

LAND PARTITION PLAT

OF PARCEL 1, MAJOR LAND PARTITION BOOK 6, PAGE 66

DOUGLAS COUNTY, OREGON PARTITION PLAT RECORDS

IN THE SOUTH 1/2 OF SECTION 15, T. 27 S., R. 6 W. W. M.
DOUGLAS COUNTY, OREGON - JANUARY 2014
PLANNING FILE #13-027

Douglas County Official Records
Patricia K. Hitt, County Clerk
2014-002887
NO FEE
00364239201400028870010015
PLAT-PAR Cnt=1 Stn=12 HEDI
This is a no fee document
02/18/2014 10:58:55 AM

APPROVALS:

Carly Smith 2-18-14
DOUGLAS COUNTY SURVEYOR DATE

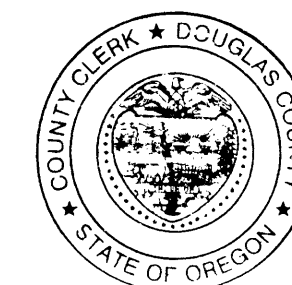
Keith D. Cubic 2/14/14
DIRECTOR, PLANNING DEPT. DATE

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

Christine Smith 2/18/14
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 18th DAY OF February, 2014

Patricia K. Hitt 2/18/14
COUNTY CLERK DATE



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

LEGAL DESCRIPTION:

PARCEL 1 OF MAJOR LAND PARTITION, BOOK 6, PAGE 66, DOUGLAS COUNTY, OREGON PARTITION PLAT RECORDS

DECLARATION:

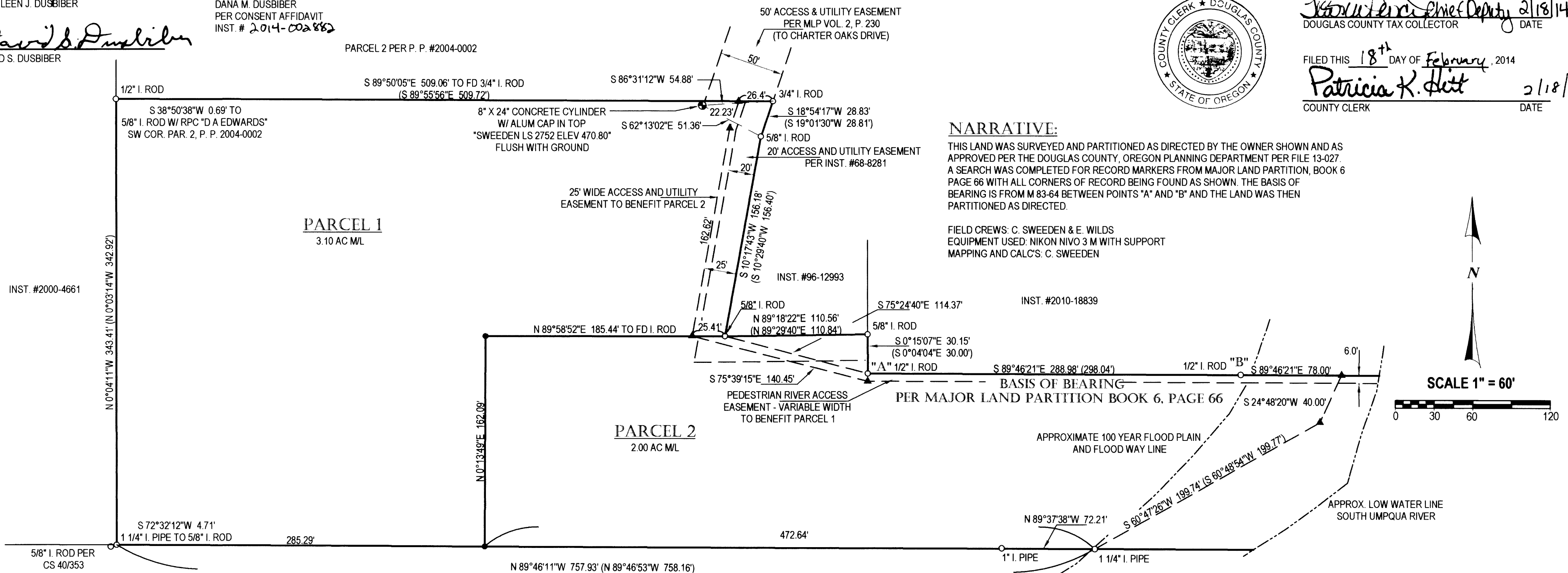
KNOW ALL PEOPLE BY THESE PRESENTS THAT KATHLEEN J. DUSBIBER, DANA M. DUSBIBER AND DAVID S. DUSBIBER DO HEREBY DECLARE THAT THEY ARE THE OWNERS OF THE LAND AND THAT THEY DO CAUSE THE PROPERTY TO BE PARTITIONED AND PLATTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES AND IN ACCORDANCE WITH PLANNING APPROVAL FILE #13-027, DOUGLAS COUNTY, PLANNING DEPARTMENT AND THAT THEY DO CREATE FOR THE BENEFIT OF PARCEL 2 THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT AND THE VARIABLE WIDTH PEDESTRIAN RIVER ACCESS EASEMENT AS SHOWN.

