

2015-0023 B

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE TL DRECHSEL LLC IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN, HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO THREE PARCELS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES, TOGETHER WITH THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT AS SHOWN, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE SHADED AREA SHOWN, THIS AREA TO BECOME PART OF PRIMROSE LANE.

[Signature] 9/8/15
TIM DRECHSEL, MEMBER DATE

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 8th DAY OF September, 2015, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED TIM DRECHSEL, AS MEMBER OF TL DRECHSEL LLC, WHO DID SAY THAT HE IS THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: Christine L. Morgan

COMMISSION #: 465082

MY COMMISSION EXPIRES ON: 2-25-2016

SIGNATURE: Christine L Morgan



SURVEYOR'S CERTIFICATE:

I, F. NEIL HIBBS, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE ANNEXED PLAT, OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION.

THAT LAND DESCRIBED AS PARCEL 1 OF THE LAND PARTITION RECORDED IN BOOK 3, PAGE 81 OF THE LAND PARTITION RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO THREE PARCELS, TOGETHER WITH EASEMENT, AS SHOWN. FIELD TRAVERSE WAS BROUGHT TOGETHER WITH RECORD SURVEY M66-69 AT POINT "A". COMPUTED LINE "A-B" WAS HELD AS A BASE OF BEARING. POINT "C" WAS COMPUTED AT RECORD BEARING AND DISTANCE FROM POINT "A". THIS RESULTED IN LINE "C-D" FITTING WITHIN 0.03' OF RECORD DISTANCE. HELD MONUMENTS PER M66-69 AND SURROUNDING SUBDIVISION PLATS AS SHOWN. SUBDIVISION LOTS CORNERS NOT SHOWN WERE LOOKED FOR AND NOT FOUND.

APPROVALS:

[Signature] 9/9/2015
COMMUNITY DEVELOPMENT DIRECTOR DATE

[Signature] 9/16/2015
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 11/30/2015
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 30th DAY OF NOVEMBER, 2015, 2:45 O'CLOCK AM (PM)

[Signature] 11/30/15
DOUGLAS COUNTY CLERK DATE

[Signature] 9/16/15
PUBLIC WORKS DIRECTOR DATE



27-6-14 TL 1700
ZONE: R7.5
COMP. PLAN: LDR
WATER: CITY OF ROSEBURG
SEWER: R.U.S.A.

PLANNING DEPT. FILE NO. P-15-4

LAND PARTITION LYING IN THE NW 1/4 OF SEC. 14, T27S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR
CLIENT: TL DRECHSEL LLC 2270 NW TROOST ST. ROSEBURG, OR. 97471	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 4738 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-837-8303 fax: 541-837-8308 e-mail: neilhibbs@neilhibbs.net	<u>[Signature]</u> OREGON JANUARY 12, 1988 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2017
DWG SCALE: N/A	JOB NO.: 1295-03	DATE: AUGUST 2015
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