

LAND PARTITION PLAT

IN THE SE 1/4 OF THE NE 1/4 T27S, R6W, SEC. 22
CITY OF ROSEBURG, DOUGLAS COUNTY, OREGON
JULY, 2008 - PLANNING FILE #AP-08-1/P-07-11

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK 2008-014749
NO FEE
0022385200800147490010019
08/01/2008 02:35:38 PM
PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
This is a no fee document

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

REGISTERED PROFESSIONAL LAND SURVEYOR
Carl A. Sweeden
OREGON
CARL A. SWEEDEN
2752
JANUARY 16, 1996
EXPIRES 6-30-10

LEGAL DESCRIPTION:

LOT 4, BLOCK 4, SHINN'S ADDITION AS RECORDED IN THE COUNTY CLERK'S OFFICE, DOUGLAS COUNTY, OREGON EXCEPTING THEREFROM THAT PORTION IF ANY LAYING WITHIN THE COUNTY ROAD.

LEGEND:

- FOUND MONUMENT AS SHOWN
- SET 5/8" X 30" IRON ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752"
- ▲ COMPUTED POINT, NOTHING FOUND OR SET
- () RECORD PER VOLUME 6, PAGE 6, SHINN'S ADDITION
- ()R1 RECORD PER M 70-5

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT TD HOLDING, LLC DOES 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 AP-08-1/P-07-11, CITY OF ROSEBURG, PLANNING DEPARTMENT AND THEY DO CREATE THE 22.5 FOOT WIDE ACCESS AND UTILITY EASEMENTS CROSSING PARCELS 1 AND 2 TO BENEFIT PARCEL 3.

Tim Chapman
TD HOLDING, LLC
TIM CHAPMAN, MEMBER
INST. #75-6851

APPROVALS:

Randy Smith 7-30-08
DOUGLAS COUNTY SURVEYOR PROPERTY DATE

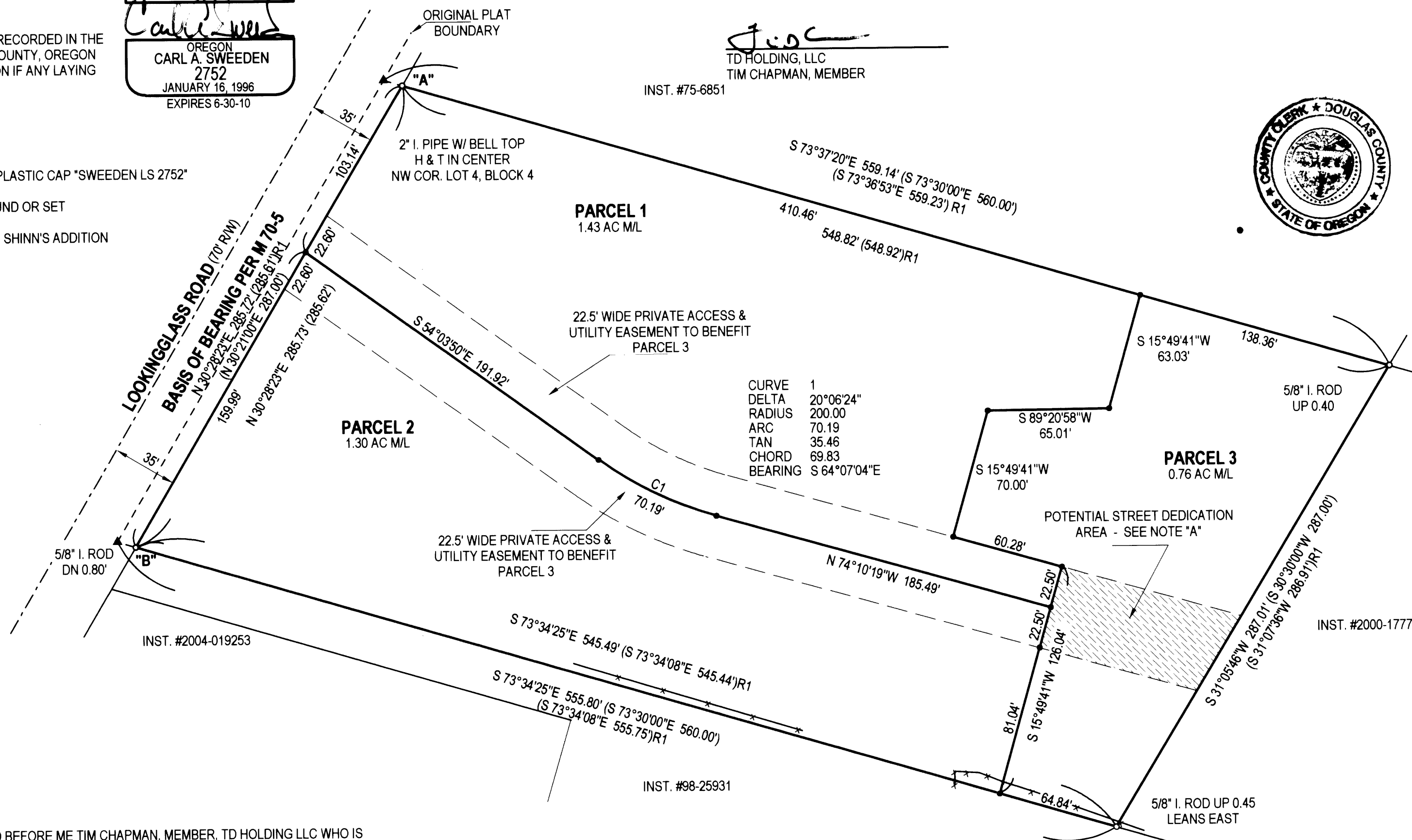
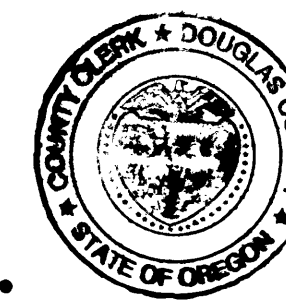
Timothy H. May 7/29/2008
DIRECTOR, PLANNING DEPT. DATE

