

LAND PARTITION AND SERIES BOUNDARY LINE ADJUSTMENT IN THE S. 1/2, SEC 2 & IN N 1/2 SEC 11, T. 27 S., R. 6W., W. M. DOUGLAS COUNTY, OREGON - MAY 2016 CITY OF ROSEBURG PLANNING FILE NOS. P-16-1 / BLA-16-1

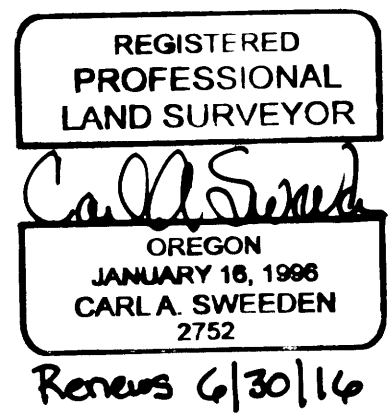
Douglas County Official Records
Patricia K. Hitt, County Clerk 2016-009475
NO FEE
06/14/2016 03:28:55 PM
PLAT-PAR Cnt=1 Stn=33 HEDI
This is a no fee document

2016-0015 A

SURVEYORS CERTIFICATE

I, CARLA 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.

Carla A. Sweeden
CARLA A. SWEEDEN



LEGAL DESCRIPTION

PARCEL 1, PARTITION PLAT #2015-0016 A & B, DOUGLAS COUNTY, OREGON
PARTITION PLAT RECORDS.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT JOHN R. & DONNA M. ATKINSON, TRUSTEES OF THE JOHN R. & DONNA M. ATKINSON TRUST DO HEREBY DECLARE THAT THEY ARE THE OWNERS OF THE LAND AND THAT THEY DO CAUSE THE LAND TO BE PARTITIONED AND PLATTED IN ACCORDANCE THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES AND IN ACCORDANCE WITH CITY OF ROSEBURG COMMUNITY DEVELOPMENT APPROVAL FILE P-15-1.

John R. Atkinson Trustee 6-1-16
JOHN R. ATKINSON, TRUSTEE

Donna M. Atkinson Trustee 6-1-16
DONNA M. ATKINSON, TRUSTEE

NARRATIVE:

THIS LAND PARTITION, FILE NO. P-16-1 AND SERIES BOUNDARY LINE ADJUSTMENTS, FILE NO. BLA-16-1 WERE COMPLETED AS REQUESTED BY THE OWNER SHOWN TO PARTITION THE LAND PER THE DESCRIPTION HEREON INTO THREE PARCELS AND TO THEN USE THE NEWLY CREATED PARCELS TO ADJUST THE BOUNDARIES BETWEEN EACH OF THE NEW PARCELS WITH PARCEL 2, PARTITION PLAT #2015-0016. THE ULTIMATE RESULT OF THIS LAND PARTITION AND SUBSEQUENT BOUNDARY LINE ADJUSTMENTS IS TO SEPERATE THE PORTIONS OF PARCEL 2, PARTITION PLAT #2015-0016 WHICH LAY WITHIN THE LIMITS OF THE CITY OF ROSEBURG FROM THAT PORTION OF PARCEL 2, PARTITION PLAT #2015-0016 THAT LAY OUTSIDE OF THE LIMITS OF THE CITY OF ROSEBURG. THE BASIS OF BEARING FOR THIS LAND PARTITION IS THE NORTH LINE OF PARCEL 1 OF PARTITION PLAT #2015-0016 AS SHOWN BETWEEN POSITIONS "A" AND "B". THE RECORD CORNER MARKERS FOR PARCEL 1 OF PARTITION PLAT #2015-0016 WERE LOCATED DURING THE FIELD SURVEY AND HAVE BEEN HELD TO DETERMINE THE BOUNDARY WITH THE EXCEPTION OF THE MARKERS AT THE END OF THE CURVES ON SHANTEL AVENUE. ONCE THE LAND PARTITION WAS COMPLETE THE SERIES OF BOUNDARY LINE ADJUSTMENTS AS SHOWN ON SHEET 2 OF 2 WERE COMPLETED.

