

SURVEYOR'S CERTIFICATE

I, JOHN J. VOORHEIS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2635, HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND MARKED WITH PROPER MONUMENTS, THAT TRACT OF LAND REPRESENTED ON THIS PARTITION PLAT, THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF THE BOUNDARY AS SET FORTH HEREON.

LOTS 9, 10, 11, AND THE NORTH HALF OF LOT 12, BLOCK 36, KINNEY'S IMPROVED PLAT OF THE CITY OF ROSEBURG, DOUGLAS COUNTY, OREGON, DOUGLAS COUNTY SUBDIVISION PLAT RECORDS.

THE LANDS BEING PARTITIONED HEREON CONTAIN 12,210.7 SQUARE FEET (0.2803 ACRE), MORE OR LESS.

John J. Voorheis
JOHN J. VOORHEIS, OREGON PROFESSIONAL LAND SURVEYOR NO. 2635

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT JOHN L. MUESSE, IS THE OWNER OF THE REAL PROPERTY DESCRIBED ON THE ANNEXED PLAT, AND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND THAT HE HAS CAUSED THE SAME TO BE PARTITIONED AND SURVEYED INTO PARCELS AS SHOWN ON THE ANNEXED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES, AND, IN ACCORDANCE WITH THE CITY OF ROSEBURG APPROVAL FILE NO. P-19-003. THE 10 FOOT WIDE SEWER EASEMENT IN FAVOR OF PARCEL 1, IS HEREBY CREATED FOR THE PURPOSES INDICATED.

PARTITION PLAT CONSENT AFFIDAVIT

FROM JOHN L. MUESSE, GRANTEE OF THAT WARRANTY DEED RECORDED MARCH 15, 2018 AS DOCUMENT NO. 2018-005018, DOUGLAS COUNTY OFFICIAL RECORDS.

RECORDED AS DOCUMENT NO. 2020-007577, DOUGLAS COUNTY OFFICIAL RECORDS

IRREVOCABLE PETITION

AN IRREVOCABLE PETITION FOR IMPROVEMENTS APPLICABLE TO THE SUBJECT PROPERTY IS RECORDED AS DOCUMENT NO. 2020-006776, DOUGLAS COUNTY OFFICIAL RECORDS.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION LOTS 9, 10, 11, AND THE NORTH HALF OF LOT 12, BLOCK 36, KINNEY'S IMPROVED PLAT OF THE CITY OF ROSEBURG, DOUGLAS COUNTY, OREGON INTO TWO PARCELS.

MONUMENTS SHOWN AS FOUND ON THE ANNEXED DRAWING WERE RECOVERED AS SHOWN AND TIED INTO A CONTROL NETWORK. STREET AND ALLEY CENTERLINE INTERSECTIONS WERE THEN ESTABLISHED AS FOLLOWS: THE MONUMENT ESTABLISHED AT THE CENTERLINE INTERSECTION OF KLAMATH AVENUE AND FULTON STREET WAS RECOVERED AS SHOWN. THE CALCULATED POSITION FOR THE CENTERLINE INTERSECTION OF KLAMATH AVENUE AND GARDINER STREET WAS ESTABLISHED PROPORTIONATELY BASED ON TIE DISTANCES SHOWN ON SURVEY NO. M146-50. THE ELECTRONIC POSITION FOR THE CENTERLINE INTERSECTION OF GARDINER STREET AND THE BLOCK 36 ALLEY WAS ESTABLISHED BY INTERSECTING THE RECORD BEARING OF THE CENTERLINE OF GARDINER STREET WITH A LINE PARALLEL WITH AND 10 FEET NORTHERLY OF THE MONUMENTED NORTH LINE OF LOTS 13 THROUGH 18, INCLUSIVE, OF SAID BLOCK 36, AS SAID LINE WAS MONUMENTED BY HIBBS ON HIS SURVEYS NO. M142-26 AND NO. M150-33. THE ELECTRONIC POSITION FOR THE CENTERLINE INTERSECTION OF FULTON STREET AND THE BLOCK 36 ALLEY WAS ESTABLISHED BY FIRST ESTABLISHING A POSITION ON THE CENTERLINE OF SAID FULTON STREET 30 FEET WESTERLY, AT RIGHT ANGLES TO SAID CENTERLINE, FROM THE MONUMENTED NORTHWEST CORNER OF SAID LOT 13, AS SAID CORNER WAS MONUMENTED BY HIBBS ON HIS SURVEY NO. M150-33. THIS LINE WAS THEN INTERSECTED BY A LINE PARALLEL WITH AND 10 FEET NORTHERLY OF SAID MONUMENTED NORTH LINE OF LOTS 13 THROUGH 18, INCLUSIVE.

