

2015-0016 A

Douglas County Official Records 2015-012563
Patricia K. Hitt, County Clerk



NO FEE

PLAT-PAR Cnt=1 Stn=18 MARRIAGECOUNTER 08/11/2015 11:28:04 AM
This is a no fee document

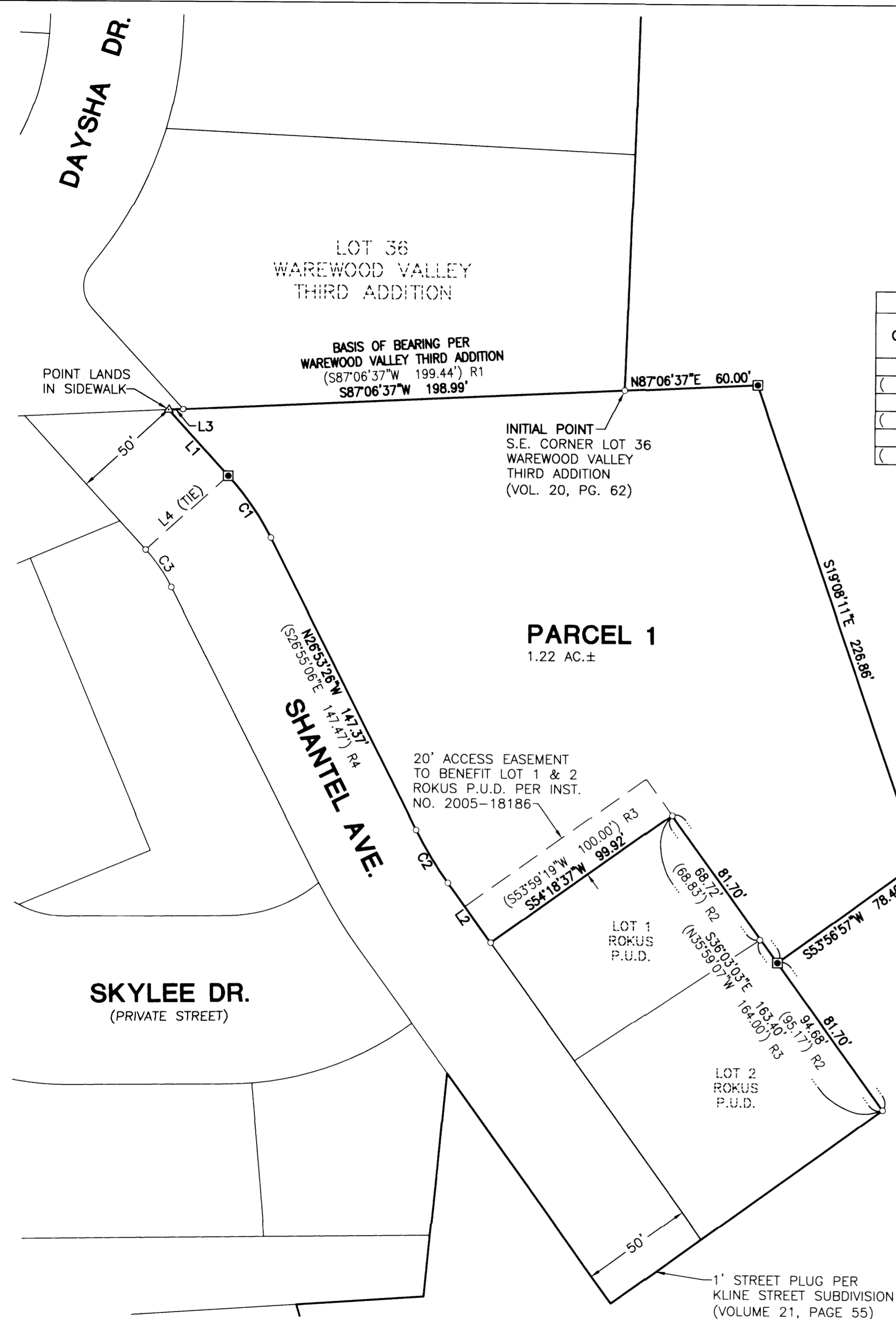
PARCEL 2

91.91 AC.±

SEE OVERALL SCHEMATIC
PAGE 2 THIS SURVEY

CURVE TABLE					
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH	DELTA
C1	N34°51'06"W	33.96'	125.00'	34.07'	15°36'52"
() R4	N34°43'34"W	33.96'	125.00'	34.07'	15°36'52"
C2	S31°21'25"E	27.77'	175.00'	27.80'	9°06'11"
() R4	S31°27'54"E	27.74'	175.00'	27.77'	9°05'30"
C3	N34°51'06"W	20.40'	75.00'	20.46'	15°37'46"
() R4	N34°43'34"W	20.38'	75.00'	20.44'	15°37'03"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N42°20'27"W	39.97'
() R4	N42°32'01"W	39.97'
L2	N36°01'17"W	33.07'
() R4	S36°00'41"E	33.04'
L3	N87°06'37"E	6.49'
