

LAND PARTITION PLAT
IN SEC. 2 & 3, NW 1/4 SEC. 1, E 1/2 AND NW 1/4 SEC. 10 & W 1/2 SEC 14
THE W 1/2 SEC. 11, T. 26 S., R. 4 W. AND THE W 1/2
SEC 36, S 1/2 SEC. 25, T. 25 S., R. 4 W., W. M.
DOUGLAS COUNTY, OREGON - OCTOBER 2018
PLANNING FILE #17-078

Douglas County Official Records 2018-019622
Patricia K. Hitt, County Clerk
NO FEE
00477834201800196220010012
12/13/2018 09:07:44 AM
PLAT-PAR Cnt=1 Stn=36 AWTAYLOR
This is a no fee document

SURVEYORS CERTIFICATE:

I, CARL A. SWEEDEN, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE CORRECTLY PREPARED THE PLAT SHOWN HEREON IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92 AND THAT NO LINES OR PARCELS HAVE BEEN MARKED IN ANY WAY.

Carl A. Sweeden
CARL A. SWEEDEN



LEGAL DESCRIPTION

THOSE LANDS DESCRIBED IN INSTRUMENT #2017-16695, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS EXCEPTING THEREFROM PARCEL 2, PP #2016-0032.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THOMAS E. ROSE AND BILLIE F. ROSE 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 WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES AND IN ACCORDANCE WITH THE DOUGLAS COUNTY PLANNING DEPARTMENT APPROVAL FILE #17-078 AND THAT THEY DO CREATE FOR THE BENEFIT OF PARCELS 1, 2 AND 3 THE 35 FOOT WIDE ACCESS AND UTILITY EASEMENT AS SHOWN.

Thomas E. Rose
THOMAS E. ROSE
Billie F. Rose
BILLIE F. ROSE



APPROVALS:

Richard A. Hunt 12/6/2018
DOUGLAS COUNTY SURVEYOR DATE

Director, Douglas County Planning Department 12/6/18 DATE

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

Michele Nelson, Chief Deputy 12/10/18
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 13th DAY OF December, 2018

Patricia K. Hitt 12/13/2018
DOUGLAS COUNTY CLERK DATE

LEGEND:

FOUND 5/8" X 30 IRON ROD W/ RPC "SWEEDEN LS2752"

NOTES:

PARCELS 1, 2 AND 3 ARE PART OF ADJUSTED UNIT 1 PER PLANNING APPROVAL M17-016, INST. #2017-15546

THE CENTERLINE OF THE 35' WIDE ACCESS AND UTILITY EASEMENT IS SITUATED OVER THE CENTER OF AN EXISTING GRAVEL ROADWAY. 17.5 FEET ON EACH SIDE OF THE GRAVEL ROAD CENTERLINE.

LINE BEARING DIST.

- L1 N 56°41'17" W 106.72 TIE
L2 S 00°48'09" W 230.44'
L3 S 62°14'02" W 282.45'
L4 S 23°56'02" W 181.56'
L5 S 00°48'09" W 285.03'
L6 S 79°33'31" E 493.51'
L7 S 00°49'51" W 284.66'
L8 S 03°43'01" W 1075.43'
L9 N 82°29'59" W 247.63'
L10 S 01°38'02" W 876.14'

NARRATIVE:

THIS LAND PARTITION WAS COMPLETED AS REQUESTED BY THE OWNERS SHOWN TO PARTITION THAT LAND DESCRIBED IN INST. #2017-16695 INTO THREE PARCELS AS APPROVED BY THE DOUGLAS COUNTY PLANNING DEPARTMENT APPROVAL FILE #17-078. IT IS THE LAND DEEDED TO THOMAS ROSE PER INST. #2017-15546 APPROVED BY THE DOUGLAS COUNTY PLANNING DEPARTMENT FILE #17-016. THIS PARTITION PLAT IS BASED ON THE SURVEYS FOR P. P. #2016-0032 "A" AND "B" AND P. P. #2017-0004 USING RM 3-28, P.P. #1990-0016 AND P.P. #1994-0105 A & B.