BLOCK CORNERS FOR THE NORTH PORTION OF BLOCK 36 (LOTS 1 THROUGH 12, INCLUSIVE) WERE THEN ESTABLISHED BY "OFFSETTING" SAID PREVIOUSLY CALCULATED CENTERLINE INTERSECTIONS EITHER 30 OR 10 FEET AS APPLICABLE. INDIVIDUAL 25 FOOT LOT CORNERS WERE THEN PROPORTIONED ALONG THE NORTH AND SOUTH LINES OF SAID LOTS 1 THROUGH 12.

I HELD SURVEY NO. M146-50 TO CONTROL SAID BLOCK 36 INSTEAD OF THE 1946 BEN IRVING SURVEY OF LOTS 5 THROUGH 8, INCLUSIVE, AS I FEEL IT MORE ACCURATELY REFLECTS THE LOCATION OF SAID BLOCK, NOT TO MENTION A LARGE PORTION OF KINNEY'S IMPROVED PLAT.

THE "DETAIL" PORTION OF THE DRAWING SHOWS THE LOCATION OF TWO STRUCTURES ON PARCEL 1 AND A "BUILDABLE" AREA WITH SETBACKS ON PARCEL 2.

THIS SURVEY WAS EXECUTED WITH A SOKKIA SET3E TOTAL STATION. THE FIELD CREW CONSISTED OF TOM MILSTEAD AND KEITH COLISCH. JOHN VOORHEIS PREPARED THE PLAT.

Douglas County Official Records 2020-007581
Daniel J. Loomis, County Clerk
NO FEE
00511556202000075810020029
04/30/2020 01:50:26 PM
PLAT-PAR Cnt=1 Stn=33 HAJOHNST
This is a no fee document

APPROVALS

APPROVED THIS 23 DAY OF APRIL, 2020

Shantana
CITY OF ROSEBURG
COMMUNITY DEVELOPMENT DIRECTOR

APPROVED THIS 27 DAY OF APRIL, 2020

R. P.
CITY OF ROSEBURG
PUBLIC WORKS DIRECTOR

APPROVED THIS 27 DAY OF April, 2020

Justin O. Dix
DOUGLAS COUNTY SURVEYOR

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID THIS 28 DAY OF April, 2020

Michelle Nelson
DOUGLAS COUNTY TAX COLLECTOR

FILED THIS 30th DAY OF April, 2020 AT 1:50 O'CLOCK P M

DOUGLAS COUNTY CLERK
By H. J. Loomis DEPUTY
DOUGLAS COUNTY CLERK



EASEMENTS OF RECORD NOT SHOWN

NO EASEMENTS OF RECORD AFFECTING EITHER OF THE SUBJECT PROPERTIES ARE SHOWN IN EXHIBIT "C" (LIENS & ENCUMBRANCES) OF THAT SUBDIVISION GUARANTEE PREPARED BY FIRST AMERICAN TITLE COMPANY OF OREGON AS ORDER NO. 7399-3263557 ON JUNE 25, 2019 AND UPDATED ON JANUARY 30, 2020.

ZONE: LIMITED MULTIPLE FAMILY RESIDENTIAL (MR-14)
COMP. PLAN: MEDIUM DENSITY RESIDENTIAL (MDR)
WATER: CITY OF ROSEBURG
SEWER: ROSEBURG URBAN SANITARY AUTHORITY

COMMUNITY DEVELOPMENT DEPARTMENT FILE NO. P-19-003

THIS PLAT WAS PREPARED WITH A HEWLETT-PACKARD (HP) DESIGN JET 430 USING NO. C4844A INKJET INK ON CONTINENTAL IMAGING NO. JPC4M2 POLYESTER FILM.