FIELD CREW: C. SWEEDEN & D. SWEEDEN
EQUIPMENT: NIKON NIVO 3M W/ SUPPORT
MAPPING AND CALC'S: D. SWEEDEN

ACKNOWLEDGEMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS)

THERE PERSONALLY APPEARED BEFORE ME JOHN R. AND DONNA M. ATKINSON, TRUSTEES OF THE JOHN R. AND DONNA M. ATKINSON TRUST WHO IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

1 DAY OF June, 2016
Maria del Carmen Miles *Carmen Miles*
NOTARY PUBLIC - OREGON (PRINTED NAME), (SIGNATURE)
940745 July 19 2019
COMMISSION NO. MY COMMISSION EXPIRES



LEGEND

- SET 5/8" x 30" IRON ROD W/ RPC "SWEEDEN LS 2752"
- FOUND 5/8" IRON ROD W/ YPC "I.E ENGINEERING" UNLESS OTHERWISE NOTED
- △ CALCULATED POSITION
- () R1 RECORD PER PARTITION PLAT 2015-0016 A & B

APPROVALS:

Kristian O. DeForest 6/9/2016
DOUGLAS COUNTY SURVEYOR DATE

Bridgette 6/13/2016
CITY OF ROSEBURG, COMMUNITY DEVELOPMENT DIRECTOR DATE

Michael 6/16/2016
CITY OF ROSEBURG, PUBLIC WORKS DIRECTOR DATE

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

Jessica Johnson 6/14/2016
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 14th DAY OF JUNE, 2016 3:28 PM

