

DOUGLAS COUNTY OFFICIAL RECORDS  
BARBARA E. NIELSEN, COUNTY CLERK 2008-012470



NO FEE

06/27/2008 10:12:49 AM

PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER  
This is a no fee document

# LAND PARTITION

PARCEL 1, SURVEY M64-15  
NE 1/4 SE 1/4, SEC 22, TWP 27 S, R 6 W, WM  
DOUGLAS COUNTY, OREGON  
MARCH 2008  
SCALE 1" = 100'

## APPROVALS

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

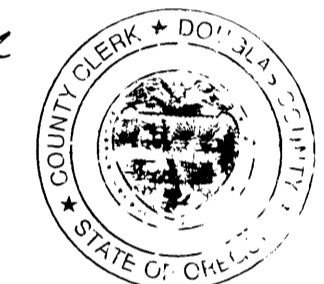
*Sandra K. Correll* 6/26/08  
DOUGLAS COUNTY TAX COLLECTOR DATE

*Keith L. Cubic* JUNE 5, 2008  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

*Randy Van* 6-05-08  
DOUGLAS COUNTY SURVEYOR DATE

FILED 27<sup>th</sup> DAY OF JUNE, 2008 AM 10:12

COUNTY CLERK *Sharon Ziegler* Deputy



## DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, FRANKLIN D & KELLEY JARVIS AND WILLIAM O & JAN POWERS AND CLYDE & JULIE BANCROFT, 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 CREATE THE EASEMENTS AND DEDICATE KOHALA COURT TO THE PUBLIC.

*Franklin D. Jarvis* FRANKLIN D. JARVIS  
*Kelley Jarvis* KELLEY JARVIS  
*William O. Powers* WILLIAM O. POWERS  
*Jan A. Powers* JAN A. POWERS  
*Clyde Bancroft* CLYDE BANCROFT  
*Julie Bancroft* JULIE BANCROFT

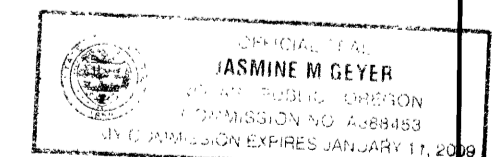
## ACKNOWLEDGMENT

STATE OF OREGON )  
COUNTY OF DOUGLAS )

KNOW ALL MEN BY THESE PRESENTS THAT ON THE 22 DAY

OF May, 2008, BEFORE ME APPEARED FRANKLIN D & KELLEY JARVIS AND WILLIAM O & JAN POWERS AND CLYDE & JULIE BANCROFT, 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.

