

LAND PARTITION PLAT

OF THAT LAND DESCRIBED IN INST. # 96-00505
 IN THE NW 1/4, SEC. 9, T. 27 S., R. 6 W., W.M.
 DOUGLAS COUNTY, OREGON - SEPTEMBER 2016
 PLANNING FILE #16-036

Douglas County Official Records
 Patricia K. Hitt, County Clerk 2016-015986
 NO FEE
 00425550201600159860010018
 PLAT-PAR Cnt=1 Stn=33 HEDI 10/11/2016 10:24:33 AM
 This is a no fee document

SURVEYORS CERTIFICATE

I, CARL A. SWEEDEN, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN HEREON IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92.

Carl A. Sweeden
 CARL A. SWEEDEN

LEGAL DESCRIPTION

INSTRUMENT NUMBER 1996-00505, DOUGLAS COUNTY, OREGON
 DEEDS AND RECORDS

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT LORETTA J. STEIN DOES HEREBY DECLARE THAT SHE IS THE OWNER OF THE LAND AND THAT SHE DOES CAUSE THE LAND TO BE PARTITIONED AND PLATTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES AND SHE DOES CREATE FOR THE BENEFIT OF PARCEL 2 THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT AS SHOWN.

Loretta J. Stein
 LORETTA J. STEIN



LEGEND:

- FD 5/8" IRON ROD W/ RPC "D. A. EDWARDS LS 2339" UNLESS NOTED OTHERWISE
- SET 5/8" X 30" IRON ROD WITH RED PLASTIC CAP "SWEEDEN LS 2752"
- () RECORD PER P. P. # 2016-0019 A & B
- ()R1 RECORD PER WILLOW RANCH SUBDIVISION VOL. 14, PAGE 6
- ()R2 RECORD PER M 26-68
- ()R3 RECORD PER M 108-42
- ALL PIPES MEASURED FOR INSIDE DIAMETER
- INSTRUMENT #1996-505 EQUALS RECORD R2

APPROVALS:

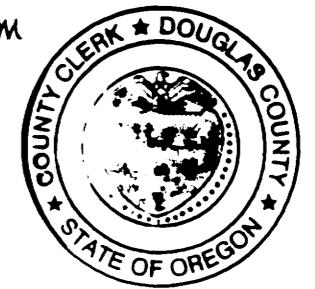
Kristian O. DeGroot 10-10-2016
 DOUGLAS COUNTY SURVEYOR DATE

Keith L. Cubic 10/7/16
 DIRECTOR, DOUGLAS COUNTY PLANNING DEPT. DATE

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

Jessie K. Wasm 10/11/2016
 DOUGLAS COUNTY TAX COLLECTOR DATE

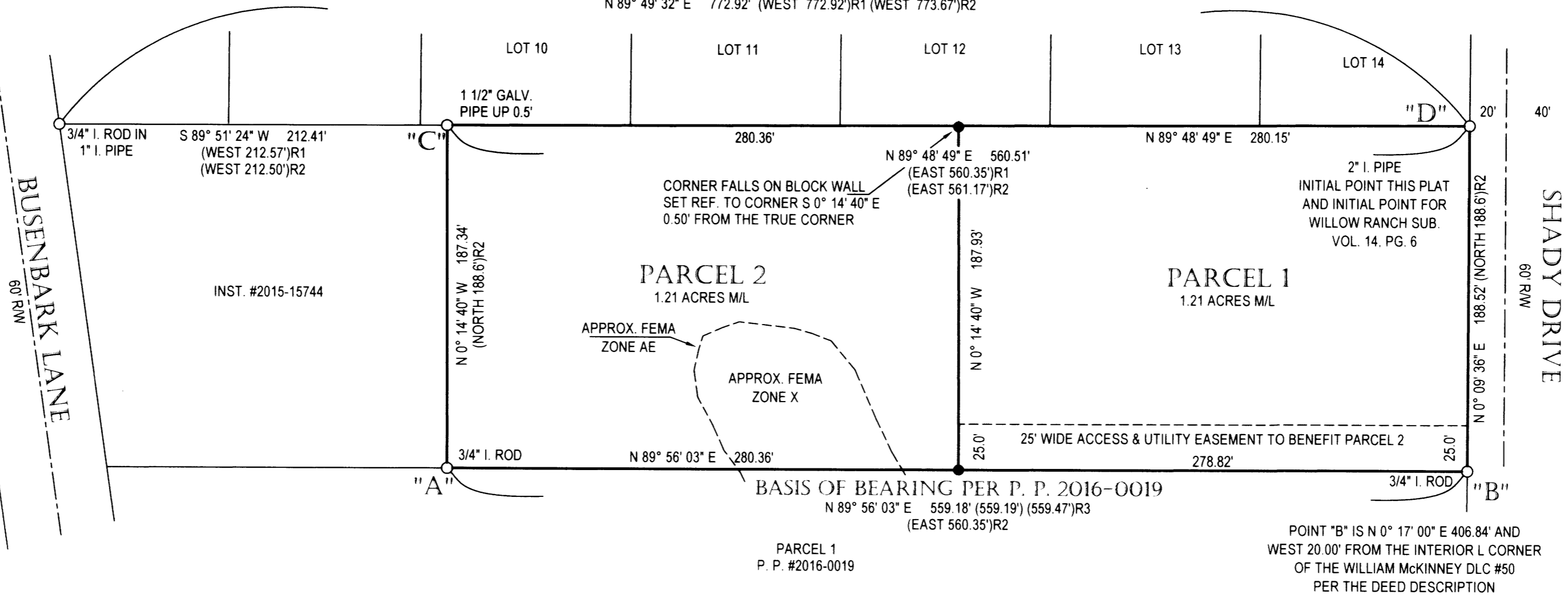
FILED THIS 11th DAY OF October, 2016 10:24 AM
Patricia K. Hitt 10/11/16
 DOUGLAS COUNTY CLERK DATE