Patricia K. Hitt 6/14/16
DOUGLAS COUNTY CLERK DATE

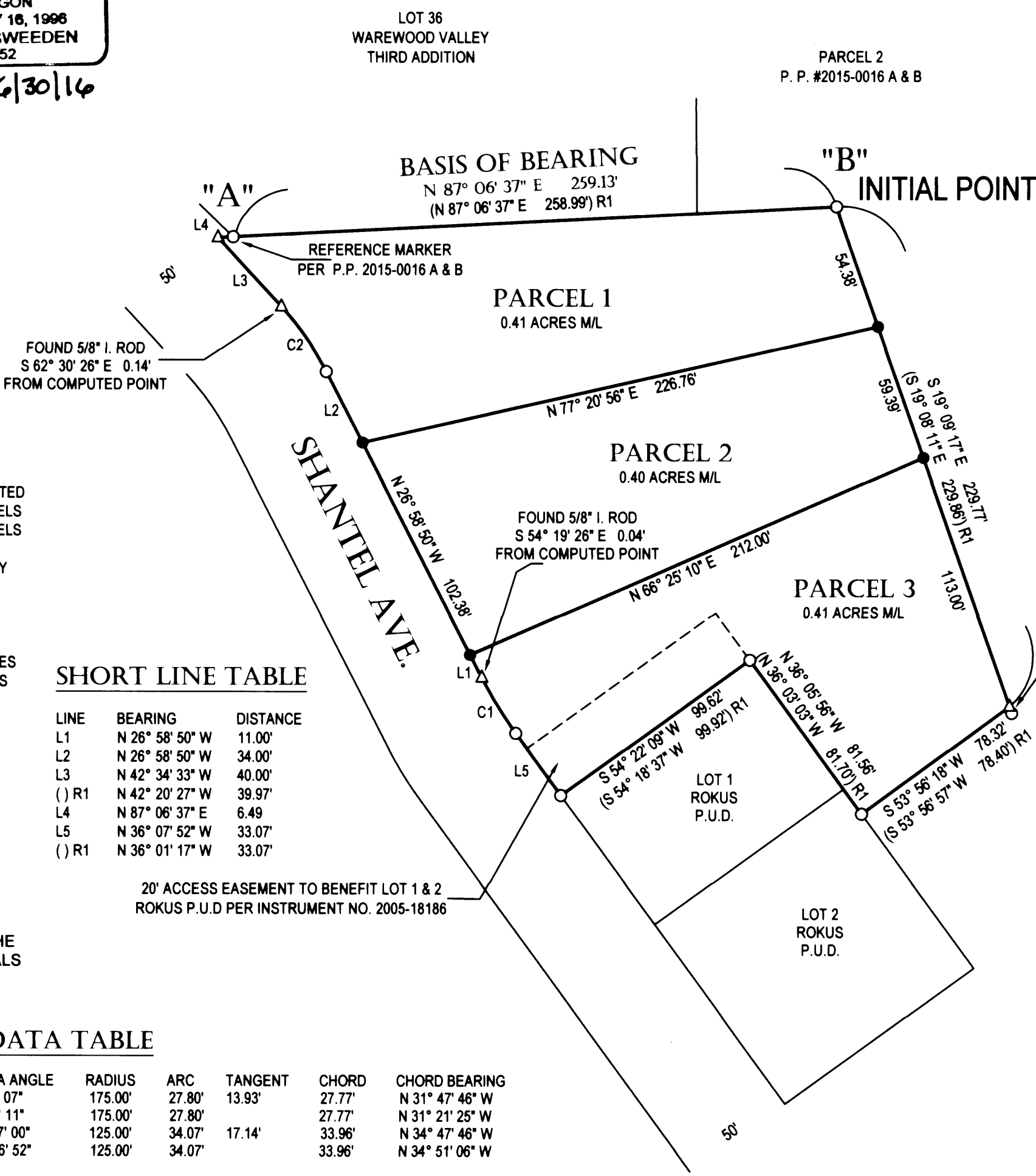


DOCUMENT OF RECORD:
THE RESULTING UNITS OF LAND CREATED IN THIS SERIES OF BOUNDARY LINE ADJUSTMENTS COMPLETED UNDER THIS APPROVAL HAS BEEN RECORDED IN INSTR. #2016-008156 DOUGLAS COUNTY, OREGON DEEDS AND RECORDS.

WATER: CITY
SEWER: RUSA
ZONING: MR40
COMP. PLAN: HIGH DENSITY RESIDENTIAL

Carl Sweeden Land Surveying LLC
558 SE Jackson St. Roseburg, Oregon 97470
Tel. 541-672-8344, Fax 541-672-1787

SURVEY FOR: JOHN ATKINSON
2623 NW KLINE
ROSEBURG, OR 97471
FILE/JOB: Atkinson LP1.dwg
SCALE: 1" = 50' DRAWN BY: D. SWEEDEN SHEET: 1 OF 2



SHORT LINE TABLE

LINE	BEARING	DISTANCE
L1	N 26° 58' 50" W	11.00'
L2	N 26° 58' 50" W	34.00'
L3	N 42° 34' 33" W	40.00'
() R1	N 42° 20' 27" W	39.97'
L4	N 87° 06' 37" E	6.49'
L5	N 36° 07' 52" W	33.07'
() R1	N 36° 01' 17" W	33.07'

CURVE DATA TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	9° 06' 07"	175.00'	27.80'	13.93'	27.77'	N 31° 47' 46" W
() R1	9° 06' 11"	175.00'	27.80'	17.14'	27.77'	N 31° 21' 25" W
C2	15° 37' 00"	125.00'	34.07'	33.96'	33.96'	N 34° 47' 46" W
() R1	15° 36' 52"	125.00'	34.07'	33.96'	33.96'	N 34° 51' 06" W

2016-0015 A

SERIES BOUNDARY LINE ADJUSTMENT

IN THE S. 1/2, SEC 2 & IN THE N 1/2 SEC 11, T. 27 S., R. 6W., W. M.
DOUGLAS COUNTY, OREGON - MAY 2016

BLA-16-1 (2)

