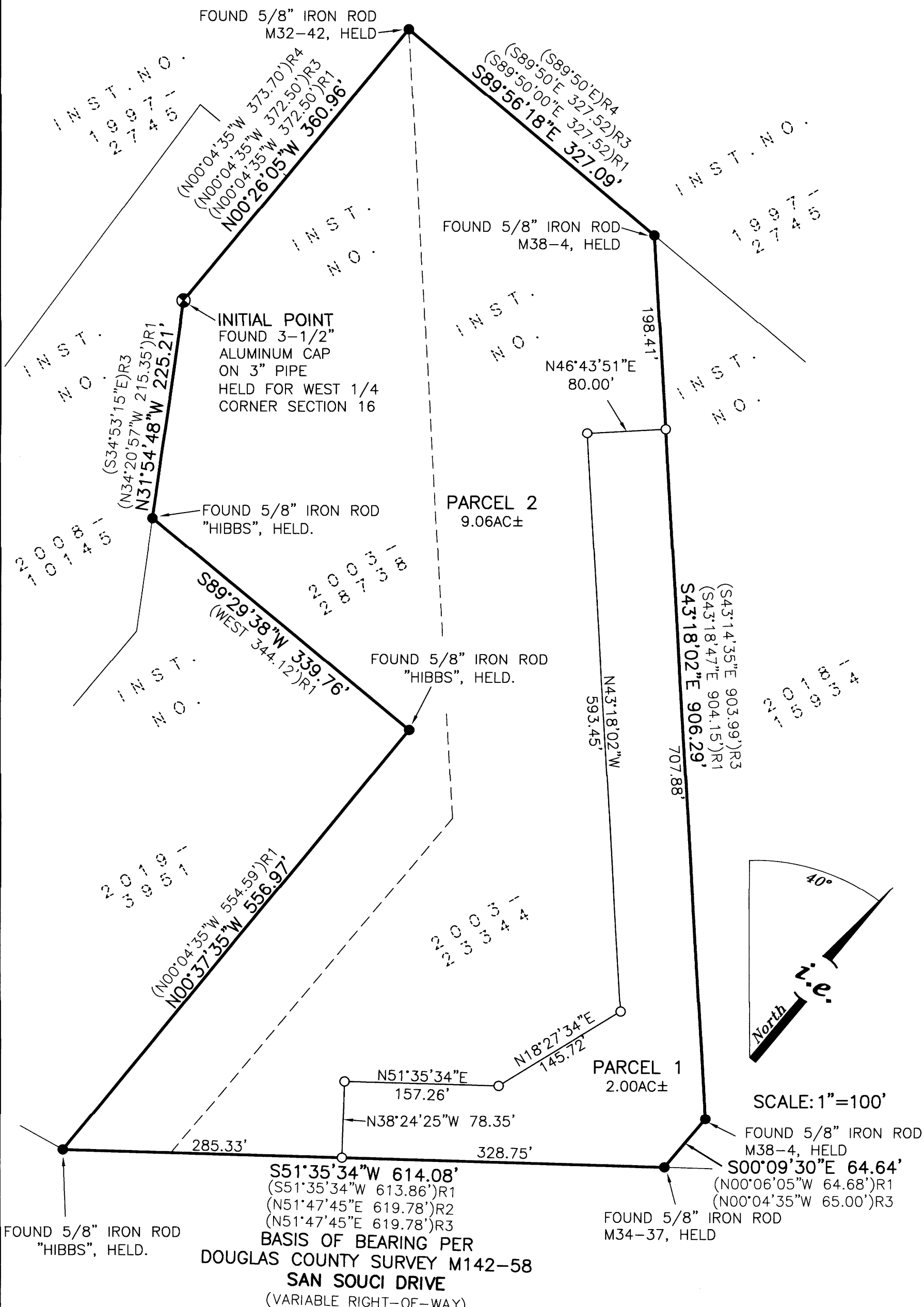


LEGEND

- - DENOTES FOUND 5/8" IRON ROD AS NOTED
- ⊕ - DENOTES FOUND MONUMENT AS NOTED
- - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING, INC."
- ()R1 - DENOTES RECORD PER DOUGLAS COUNTY SURVEY M142-58
- ()R2 - DENOTES RECORD PER DOUGLAS COUNTY SURVEY M34-37
- ()R3 - DENOTES RECORD PER DOUGLAS COUNTY SURVEY M38-4
- ()R4 - DENOTES RECORD PER DOUGLAS COUNTY SURVEY M32-42



