

2018-0010 B

SURVEYOR'S CERTIFICATE:

I, RAYMOND F. BROWN, HEREBY, CERTIFY AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LANDS REPRESENTED HEREON ON PAGE 1 OF 2 AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF SAID LANDS:

Raymond F. Brown
RAYMOND F. BROWN - P.L.S. # 2391

3/26/2010
DATE

MAP OF SURVEY
LAND PARTITION

LOCATED IN THE:
NORTHEAST QUARTER OF SECTION 3,
TOWNSHIP 28 SOUTH, RANGE 6 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

DOUGLAS COUNTY PLANNING DEPT. FILE NO. 16-066

LEGAL DESCRIPTION:

THE FOLLOWING DESCRIBED PROPERTY IS LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

BEGINNING AT A 5/8 INCH IRON ROD LOCATED AT THE NORTHEAST CORNER OF LOT 37 OF ROSEWOOD ESTATES, PHASE 6, AS RECORDED IN VOLUME 21, PAGE 40, DOUGLAS COUNTY SURVEYOR'S OFFICE, DOUGLAS COUNTY, OREGON; THENCE N 89° 59' 48" W 154.09 FEET TO A 5/8 INCH IRON ROD LOCATED ON THE EASTERLY BOUNDARY OF LOT 55 OF SAID VOLUME 21, PAGE 40; THENCE N 0° 02' 15" E 73.04 FEET TO A 5/8 INCH IRON ROD LOCATED AT THE N.E. CORNER OF SAID LOT 55; THENCE N 89° 54' 11" W 74.04 FEET TO A 5/8 INCH IRON ROD LOCATED AT THE LOT CORNER COMMON TO LOTS 55 AND 56 OF SAID VOLUME 21, PAGE 40; THENCE S 89° 50' 19" W 72.94 FEET TO A 5/8 INCH IRON ROD LOCATED AT THE LOT CORNER COMMON TO LOTS 56 AND 57 OF SAID VOLUME 21, PAGE 40; THENCE N 89° 58' 39" W 73.23 FEET TO A 5/8 INCH IRON ROD LOCATED AT THE LOT CORNER COMMON TO LOTS 57 AND 58 OF SAID VOLUME 21, PAGE 40; THENCE S 89° 50' 28" W 72.83 FEET TO A 5/8 INCH IRON ROD LOCATED AT THE LOT CORNER COMMON TO LOTS 58 AND 59 OF SAID VOLUME 21, PAGE 40; THENCE N 89° 59' 10" W 74.51 FEET TO A 5/8 INCH IRON ROD LOCATED AT THE N.W. CORNER OF SAID LOT 59; THENCE N 0° 00' 13" E 151.23 FEET TO A 5/8 INCH IRON ROD; THENCE N 0° 03' 52" W 329.69 FEET TO A 5/8 INCH IRON ROD; THENCE N 89° 55' 53" E 419.47 FEET TO A 5/8 INCH IRON ROD; THENCE S 2° 24' 22" W 15.21 FEET TO A 5/8 INCH IRON ROD; THENCE S 89° 56' 43" E 78.73 FEET TO A 5/8 INCH IRON ROD LOCATED AT THE N.W. CORNER OF PARCEL 1 OF THAT LAND PARTITION DEFINED BY MAP FILE NUMBER 1991-0052, DOUGLAS COUNTY SURVEYOR'S OFFICE, DOUGLAS COUNTY, OREGON; THENCE S 0° 07' 36" E 111.39 FEET TO A 5/8 INCH IRON ROD COMMON TO THE PARCELS 1 AND 2 OF SAID LAND PARTITION; THENCE S 0° 20' 45" W 112.34 FEET TO A 5/8 INCH IRON ROD LOCATED AT THE S.W. CORNER OF SAID PARCEL 2; THENCE S 89° 41' 16" E 24.99 FEET TO A 5/8 INCH IRON ROD LOCATED AT THE N.W. CORNER OF LOT 94 OF ROSEWOOD ESTATES, PHASE 3, AS RECORDED IN VOLUME 19, PAGE 30, DOUGLAS COUNTY SURVEYOR'S OFFICE, DOUGLAS COUNTY, OREGON; THENCE S 0° 03' 27" W 78.92 FEET TO A 5/8 INCH IRON ROD LOCATED AT THE LOT CORNER COMMON TO LOTS 94 AND 93 OF SAID VOLUME 19, PAGE 30; THENCE S 0° 01' 31" W 78.73 FEET TO A 5/8 INCH IRON ROD LOCATED AT THE LOT CORNER COMMON TO LOTS 93 AND 92 OF SAID VOLUME 19, PAGE 30; THENCE S 0° 01' 33" W 157.44 FEET TO THE POINT OF BEGINNING.