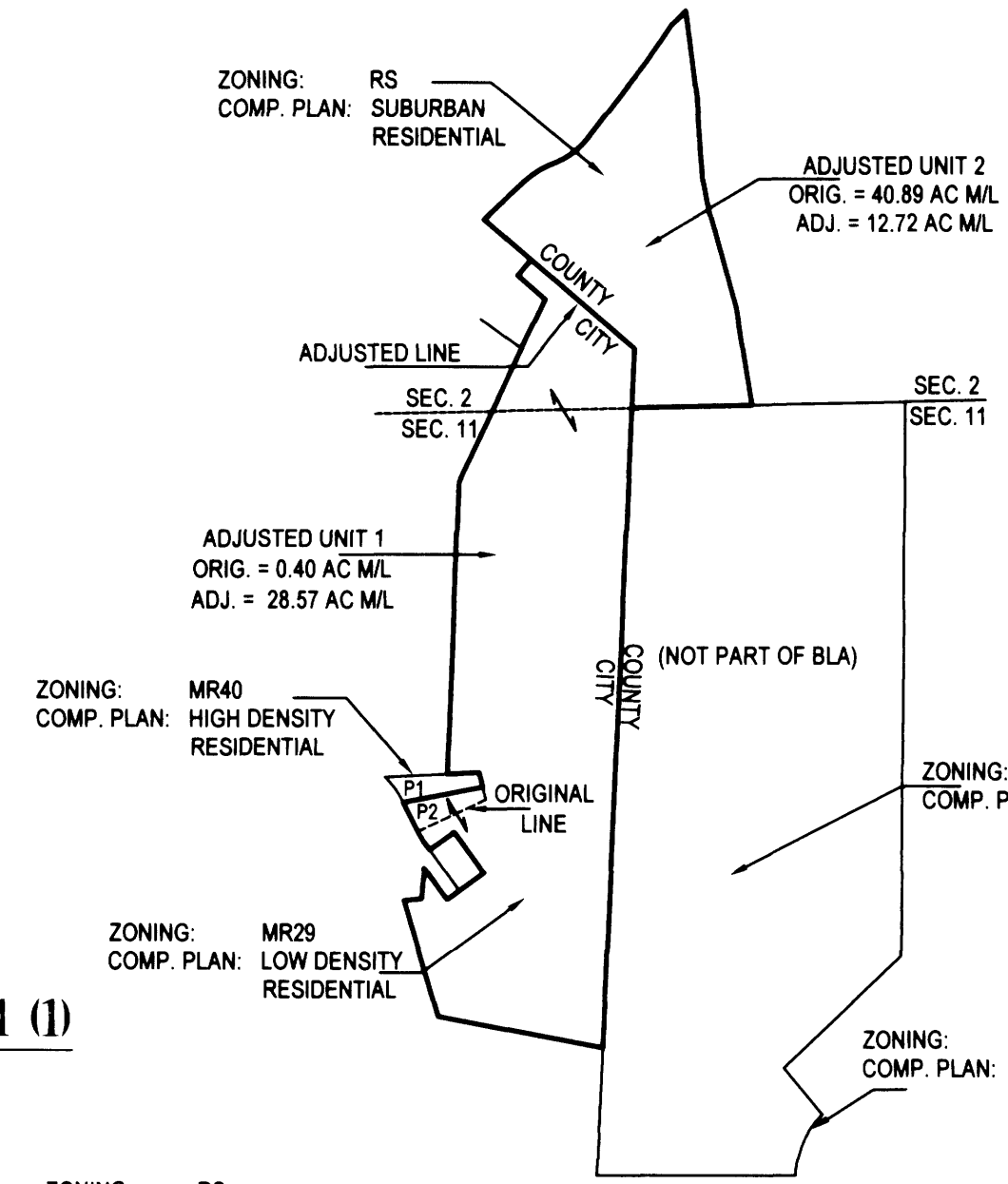
