

2013-0003 A

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LEGEND

- FOUND 5/8" IRON ROD
- FOUND BRASS CAP AS NOTED
- △ CALCULATED POINT
- () RECORD PER M157-56

- ① CENTERLINE OF 60' ACCESS AND UTILITY EASEMENT PER PP 2010-0025
- ② CENTERLINE OF 25' EMERGENCY ACCESS EASEMENT PER PP 2010-0025
- ③ CENTERLINE OF 60' ACCESS AND UTILITY EASEMENT PER PP 2010-0025

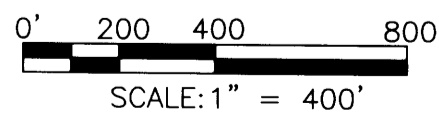
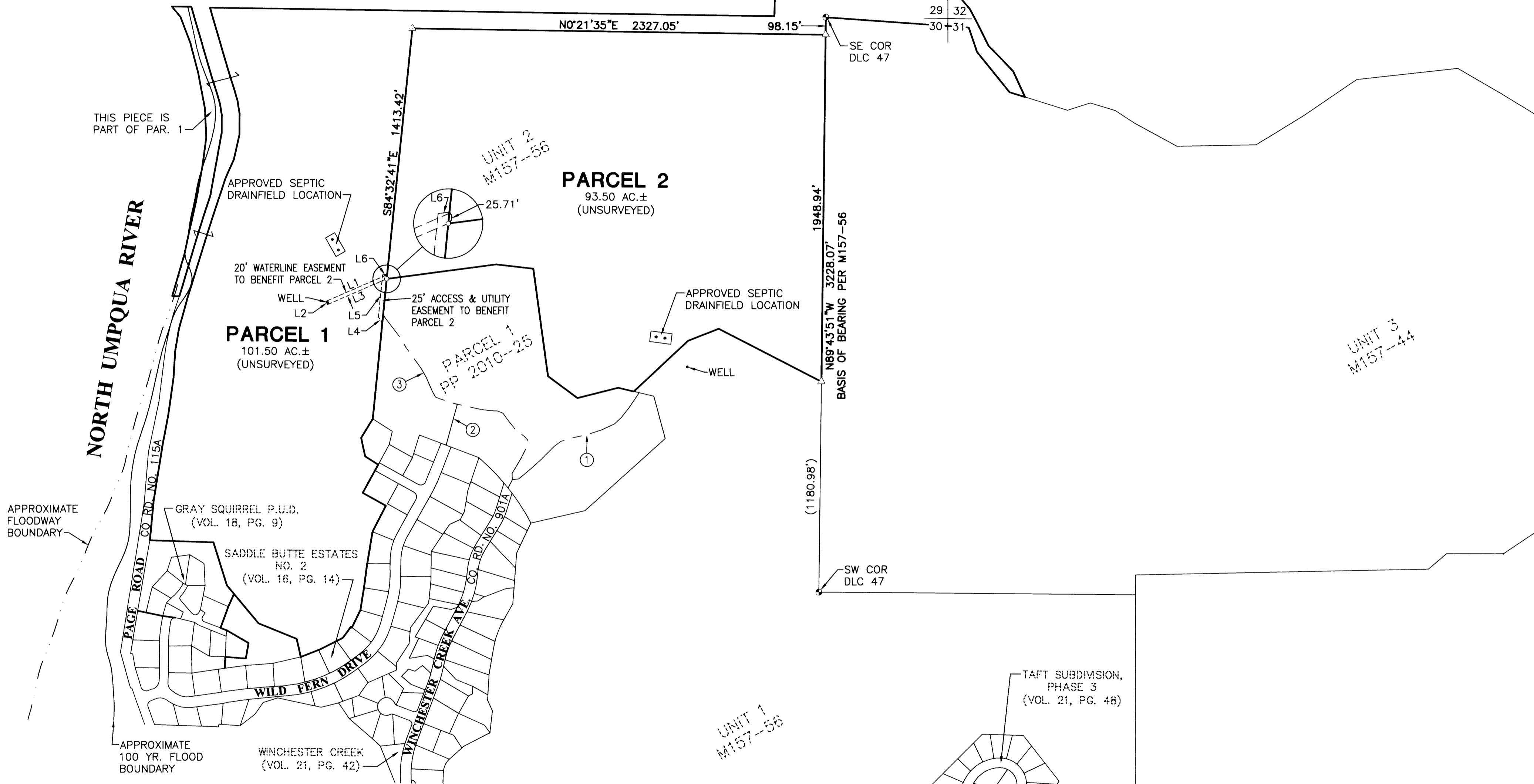
LINE	BEARING	LENGTH
1	N23°51'26"W	373.78'
2	S66°08'34"W	20.00'
3	S23°51'26"E	362.55'
4	N56°51'56"E	40.24'
5	N84°43'24"W	236.64'
6	S8°01'39"E	25.77'