PARTITIONER:
DEBBIE WILKISON
571 LITTLE VALLEY ROAD
ROSEBURG, OR. 97471

LEGAL OWNER OF RECORD:
RONALD A. AND DEBBIE L. WILKISON
AND SHAWN W. AND GARRA J. BATESON
571 LITTLE VALLEY ROAD
ROSEBURG, OR. 97471

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT RONALD A AND DEBBIE L. WILKISON AND SHAWN W. AND GARRA J. BATESON, DO HEREBY DECLARE THAT THEY ARE THE OWNERS OF THE LANDS REPRESENTED HEREON AND THAT THEY DID CAUSE THE LAND TO BE PARTITIONED AND PLATTED, AND THE EASEMENTS SHOWN TO BE CREATED, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OREGON REVISED STATUTES AND IN ACCORDANCE WITH DOUGLAS COUNTY PLANNING DEPARTMENT APPROVAL FILE NO. 16-066.

TOTAL NUMBER OF PARCELS: THREE (3)
WATER SUPPLY: ROBERTS CREEK WATER DISTRICT
SEWER DISPOSAL: GREEN SANITARY DISTRICT
ZONING: R - 1 (SINGLE FAMILY RESIDENTIAL)
COMP. PLAN: RMD (MEDIUM DENSITY RESIDENTIAL)

Ronald A. Wilkison
RONALD A. WILKISON
3-30-18
DATE

Debbie L. Wilkison
DEBBIE L. WILKISON
3-30-18
DATE

Shawn W. Bateson
SHAWN W. BATESON
3-30-18
DATE

Garra J. Bateson
GARRA J. BATESON
3-30-18
DATE

PREPARED BY:
RAYMOND F. BROWN - P.L.S. # 2391
P.O. BOX 539
CANYONVILLE, OR. 97417
PHONE: 541-839-6185



EXP. 12/31/2019

ACKNOWLEDGEMENT:

STATE OF OREGON)
) SS
COUNTY OF DOUGLAS)

PERSONALLY APPEARED BEFORE ME, RONALD A. AND DEBBIE L. WILKISON AND SHAWN W. AND GARRA J. BATESON, AND AKNOWLEDGED THE FOREGOING TO BE A VOLUNTARY AND FREE ACT

APPROVALS:

Keith L. Cubic
DOUGLAS COUNTY PLANNING DEPARTMENT
DIRECTOR

APRIL 18, 2018
DATE

Brenda L. Humphries
DOUGLAS COUNTY SURVEYOR

April 18, 2018
DATE

THIS INSTRUMENT WAS AKNOWLEDGED BEFORE ME ON THIS THE 30th DAY OF March, 2018

Brenda L. Humphries
NOTARY PUBLIC - OREGON (PRINT NAME) *Brenda L. Humphries*
(SIGNATURE)



COMMISSION NUMBER 954895 MY COMMISSION EXPIRES Sept 27, 2020

CERTIFICATION OF TAX PREPAYMENT:

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

Jessie Johnson
DOUGLAS COUNTY TAX COLLECTOR

4/18/18
DATE

2018-0010 B