() R4	S87°06'37"W	6.49'
L4	N47°36'46"E	50.02'

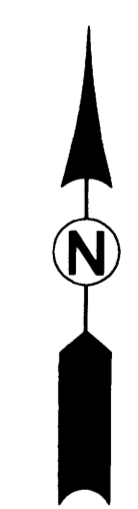


DETAIL

N.T.S.

LEGEND:

- SET 5/8" x 30" IRON ROD w/CAP MARKED "I.E. ENGINEERING" UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD
- △ CALCULATED POSITION
- () R1 RECORD PER WAREWOOD VALLEY THIRD ADDITION (VOL. 20, PG. 62)
- () R2 RECORD PER ROKUS PLANNED UNIT DEVELOPMENT (VOL. 23, PG. 34)
- () R3 RECORD PER KLINE STREET SUBDIVISION (VOL. 21, PG. 55)
- () R4 RECORD PER KLINE STREET MULTI-FAMILY P.U.D., PHASE 1 (VOL. 21, PG. 47)



REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 14, 1978
RONALD A. GUMBY
1654

EXPIRES: 12/31/2016

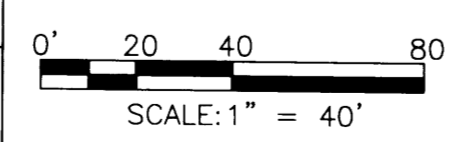
COMMUNITY DEVELOPMENT DEPARTMENT FILE NO. P-15-1

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:
RON ATKINSON
2823 N.W. KLINE ST.
ROSEBURG, OR. 97470