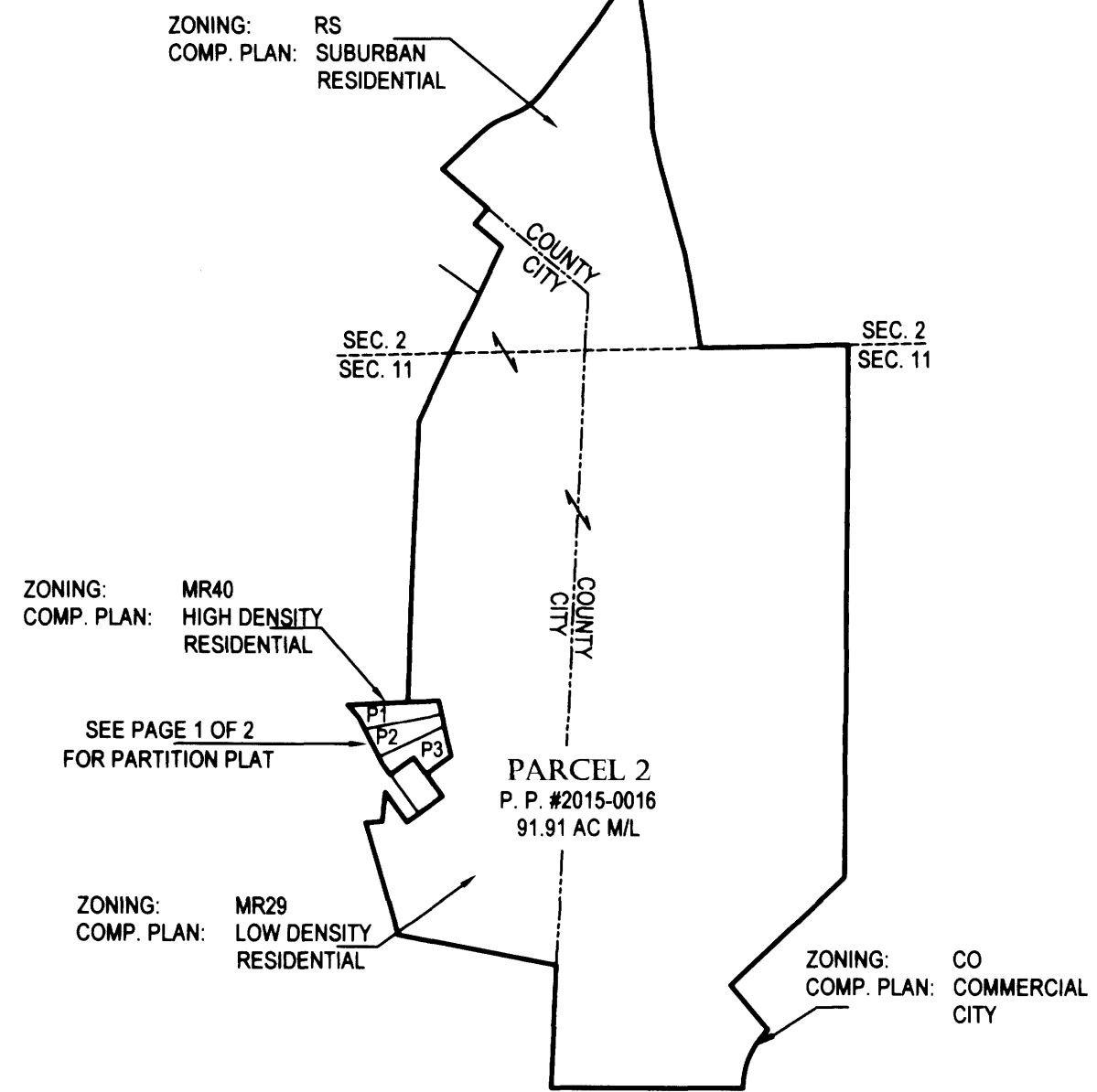
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