WILLOW RANCH SUBDIVISION

VOL. 14, PG. 6

N 89° 49' 32" E 772.92' (WEST 772.92')R1 (WEST 773.67')R2



ACKNOWLEDGEMENT:

STATE OF OREGON)
 COUNTY OF DOUGLAS)

THERE PERSONALLY APPEARED BEFORE ME LORETTA J. STEIN, WHO IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

20 DAY OF September, 2016

Tricia Dunham
 NOTARY PUBLIC - OREGON (PRINTED NAME), (SIGNATURE)

939356 May 25, 2019
 COMMISSION NO. MY COMMISSION EXPIRES

NOTE:

M-070, DCSO DISK STAMPED "MR. ED 1989" SET IN AN 8" DIA. BY 42" LONG CONCRETE FILLED BELLTILE. FLUSH WITH GROUND. NGVD 29 ELEV: 408.619 APPROXIMATELY S 73° W 1460' FROM "A"

FEMA FLOOD MAP INFORMATION

PROPERTY LOCATED ON PANEL 41019C1710 F. EFFECTIVE 2/17/2010
 100 YEAR FLOOD ELEVATION = 409.5' NAVD 88
 THERE IS NO FLOODWAY IMPACT TO THIS PROPERTY

PROPERTY TOTAL ACREAGE
 2.42 ACRES ML

WATER: UMPQUA BASIN WATER
 SEWER: SEPTIC
 ZONING: 1R
 COMP. PLAN: COMMITTED RESIDENTIAL - 1 ACRE

NARRATIVE:

THIS LAND PARTITION WAS COMPLETED AS REQUESTED BY THE OWNER SHOWN TO DIVIDE THE LAND DESCRIBED IN INST. #1996-00505 INTO TWO PARCELS. THE BASIS OF BEARING FOR THIS LAND PARTITION IS THE NORTH LINE OF PARTITION PLAT #2016-0019 A & B SHOWN BETWEEN POSITIONS "A" AND "B". THE EXISTING MONUMENTS FOUND AT POSITION "A", "B", "C" AND "D" WERE HELD TO DETERMINE THE BOUNDARY WHICH WAS THEN DIVIDED INTO TWO EQUAL PARCELS AS DIRECTED AND APPROVED PER PLANNING FILE #16-036. WILLOW RANCH SUB. M 108-42 AND M 26-68 WERE ALSO CONSULTED DURING THE PREPARATION OF THIS LAND PARTITION.

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

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

SURVEY FOR:
LORETTA STEIN
 200 SHADY DRIVE
 ROSEBURG, OR 97471

SCALE: 1" = 60' DRAWN BY: D. SWEEDEN SHEET: 1 OF 1

2016-0024

2016-0024