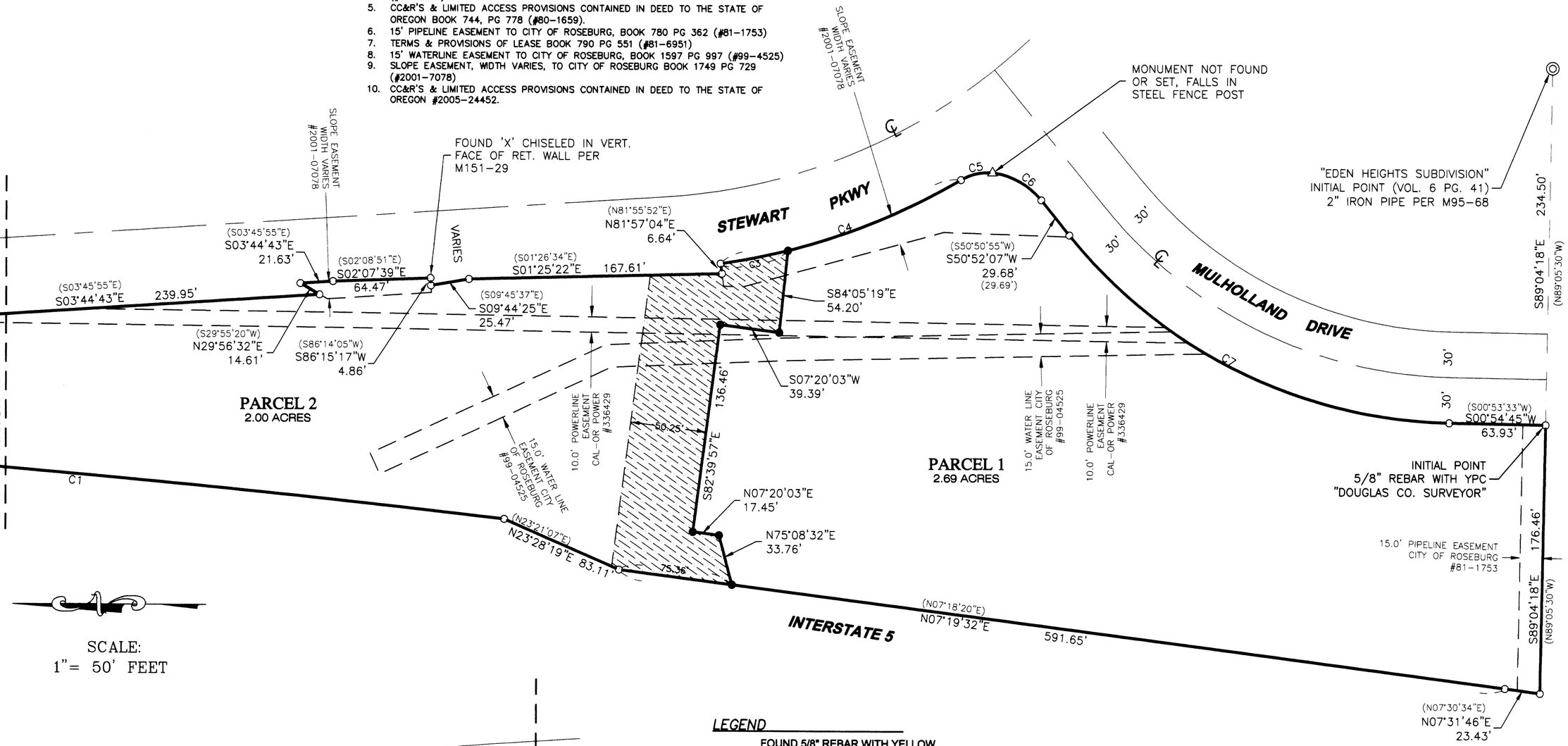
2014-0013 B

PARTITION PLAT

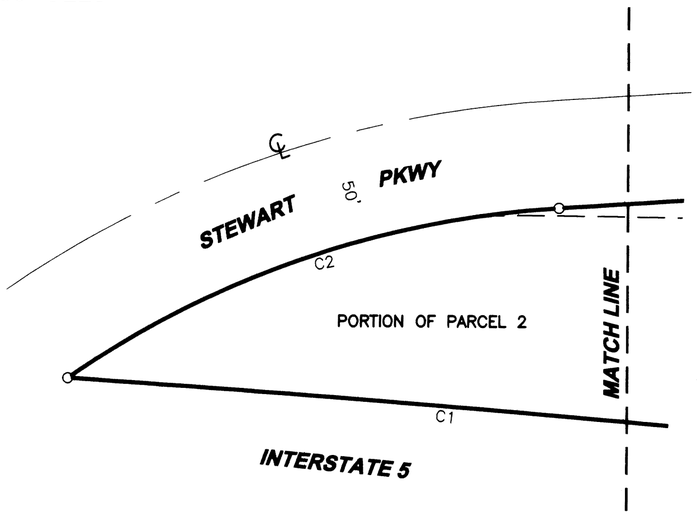
SITUATED IN THE SW1/4 OF SECTION 12, TOWNSHIP 27 SOUTH,
RANGE 6 WEST OF THE WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
CITY OF ROSEBURG
JUNE 2014

RESTRICTIONS/EXCEPTIONS PER FIRST AMERICAN TITLE COMPANY REPORT FILE NO. 7391-2001557:

1. CC&R'S & LIMITED ACCESS PROVISIONS CONTAINED IN DEED TO THE STATE OF OREGON BOOK 227, PG 944 (#168898).
2. CC&R'S CONTAINED IN DEED TO THE CITY OF ROSEBURG, BOOK 332, PG 890 (#336429).
3. CC&R'S & LIMITED ACCESS PROVISIONS CONTAINED IN DEED TO THE STATE OF OREGON BOOK 552, PG 756 (#74-11107).
4. 10' TELEPHONE EASEMENT TO NW BELL TELEPHONE COMPANY, BOOK 669, PG 624 (#78-5091)
5. CC&R'S & LIMITED ACCESS PROVISIONS CONTAINED IN DEED TO THE STATE OF OREGON BOOK 744, PG 778 (#80-1659).
6. 15' PIPELINE EASEMENT TO CITY OF ROSEBURG, BOOK 780 PG 362 (#81-1753)
7. TERMS & PROVISIONS OF LEASE BOOK 790 PG 551 (#81-6951)
8. 15' WATERLINE EASEMENT TO CITY OF ROSEBURG, BOOK 1597 PG 997 (#99-4525)
9. SLOPE EASEMENT, WIDTH VARIES, TO CITY OF ROSEBURG BOOK 1749 PG 729 (#2001-7078)
10. CC&R'S & LIMITED ACCESS PROVISIONS CONTAINED IN DEED TO THE STATE OF OREGON #2005-24452.



SCALE:
1"= 50' FEET



LEGEND