*Jasmine M. Geyer*  
NOTARY PUBLIC OF OREGON  
MY COMMISSION EXPIRES 1-11-2009



## LEGEND

○ FND MONUMENT AS SHOWN

● SET 5/8" X 30" I.R. WITH PLASTIC CAP MARKED M.E. FARR LS 1181

COMPREHENSIVE PLAN ZONE  
WATER  
SEWER  
POWER  
PLANNING FILE

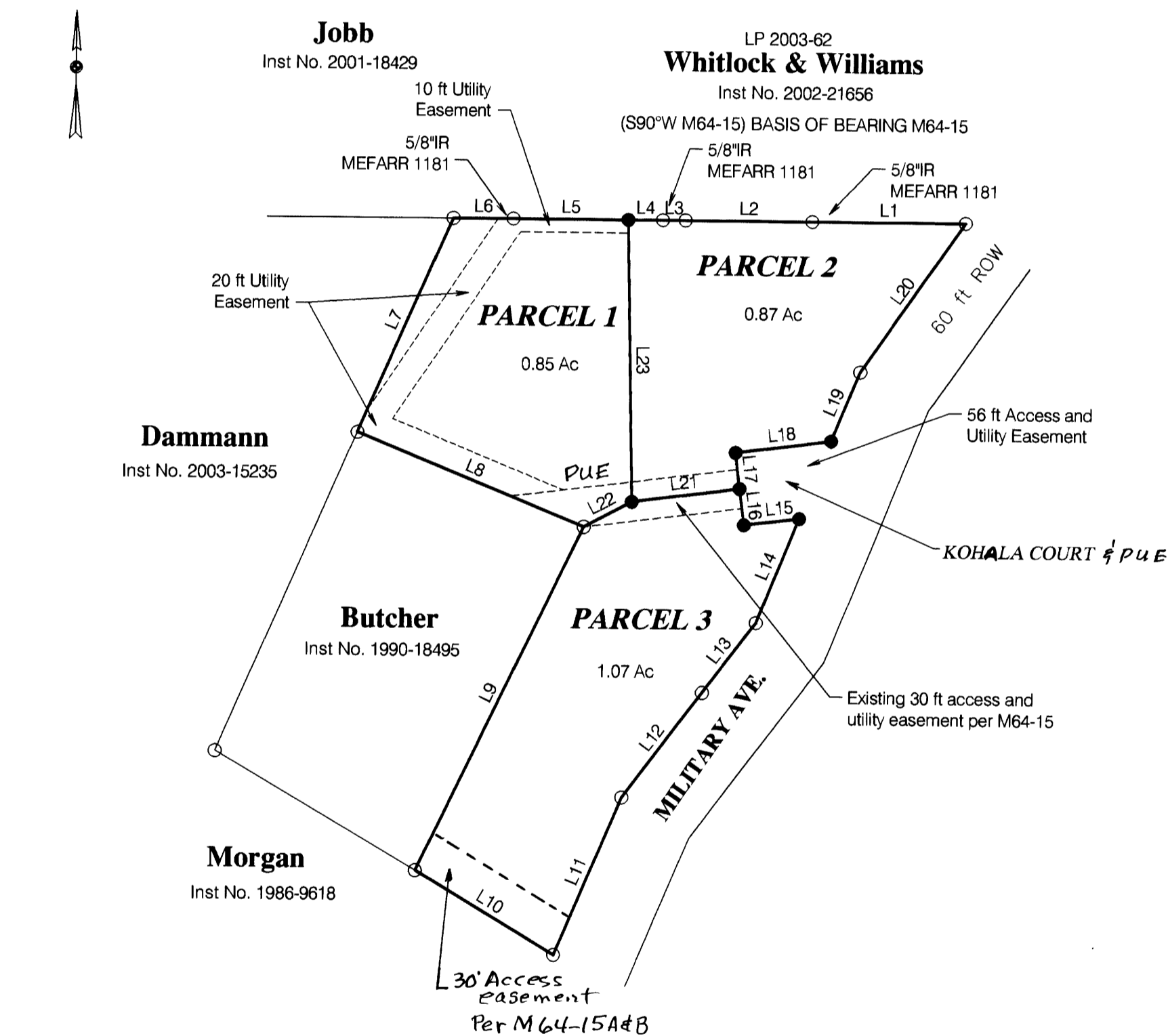
LOW DENSITY RESIDENTIAL LAND  
RS Suburban Residential  
Umpqua Basin Water Assoc  
Roseburg Urban Sanitary Authority  
Pacific Power  
NO 02-067

FRANKLIN D & KELLEY JARVIS  
260 ELBRIDGE LANE  
ROSEBURG, OR 97470

## PARTITIONERS AND OWNERS

WILLIAM O & JAN A POWERS  
1711 NW UTAH DR  
ROSEBURG, OR 97470

CLYDE & JULIE BANCROFT  
1224 FISHER RD  
ROSEBURG, OR 97470



## LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 90°00'00" W	117.78 FT
L2	N 90°00'00" W	97.66 FT
L3	N 90°00'00" W	17.34 FT
L4	N 90°00'00" W	26.77 FT
L5	N 90°00'00" W	88.23 FT
L6	N 90°00'00" W	46.21 FT
L7	S 23°37'25" W	180.00 FT
L8	S 67°57'12" E	188.68 FT
L9	S 25°36'20" W	293.51 FT
L10	S 59°10'00" E	124.64 FT
L11	N 22°50'00" E	131.67 FT
L12	N 37°04'30" E	101.38 FT
L13	N 37°04'30" E	67.82 FT
L14	N 22°00'30" E	86.50 FT
L15	S 82°45'00" W	42.78 FT
L16	N 07°15'00" W	28.00 FT
L17	N 07°15'00" W	28.00 FT
L18	N 82°45'00" E	74.15 FT
L19	N 22°00'30" E	57.51 FT
L20	N 34°49'10" E	140.00 FT
L21	S 82°45'00" W	83.63 FT
L22	S 61°41'45" W	41.75 FT
L23	N 01°20'56" W	216.00 FT

## P.U.E. NOTE:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS MAP ARE SUBJECT TO RESTRICTIONS RECORDED IN INSTRUMENT NO. 2008-012468 OF DEED RECORDS OF DOUGLAS COUNTY.

## NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION PARCEL 1 OF LAND PARTITION M64-15 INTO 3 PARCELS.

WE USED FOUND MONUMENTS FROM M64-15. BASIS OF BEARING IS M64-15.

THIS SURVEY WAS PERFORMED BY MAURICE E FARR AND RICHARD M. GARZA, JR USING A NIKON DTM-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 12-31-09

## 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:

2006-19931  
THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 1998-4042 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, WHICH IS PARTITIONED INTO 3 PARCELS CONTAINING 0.85 ACRES MORE OR LESS IN PARCEL 1; 0.87 ACRES MORE OR LESS IN PARCEL 2; AND 1.07 ACRES MORE OR LESS IN PARCEL 3, ALL LOCATED IN NE 1/4 SE 1/4, SECTION 22, TWP 27 S, R 6 W, WM, DOUGLAS COUNTY, OREGON.

2008-0041

2008-0041