DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK 2008-018007
NO FEE
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09/29/2008 03:29:37 PM
PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
This is a no fee document

LAND PARTITION

LOCATED in the SE 1/4 of Section 18, T. 27 S., R. 6 W., W.M. in Douglas County, Oregon.

March 4, 2005
REVISED 3/17/08

SURVEYED FOR: *RUSSEL COFFMAN*
2155 SAN SOUCI DRIVE
ROSEBURG, OREGON

SURVEYED BY: *DAVID EDWARDS LAND SURVEYING*
P.O. BOX 361
OAKLAND, OREGON 97462
PHONE: (541) 459-0512

REGISTERED PROFESSIONAL LAND SURVEYOR
David A. Edwards
OREGON JULY 14, 2000 DAVID A. EDWARDS 2339
RENEWS 12/31/09

WATER: UMPQUA BASIN W.A. AND WELL

SEWER: SUB-SURFACE

COMP. PLAN: RC-5

ZONING: 5R

PLANNING FILE: 07-232

APPROVALS

Keith L. Cubic 9/23/08
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Randy Smith 9-23-08
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

FILED THIS 29th DAY OF SEPTEMBER, 2008 AT 3:29 O'CLOCK, P .M.

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

BARBARA E. NIELSEN by Sheri Fox, Deputy
DOUGLAS COUNTY CLERK

Sandra K. Correll 9/29/08
DOUGLAS COUNTY TAX COLLECTOR DATE

COUNTY CLERK ★ DOUGLAS COUNTY ★ STATE OF OREGON

LEGEND

- ● INDICATES 5/8" DIAM. IRON ROD OR STEEL PIN FOUND OR SET ON P.P. 2000-0052 OR M 139-18.
- ⊙ INDICATES BRASS CAP FOUND. P.P. = PARTITION PLAT. COMP. = COMPUTED.
- ○ INDICATES 5/8" X 30 STEEL REBAR W/RED PLASTIC CAP MKD. "D.A. EDWARDS-LS 2339" SET.
- ( ) DENOTES RECORD DATA. W.M. = WITNESS MONUMENT. SCALE: 1" = 200'

BASIS OF BEARINGS: EXISTING CONTROL PER P.P. 2000-0052 AND M 139-18.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT RUSSEL E. COFFMAN AND CHRISTINE N. COFFMAN ARE THE OWNERS OF THE LANDS REPRFSENTED HEREON AND THAT THEY HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AND AN EASEMENT AS SHOWN HEREON.

Russel E. Coffman
RUSSEL E. COFFMAN

Christine N. Coffman
CHRISTINE N. COFFMAN

ACKNOWLEDGEMENT

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

PERSONALLY APPEARED BEFORE ME THIS 11th DAY OF May, 2005, THE ABOVE NAMED RUSSEL E. COFFMAN AND CHRISTINE N. COFFMAN, EACH OF WHOM DID ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

NOTARY PUBLIC FOR OREGON

NOTARY PUBLIC-OREGON
COMMISSION NO. 347
MY COMMISSION EXPIRES MARCH 5, 2007

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF THE COFFMAN TRACT INTO TWO PARCELS. UTILIZING EXISTING CONTROL POINTS AND DATA ESTABLISHED BY THIS OFFICE, AS WELL AS ADDITIONAL TIES TO THE NORTH AND WEST 1/4 CORNERS OF SECTION 18 AND THE COMPUTED POSITION OF THE SOUTH 1/4 CORNER, I COMPUTE THE SUBDIVISION OF SAID SECTION AS SHOWN. SAID SOUTH 1/4 CORNER WAS COMPUTED USING MY PREVIOUS TIE ON PARTITION PLAT 2000-0052 TO THE SE SECTION CORNER AND THE PIN FOUND AT THE SW CORNER OF DOC. NO. 98-02327, SET ON M 114-19. THE SECTION LINE WAS THEN PROJECTED WESTERLY THE RECORD DISTANCE PER M 114-19.

FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPS. AND DRAFTING: DAVID EDWARDS.