DWG. BY: DAF
PM: SNL
SCALE: AS NOTED

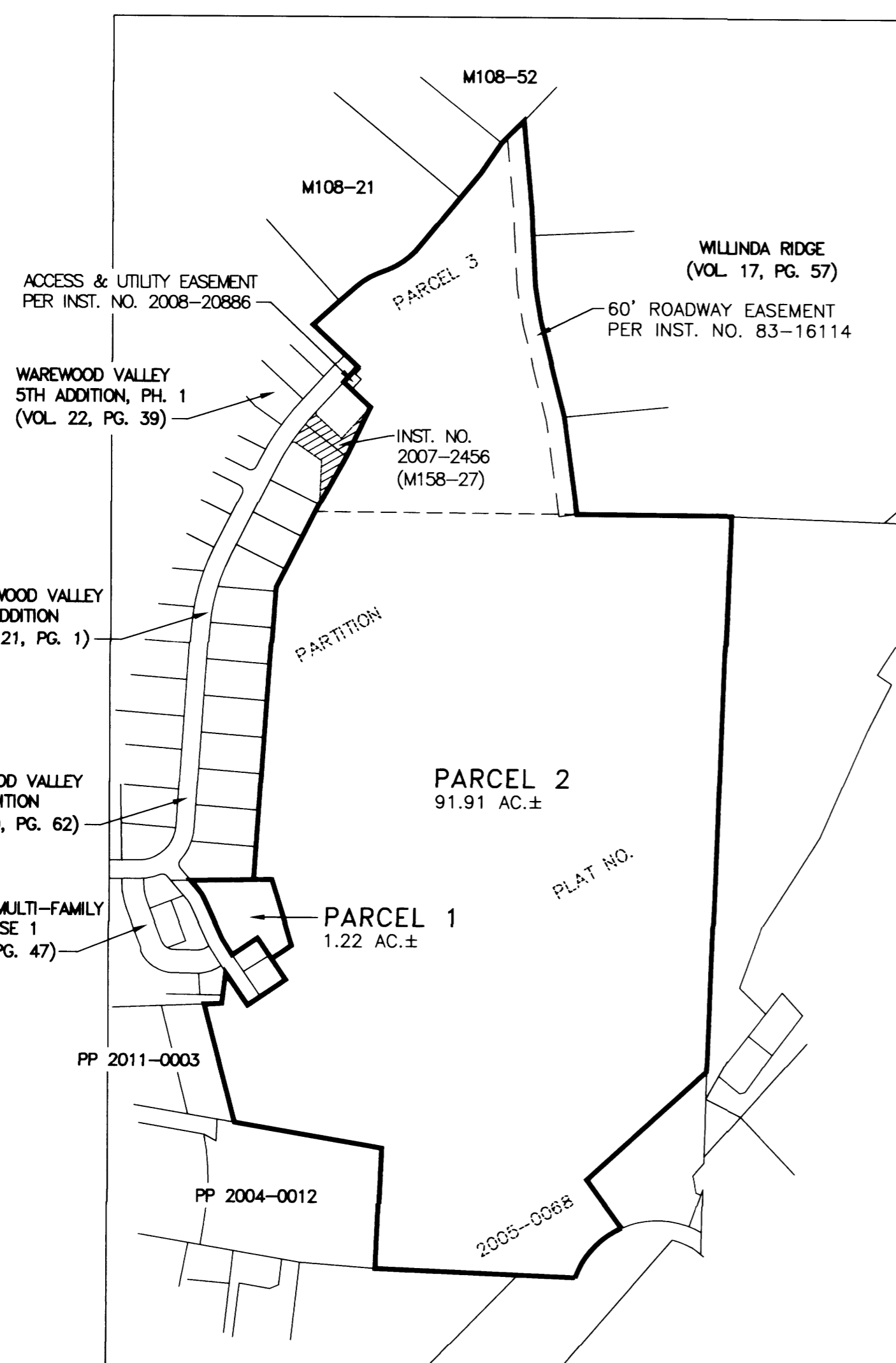
PAGE: 1 OF 2
JOB NO: 888-08
DATE: JULY, 2015



LAND PARTITION
LYING IN THE SOUTH 1/2 OF SEC. 2 & THE NORTH 1/2 OF SEC. 11,
TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

2015-0016 A

2015-0016 B



SCHEMATIC

NOT TO SCALE

NOTE: ALL CORNERS OF PARCEL 2 ARE MONUMENTED PER RECORDED SUBDIVISION & PARTITION PLATS AND SURVEYS AS SHOWN. THE SOUTHERLY AND EASTERLY BOUNDARY OF PARCEL 2 WAS MONUMENTED ON KLINE STREET SUBDIVISION (VOL. 21, PG. 55 - LOT 5)

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE JOHN R. & DONNA M. ATKINSON TRUST 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.

