

# 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

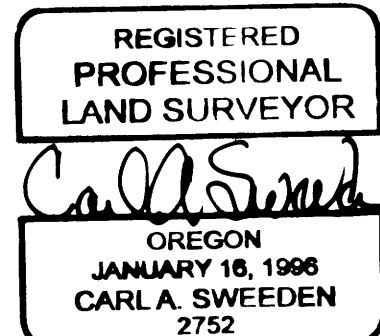
Douglas County Official Records  
Patricia K. Hitt, County Clerk  
2016-009475  
NO FEE  
06/14/2016 03:28:55 PM  
PLAT-PAR Cnt=1 Stn=33 HEDI  
This is a no fee document

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



Renews 6/30/16

### 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

### 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



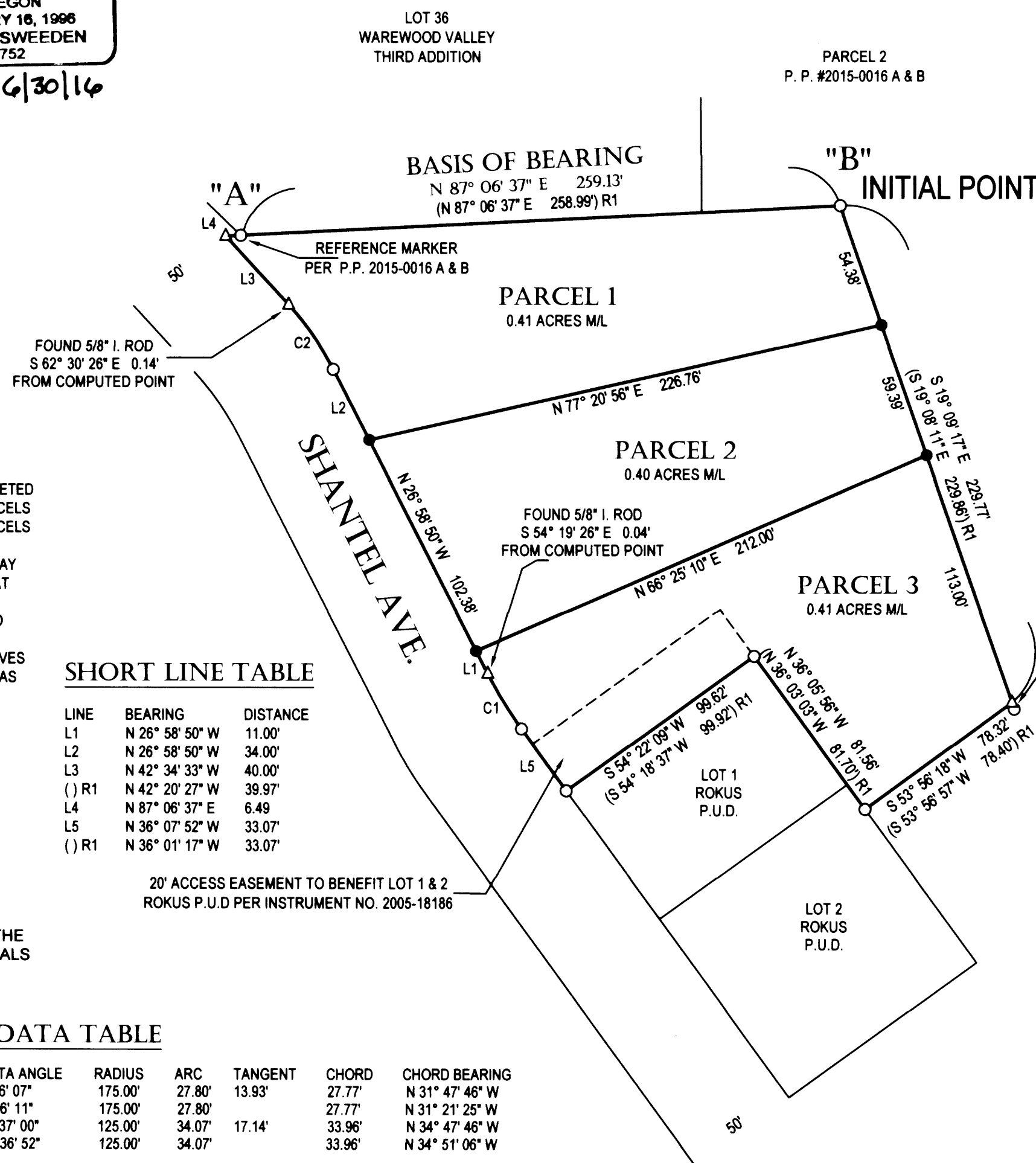
### CURVE DATA TABLE

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'	13.93'	27.77'	N 31° 21' 25" W
C2	15° 37' 00"	125.00'	34.07'	17.14'	33.96'	N 34° 47' 46" W
( ) R1	15° 36' 52"	125.00'	34.07'	17.14'	33.96'	N 34° 51' 06" W

### 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'

20' ACCESS EASEMENT TO BENEFIT LOT 1 & 2  
ROKUS P.U.D PER INSTRUMENT NO. 2005-18186



### 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 14<sup>TH</sup> 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

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