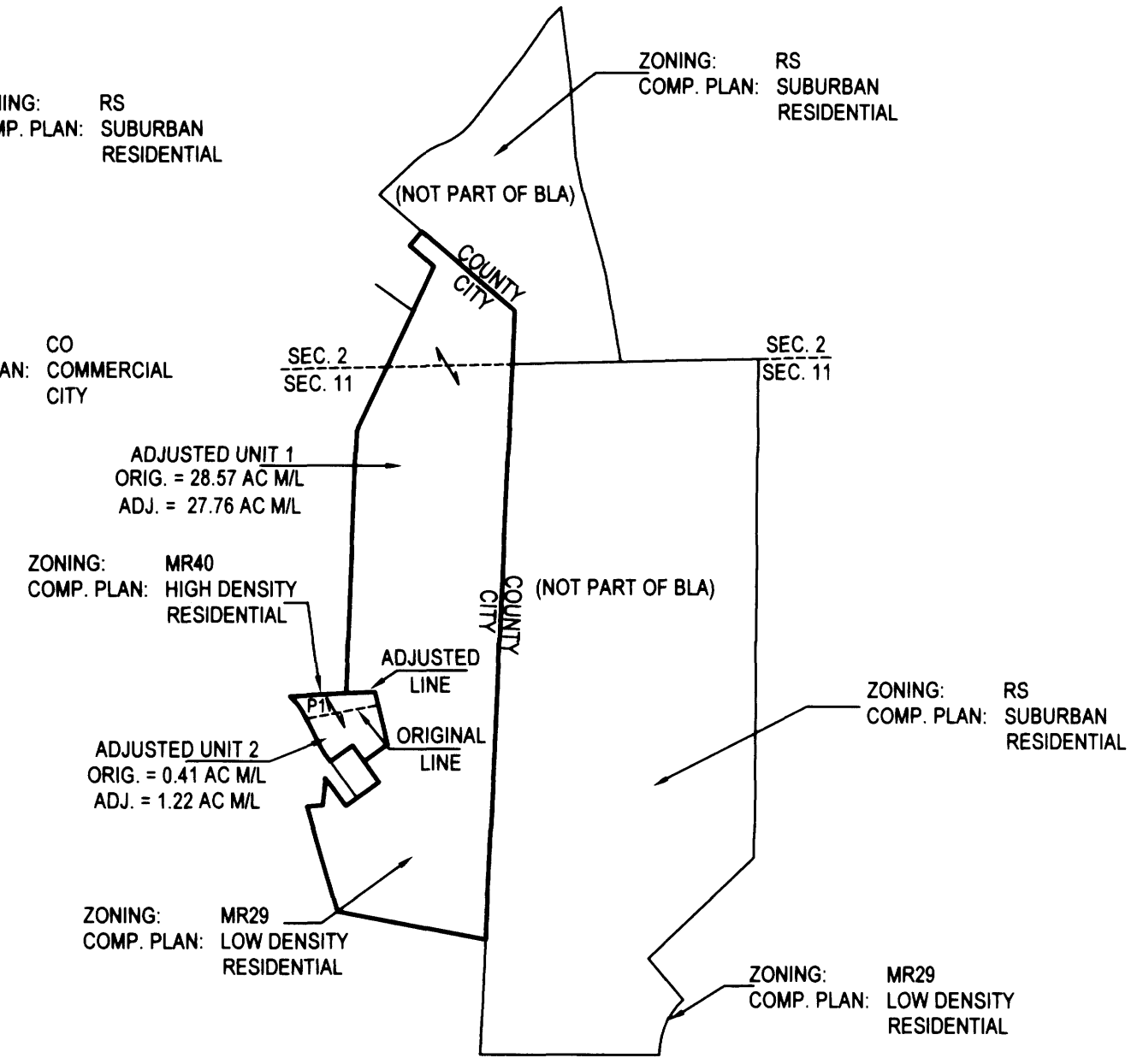


