (541) 672-8344
 Roseburg, Oregon 97470 Fax (541) 672-1782

WATER: CITY OF OAKLAND
 SEWER: CITY OF OAKLAND
 ZONING: C-1
 COMP. PLAN: GENERAL COMMERCIAL

TAX ASSESSORS MAP 25-0504CA TAX LOT 4300
 ACCOUNT #R32771

2008-0036 B