VOORHEIS LAND SURVEYING, John J. Voorheis, LS 2635
Post Office Box 1439, Merlin, Oregon (541) 476-0601

PARTITION PLAT

OF LOTS 9, 10, 11, & THE NORTH 1/2 OF LOT 12, BLOCK 36, KINNEY'S IMPROVED PLAT OF THE CITY OF ROSEBURG, SITUATED IN THE SW 1/4 SE 1/4 SECTION 18, T.27S., R.5.W., W.M., CITY OF ROSEBURG, DOUGLAS COUNTY, OREGON
SURVEY FOR: John L. Muesse DATE: January 6, 2020
Huntington Beach, CA 92647

REGISTERED PROFESSIONAL LAND SURVEYOR

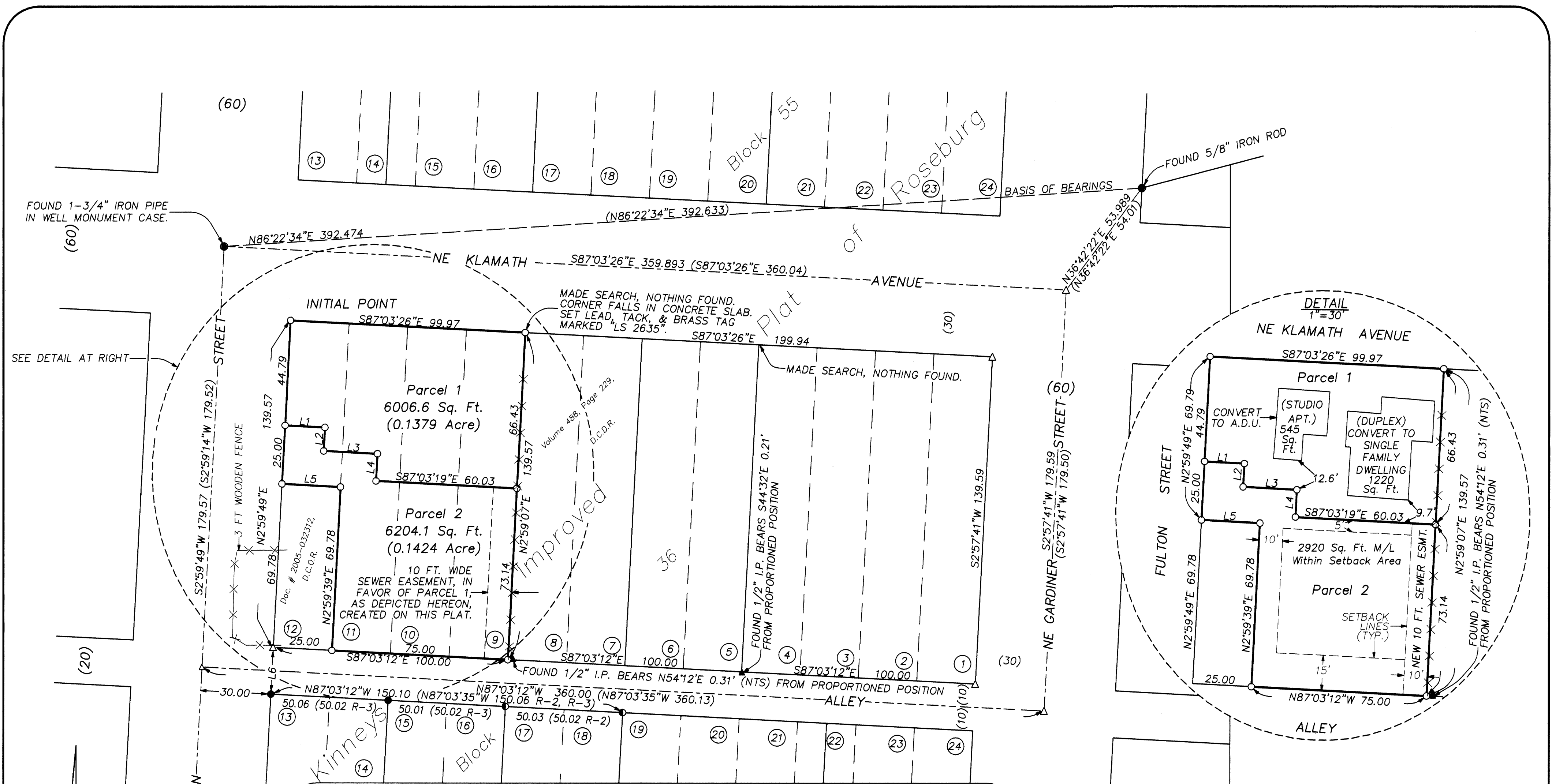
John J. Voorheis
OREGON
JULY 20, 1993
JOHN J. VOORHEIS
2635

LICENSE RENEWAL DATE:
JUNE 30, 2020

SHEET 1 OF 2

2020-0014 A

2020-0014 A



FOUND 1-3/4" IRON PIPE IN WELL MONUMENT CASE.