LEGAL LOTS

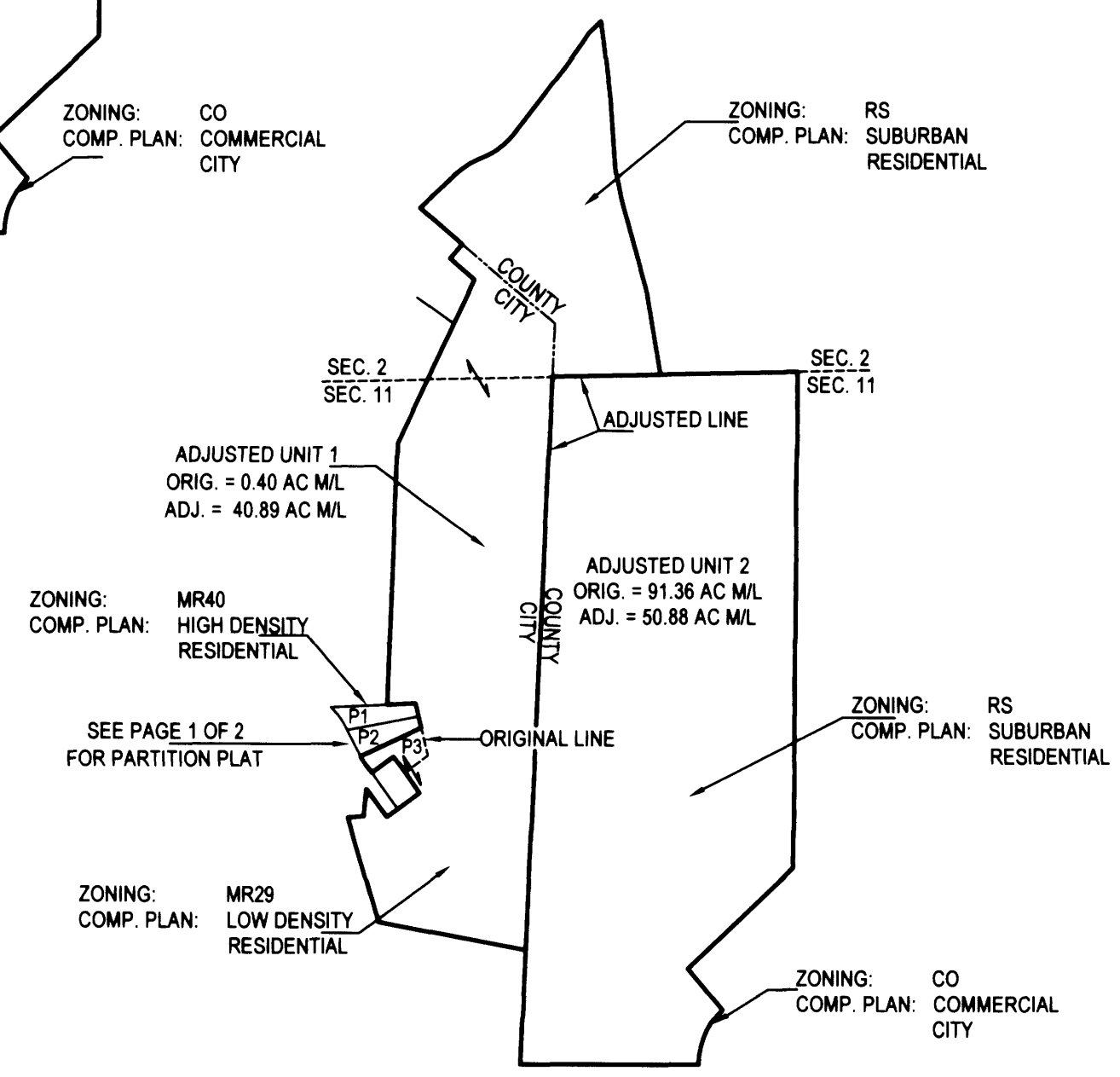
(PRIOR TO ADJUSTMENTS)



BLA-16-1 (3)



BLA -16-1 (1)



NOTE:

THE ACREAGES USED FOR THE BOUNDARY ADJUSTMENT ARE THOSE CALCULATED PER THE LAND PARTITION SHOWN ON PAGE 1 OF 2 AND THE RECORD ASSESSORS ACREAGE FOR PARCEL 2, PARTITION PLAT #2015-0016.

WATER: CITY
SEWER: RUSA
ZONING: VARIES (SEE MAP)
COMP. PLAN: VARIES (SEE MAP)

Carl Sweden Land Surveying LLC

558 SE Jackson St. Roseburg, Oregon 97470
Tel. 541-672-8344, Fax 541-672-1787

SURVEY FOR:	JOHN ATKINSON 2623 NW KLINE ROSEBURG, OR 97471	FILE/JOB: Atkinson LP1.dwg
SCALE: 1" = 50'	DRAWN BY: D. SWEEDEN	SHEET: 2 OF 2

2016-0015 B

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