Kathleen J. Dusbiber
KATHLEEN J. DUSBIBER

DANA M. DUSBIBER
PER CONSENT AFFIDAVIT
INST. # 2014-002887

David S. Dusbiber
DAVID S. DUSBIBER

PARCEL 2 PER P. P. #2004-0002



NARRATIVE:

THIS LAND WAS SURVEYED AND PARTITIONED AS DIRECTED BY THE OWNER SHOWN AND AS APPROVED PER THE DOUGLAS COUNTY, OREGON PLANNING DEPARTMENT PER FILE 13-027. A SEARCH WAS COMPLETED FOR RECORD MARKERS FROM MAJOR LAND PARTITION, BOOK 6 PAGE 66 WITH ALL CORNERS OF RECORD BEING FOUND AS SHOWN. THE BASIS OF BEARING IS FROM M 83-64 BETWEEN POINTS "A" AND "B" AND THE LAND WAS THEN PARTITIONED AS DIRECTED.

FIELD CREWS: C. SWEEDEN & E. WILDS
EQUIPMENT USED: NIKON NIVO 3 M WITH SUPPORT
MAPPING AND CALC'S: C. SWEEDEN

ACKNOWLEDGEMENTS:

STATE OF OREGON)
COUNTY OF DOUGLAS)

THERE PERSONALLY APPEARED BEFORE ME KATHLEEN J. DUSBIBER AND DAVID S. DUSBIBER WHO ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS 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:

27th DAY OF January, 2014.

MAE L HOOPES *MAE L HOOPES*
NOTARY PUBLIC - OREGON (PRINTED NAME) (SIGNATURE)

449102 MAY 12, 2014
COMMISSION NO. MY COMMISSION EXPIRES

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
- ⊙ 8" X 24" CONCRETE CYLINDER WITH ALUM CAP "SWEEDEN LS 2752" "ELEV 470.80"
- () RECORD PER M 83 - 64 EQUALS INST. #2005-19826 UNLESS NOTED

100 YR. FLOOD PLAIN DATA:

FIRM COMMUNITY: DOUGLAS COUNTY
COMMUNITY NUMBER: 410059
MAP & PANEL: 41019C 1709 F
ZONE: A
ONLY THE MOST EASTERLY EXTENT OF PARCEL 2 IS SUBJECT TO THE 100 YEAR FLOOD WAY. THE SOUTH LINE OF PARCEL 2 BEING AT ELEVATION 433.25 FEET AND THE NORTH LINE OF PARCEL 2 BEING AT 433.33 FEET, NAVD 88.

WATER: PARCEL 1 IS CITY OF ROSEBURG, PARCEL 2 IS WELL
SEWER: SEPTIC SYSTEM BOTH PARCELS
ZONING: RURAL RESIDENTIAL - 2 ACRE
COMP. PLAN: COMMITTED RESIDENTIAL - 2 ACRE

REGISTERED PROFESSIONAL LAND SURVEYOR
Carl A. Sweeden
OREGON
JANUARY 16, 1996
CARL A. SWEEDEN
2752
EXPIRES 6-30-14

PARTITIONER AND OWNER:

KATHLEEN J. DUSBIBER
565 CHARTER OAKS DRIVE
ROSEBURG, OREGON 97471

Sweeden Land Surveying
Carl A. Sweeden
P.L.S.
Conventional & Global Positioning
Surveying Systems
558 S. E. Jackson St., Roseburg, OR. 97470
Tel. 541-672-8344, Fax 541-672-1787

2014-0001

2014-0001