- ○ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP "DOUGLAS CO. SURVEYOR" UNLESS OTHERWISE NOTED
- ◎ FOUND 2" IRON PIPE
- △ CALCULATED POINT, NOTHING FOUND OR SET
- ● SET 5/8" x 30" REBAR WITH YELLOW PLASTIC CAP MARKED "RHINE CROSS GROUP, LLC"
- — — — EASEMENT LINE (SEE PLAT)
- ——— PARTITION LINE
- ▨ SHARED PARKING/ACCESS EASEMENT PER THIS PLAT
- (XXXX) RECORD PER M151-29

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CH. BEARING	CH. LENGTH
C1	11,584.16	02°55'58"	592.95	N04°59'19"E (N04°58'07"E)	592.89
C2	450.00	31°13'03"	245.18	S19°21'15"E (S19°22'27"E)	242.16
C3	432.27	06°01'14"	45.42	S11°03'34"E	45.40
C4	432.27	22°26'49"	169.35	S19°16'21"E (S19°17'33"E)	168.27
C5	35.54	35°07'42"	21.79	S12°56'02"E (S12°57'14"E)	21.45
C6	50.00	43°19'57"	37.81	S29°08'52"W (S29°07'40"W)	36.92
C7	331.56	49°58'18"	289.00 (279.93)	S25°53'49"W (S25°52'43"W)	279.94 (279.93)

CITY FILE NO. P-14-2

SHEET 2 OF 2

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 6, 2010
MARCUS D. CROSS
55506PLS
EXPIRES: 12-31-2015

SURVEY FOR: CLIFF WOODRUFF CONSTRUCTION
P.O. BOX 909
GRANTS PASS, OR 97528

DATE: JUNE 2014 | PROJECT NO. 1306

R-C GROUP
RHINE-CROSS GROUP LLC
ENGINEERING - SURVEYING - PLANNING
112 N. 5TH ST., SUITE 200 - P.O. BOX 909
KLAMATH FALLS, OREGON 97601
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