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

Sandra K. Coorse 8/1/08
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 1 DAY OF Aug, 2008

BARBARA E. NIELSEN by Deputy 8-1-08
COUNTY CLERK DATE



ACKNOWLEDGEMENTS:

STATE OF OREGON)
COUNTY OF DOUGLAS)

THERE PERSONALLY APPEARED BEFORE ME TIM CHAPMAN, MEMBER, TD HOLDING LLC WHO IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THE FORGOING INSTRUMENT AND WHO DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

26th DAY OF July, 2008.

Kimberly A. King
NOTARY PUBLIC - OREGON (PRINTED NAME) (SIGNATURE)

401215 MY COMMISSION EXPIRES
COMMISSION NO. MAY 25, 2010

NARRATIVE:

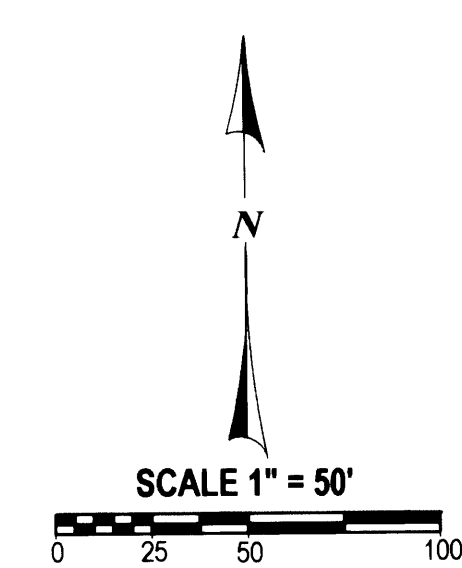
THIS SURVEY AND LAND PARTITION WAS COMPLETED AT THE REQUEST OF THE OWNER SHOWN. A CLOSED LOOP TRAVERSE WAS COMPLETED TO TIE FOUND MONUMENTS FROM M 70-5 WHICH WERE ALL FOUND TO BE IN GOOD CONDITION AND POSITION AND WERE HELD AS THE BOUNDARY OF LOT 4, BLOCK 4, SHINN'S ADDITION. THE WEST BOUNDARY LINE BETWEEN POINT "A" AND "B" WAS HELD AS THE BASIS OF BEARING AND THE PARCEL BOUNDARIES WERE LAID OUT AS DIRECTED.

FIELD CREW: C. SWEEDEN & D. SWEEDEN
EQUIPMENT: DTM-521 W/ SUPPORT
MAPPING & CALC'S: C. SWEEDEN

NOTE "A":

POTENTIAL STREET DEDICATION AREA IS PROSPECTIVE LOCATION OF FUTURE STREET DEDICATION IF REQUIRED AT TIME OF DEVELOPMENT OF PARCEL 3. THE AREA DELINEATED IS FOR IDENTIFICATION ONLY AND DOES NOT GRANT, CONVEY, OR DEDICATE TO ANY INDIVIDUAL OR PUBLIC OR PRIVATE ENTITY AN EASEMENT, RIGHT-OF-WAY, ANY PRESENT OR FUTURE INTEREST, OR OTHER ENCUMBRANCE ON OR OVER PARCEL 3 UPON RECORDING.

WATER: CITY OF ROSEBURG
SEWER: ROSEBURG URBAN SANITARY AUTHORITY
ZONING: MR-29
COMP. PLAN: MULTIPLE FAMILY



OWNER / PARTITIONER:

TD HOLDING LLC
2214 IRIS COURT
CAMAS, WA. 98607



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Roseburg, Oregon 97470 Fax (541) 672-1782

2008-0052

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