John R. Atkinson 8-5-2015
 JOHN R. ATKINSON, TRUSTEE DATE

Donna M. Atkinson 8-5-2015
 DONNA M. ATKINSON, TRUSTEE DATE

ACKNOWLEDGMENT:

STATE OF OREGON }
 COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 5th DAY OF August, 2015, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOHN R. AND DONNA M. ATKINSON AS TRUSTEES OF THE JOHN R. AND DONNA M. ATKINSON TRUST, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Elaine Berg
 NOTARY: ELAINE BERG
 NOTARY PUBLIC - OREGON
 COMMISSION NO.: 928277
 MY COMMISSION EXPIRES: MAY 8, 2018

APPROVALS:

Bim Bim 8/10/2015
 COMMUNITY DEVELOPMENT DIRECTOR DATE

Marki Nuss 8/7/15
 PUBLIC WORKS DIRECTOR DATE

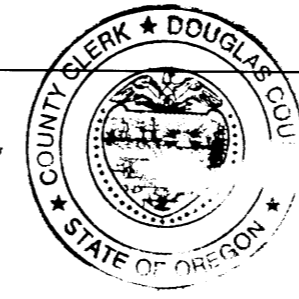
Richard O. DeHoot 8/10/2015
 DOUGLAS COUNTY SURVEYOR DATE

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

Isougenia 8/10/2015
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 11 DAY OF August, 2015, 11:28 O'CLOCK AM/PM

Patricia K. Hitt 10/11/2015
 DOUGLAS COUNTY CLERK DATE
By Carol Engels, Deputy



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 LYING IN THE SOUTH HALF OF SECTION 2 & THE NORTH HALF OF SECTION 11, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY OREGON; SAID TRACT BEING ALL OF PARCEL 3, PARTITION PLAT NO. 2005-0068, DOUGLAS COUNTY PLAT RECORDS.

EXCEPTING THEREFROM:

A PORTION OF SAID PARCEL 3 OF PARTITION PLAT NO. 2005-0068; SAID PORTION BEING ALL OF THAT LAND DESCRIBED IN INSTRUMENT NUMBER 2007-2456, DOUGLAS COUNTY DEED RECORDS.

NARRATIVE:

THE PURPOSE OF THIS PLAT IS TO PARTITION ABOVE-DESCRIBED TRACT INTO 2 PARCELS AS SHOWN.

THE PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN. THE POSITION FOR THE NORTHWEST CORNER OF PARCEL 1 WAS CALCULATED BY PROJECTING LINE THROUGH MONUMENTS FOUND ON THE SOUTH LINE OF LOT 36, WAREWOOD VALLEY THIRD ADDITION & USING RECORD DISTANCE PER KLINE STREET MULTI-FAMILY P.U.D., PHASE 1. THE POSITION FOR THE MISSING RIGHT-OF-WAY MONUMENT ON THE EASTERLY SIDE OF SHANTEL AVE. WAS CALCULATED BY USING THE CHORD BEARING BETWEEN FOUND MONUMENTS ON THE WESTERLY SIDE OF SAID SHANTEL AVE. & RECORD CHORD DISTANCE PER SAID KLINE STREET MULTI-FAMILY P.U.D., PHASE 1. MONUMENTS WERE THEN SET TO DELINEATE THE REMAINDER OF PARCEL 1.

FIELD CREW: JEREMY LEONARD AND DEREK FEIGEL

EQUIPMENT: TOPCON TOTAL STATION AND TDS RANGER DATA COLLECTOR

OFFICE: DEREK FEIGEL

DRAFTING: DEREK FEIGEL

ZONE: MR40, MR29, R-1
 COMP. PLAN: LDR, HDR, COM
 WATER: CITY OF ROSEBURG
 SEWER: RUSA

COMMUNITY DEVELOPMENT DEPARTMENT FILE NO. P-15-1

REGISTERED PROFESSIONAL LAND SURVEYOR

Ronald A. Quimby
 OREGON
 JULY 14, 1978
 RONALD A. QIMBY
 1654

EXPIRES: 12/31/2016

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

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 LYING IN THE SOUTH 1/2 OF SEC. 2 & THE NORTH 1/2 OF SEC. 11,
 TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

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