LINE TABLE

NO.	BEARING	DIST.
①	N.44°35'42"E.	103.57'
②	N.36°18'35"E.	237.67'
③	N.40°15'38"E.	184.41'
④	N.68°54'11"W.	209.86'

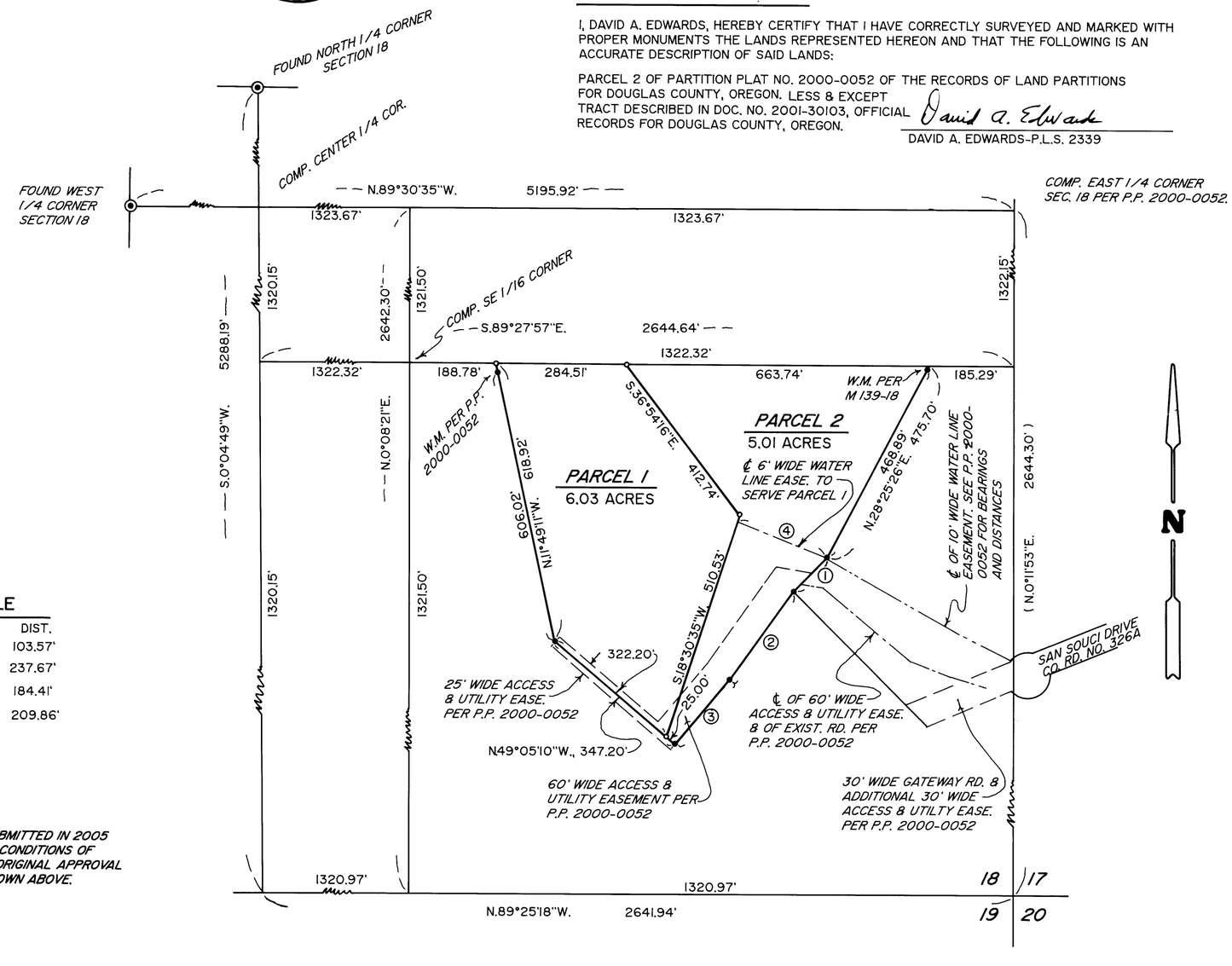
NOTE: THIS PLAT WAS ORIGINALLY SUBMITTED IN 2005 AND REMAINED UNRECORDED DUE TO CONDITIONS OF APPROVAL BEING UNFULFILLED. THE ORIGINAL APPROVAL EXPIRED AND THE NEW FILE NO. IS SHOWN ABOVE.

SURVEYOR'S CERTIFICATE

I, DAVID A. EDWARDS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED HEREON AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF SAID LANDS:

PARCEL 2 OF PARTITION PLAT NO. 2000-0052 OF THE RECORDS OF LAND PARTITIONS FOR DOUGLAS COUNTY, OREGON. LESS & EXCEPT TRACT DESCRIBED IN DOC. NO. 2001-30103, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON.

David A. Edwards
DAVID A. EDWARDS-P.L.S. 2339



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