Douglas County Official Records
 Patricia K. Hitt, County Clerk
 2013-004278



00340427201300042780020025
 02/27/2013 11:33:15 AM
 PLAT-PAR Cnt=1 Stn=12 HED1
 This is a no fee document

NO FEE



**REGISTERED
 PROFESSIONAL
 LAND SURVEYOR**

Ronald A. Gumbly
 OREGON
 JULY 14, 1978
 RONALD A. GUMBLY
 1854

PLANNING DEPARTMENT FILE NO. 12-M056

SURVEYED BY:
i.e.
 ENGINEERING
 809 SE Pine Street
 Roseburg, Oregon 97470
 PHONE (541) 673-0166
 FAX (541) 440-9392
 iemail@ieengineering.com

SURVEYED FOR:
 YELLOW PINE L.L.C.
 P.O. BOX 387
 OREGON CITY, OR 97045

DWG. BY: DAF
 PM: AMP
 SCALE: AS NOTED
 PAGE: 1 OF 2
 JOB NO: 1968-29
 DATE: JAN., 2013

LAND PARTITION
 LYING IN SEC. 30, THE SW 1/4 OF SEC. 29 AND THE NW 1/4 OF
 SEC. 32, T26S, R5W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

EXPIRES: 12/31/2014

2013-0003 B

SURVEYOR'S CERTIFICATE:

I, RONALD A. QIMBY, OREGON PROFESSIONAL LAND SURVEYOR NO. 1654, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS A PORTION OF THE LAND SHOWN ON THE ANNEXED PLAT, OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

A TRACT OF LAND, BEING ALL OF THAT LAND DESCRIBED AS UNIT 2 IN INSTRUMENT NUMBER 2012-9742, DOUGLAS COUNTY DEED RECORDS, LYING IN SECTION 30, THE SOUTHWEST QUARTER OF SECTION 29, THE NORTHEAST QUARTER OF SECTION 31 AND THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 26 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS MAP IS TO PARTITION THE ABOVE DESCRIBED TRACT INTO 2 PARCELS. PROCEDURE WAS AS FOLLOWS:

PORTIONS OF THE BOUNDARY WERE SURVEYED PER PP 2005-0001 AND PP 2010-0025. THE REMAINDER OF THE BOUNDARY IS UN-SURVEYED.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT YELLOW PINE, L.L.C. IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED INTO PARCELS AS SHOWN.

[Signature]
CARL T. COFFMAN, MANAGING MEMBER DATE
YELLOW PINE, L.L.C.

ACKNOWLEDGMENT:

STATE OF Oregon }
COUNTY OF Clatsop } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 29 DAY OF January, 2013 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CARL T. COFFMAN, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

[Signature]
NOTARY SIGNATURE
Valerie L. Tadda
NOTARY NAME
NOTARY PUBLIC - Oregon
COMMISSION NO.: 451203
MY COMMISSION EXPIRES: 8-11-14

APPROVALS:

Keith L. Cubic 2/22/13
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Randy Smith 2-25-13
DOUGLAS COUNTY SURVEYOR DATE

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

Sandra K. Cornece 2/27/13
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 27th DAY OF February, 2013, 11:33 O'CLOCK AM/PM

Patricia K. Hitt 2/27/13
DOUGLAS COUNTY CLERK DATE



ZONE: FF (FARM FOREST) & AW (AGRICULTURE & WOODLOT)
COMP. PLAN: FFT (FARM FOREST TRANSITIONAL)
WATER: WELL/CITY OF ROSEBURG
SEWER: SEPTIC/R.U.S.A.

PLANNING DEPARTMENT FILE NO. 12-M056

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 14, 1978 RONALD A. QIMBY 1654

EXPIRES: 12/31/2014

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