ACKNOWLEDGEMENT:

STATE OF OREGON )
COUNTY OF DOUGLAS )

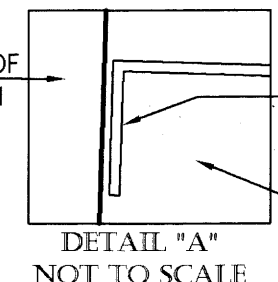
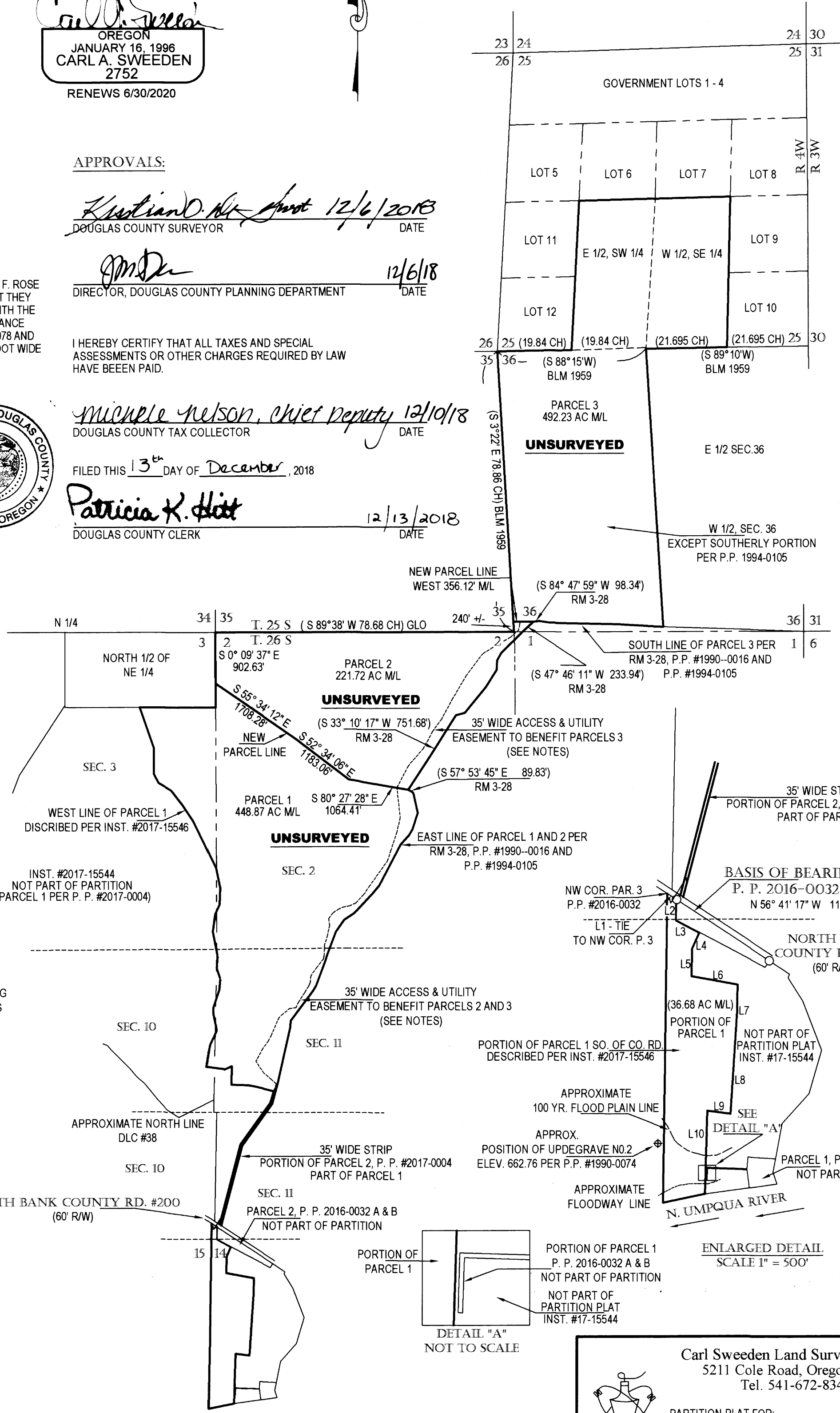
THERE PERSONALLY APPEARED BEFORE ME THOMAS E. ROSE AND BILLIE F. ROSE WHO ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE FOREGOING INSTRUMENT AND THEY DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

3rd DAY OF December, 2018

Jessica Ann Dora Jones McCard
NOTARY PUBLIC - OREGON (PRINTED NAME), (SIGNATURE)

976046 June 25, 2022
COMMISSION NO. MY COMMISSION EXPIRES



Carl Sweeden Land Surveying LLC
5211 Cole Road, Oregon 97462
Tel. 541-672-8344
PARTITION PLAT FOR:
THOMAS AND BILLIE ROSE
16118 NORTH BANK RD
ROSEBURG, OR 97470
SCALE: 1" = 1500' DRAWN BY: C. SWEEDEN SHEET: 1 OF 1