SEE DETAIL AT RIGHT

MADE SEARCH, NOTHING FOUND. CORNER FALLS IN CONCRETE SLAB. SET LEAD, TACK, & BRASS TAG MARKED "LS 2635".

FOUND 1/2" I.P. BEARS S44°32'E 0.21' FROM PROPORTIONED POSITION

FOUND 1/2" I.P. BEARS N54°12'E 0.31' (NTS) FROM PROPORTIONED POSITION

LEGEND

- = SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "VOORHEIS LS 2635", UNLESS SHOWN OTHERWISE.
- = FOUND 5/8" IRON ROD MARKED "HIBBS LS 52989", PER SURVEY NO. M150-33 (R-3), UNLESS SHOWN OTHERWISE.
- ◐ = FOUND 5/8" IRON ROD MARKED "HIBBS LS 52989", PER SURVEY NO. M142-26 (R-2)
- ▲ = FOUND 1/2" IRON PIPES PER SURVEY OF LOTS 5, 6, 7, & 8, BLOCK 36, KINNEY'S ADDITION...(R-4, R-8)
- = FOUND "STREET MONUMENT" OR OTHER CONTROLLING MONUMENT, AS SHOWN ON SURVEY NO. M146-50 (R-1)
- △ = CALCULATED OR RECORD POSITION. NOTHING FOUND OR SET.

BASIS OF BEARINGS: CALCULATED FROM TIES SHOWN ON SURVEY NO. M146-50 (R-1)

() = RECORD INFORMATION, OR CALCULATED FROM RECORD INFORMATION, AS SHOWN ON SURVEY NO. M146-50, UNLESS SHOWN OTHERWISE.

—X—X— = 7 FT. PLYWOOD FENCE, UNLESS NOTED OTHERWISE (10) = LOT NUMBER PER KINNEY'S IMPROVED PLAT

NTS = NOT TO SCALE TYP. = TYPICAL I.P. = IRON PIPE I.R. = IRON ROD

D.C.O.R. = DOUGLAS COUNTY OFFICIAL RECORDS D.C.D.R. = DOUGLAS COUNTY DEED RECORDS

REFERENCES

R-1 = SURVEY NO. M146-50 R-2 = SURVEY NO. M142-26 R-3 = SURVEY NO. M150-33
 R-4 = SURVEY OF LOTS 5, 6, 7, & 8, BLOCK 36, KINNEY'S ADDITION, VOL. 1, PAGE 41 (AS RE-DRAFTED BY BEN IRVING)
 R-5 = DOCUMENT NO. 2018-005018, DOUGLAS COUNTY OFFICIAL RECORDS
 R-6 = DOCUMENT NO. 2005-032312, DOUGLAS COUNTY OFFICIAL RECORDS
 R-7 = VOLUME 488, PAGE 229, DOUGLAS COUNTY DEED RECORDS R-8 = SURVEY NO. CS 39/033

LINE	DISTANCE	BEARING
L1	17.00	S87°03'19"E
L2	10.00	N2°59'39"E
L3	22.95	S87°03'19"E
L4	11.64	N2°59'39"E
L5	25.00	S87°03'19"E
L6	20.00	N2°59'49"E

REGISTERED PROFESSIONAL LAND SURVEYOR

John J. Voorheis

OREGON
 JULY 20, 1993
 JOHN J. VOORHEIS
 2635

LICENSE RENEWAL DATE:
 JUNE 30, 2020

THIS PLAT WAS PREPARED WITH A HEWLETT-PACKARD (HP) DESIGN JET 430 USING NO. C4844A INKJET INK ON CONTINENTAL IMAGING NO. JPC4M2 POLYESTER FILM.

VOORHEIS LAND SURVEYING, John J. Voorheis, LS 2635
 Post Office Box 1439, Merlin, Oregon (541) 478-0801

PARTITION PLAT
 OF LOTS 9, 10, 11, & THE NORTH 1/2 OF LOT 12, BLOCK 36, KINNEY'S IMPROVED PLAT OF THE CITY OF ROSEBURG, SITUATED IN THE SW 1/4 SE 1/4 SECTION 18, T.27S., R.5.W., W.M., CITY OF ROSEBURG, DOUGLAS COUNTY, OREGON
 SURVEY FOR: John L. Muesse DATE: January 6, 2020
 Huntington Beach, CA 92647 SCALE: 1" = 30'