PLANNING DEPARTMENT FILE NO. 20-040

LAND PARTITION
 LOCATED IN THE SOUTHWEST AND NORTHWEST QUARTERS OF SECTION 16, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
 OCTOBER 15, 2020

ZONE: RR
 COMP. PLAN: RC2
 WATER: UMPQUA BASIN WATER ASSOCIATION
 SEWER: ONSITE SEPTIC

PARTITION PLAT CONSENT AFFIDAVIT TRUST DEED

A CONSENT AFFIDAVIT FROM FROM OREGON COMMUNITY CREDIT UNION, BENEFICIARY OF THAT LINE OF CREDIT TRUST DEED RECORDED AS 2017-10317, DEED RECORDS OF DOUGLAS COUNTY, OREGON, HAS BEEN RECORDED AS INSTRUMENT NUMBER 2020-020778, DEED RECORDS OF DOUGLAS COUNTY, OREGON.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT KARLA L. ROADY IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THE PROPERTY PARTITIONED INTO TWO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES.

Karla L. Roady 11-16-20
 KARLA L. ROADY DATE

ACKNOWLEDGMENT

STATE OF OREGON }
 COUNTY OF DOUGLAS }ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 16 DAY OF November, 2020, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED KARLA L. ROADY WHO DID SAY THAT SHE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Elaine Berg
 ELAINE ESTHER BERG, NOTARY PUBLIC - OREGON
 COMMISSION NO.: 972256
 MY COMMISSION EXPIRES: MARCH 12, 2022

EASEMENTS OF RECORD

THE FOLLOWING ITEMS LISTED PER A PUBLIC RECORD REPORT FOR NEW SUBDIVISION OR LAND PARTITION PREPARED BY WESTERN TITLE AND ESCROW, ORDER NO. WT020164 DATED OCTOBER 9, 2020 THAT ENCUMBER THE TRACT BEING PARTITIONED HEREON HAVE BEEN ADDRESSED AS FOLLOWS:

5. EASEMENT FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: PACIFIC POWER AND LIGHT CO.
 PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION LINES
 RECORDING DATE: MARCH 6, 1975
 RECORDING NO: 75-2922
(NOT PLOTTABLE-BLANKET-TYPE EASEMENT)
6. EASEMENT FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: PACIFIC POWER AND LIGHT CO.
 PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION LINES
 RECORDING DATE: MARCH 21, 1975
 RECORDING NO: 75-3661
(NOT PLOTTABLE-BLANKET-TYPE EASEMENT)
7. EASEMENT FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: PACIFIC POWER AND LIGHT CO.
 PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION LINES
 RECORDING DATE: MAY 22, 1975
 RECORDING NO: 75-6572
(NOT PLOTTABLE-BLANKET-TYPE EASEMENT)

Douglas County Official Records
 Daniel J. Loomis, County Clerk 2020-020779
 NO FEE
 00526480202000207790010014
 12/01/2020 02:32:44 PM
 PLAT-PAR Cnt=1 Str=40 JLG00DWI
 This is a no fee document

APPROVALS

[Signature] 12/1/2020
 DOUGLAS COUNTY PLANNING DIRECTOR DATE

[Signature] 12/01/2020
 DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 12/1/2020
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 15 DAY OF December, 2020, 2:30 O'CLOCK AM (PM)
[Signature] 12-01-2020
 DOUGLAS COUNTY CLERK DATE

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBERS 2003-28738 AND 2003-23344, DEED RECORDS OF DOUGLAS COUNTY, OREGON. THE PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN. MONUMENTS WERE SET AT THE LOCATION AS REQUESTED BY THE CLIENT TO DELINEATE THE 2.00 ACRE PARCEL AS SHOWN.

SURVEYOR'S CERTIFICATE

I, BRENT H. KNAPP, OREGON PROFESSIONAL LAND SURVEYOR NO. 81116, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED THE LAND SHOWN ON THE ANNEXED PLAT, OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION.

A TRACT OF LAND BEING THOSE TRACTS AS DESCRIBED IN INSTRUMENT NUMBERS 2003-28738 AND 2003-23344, DEED RECORDS OF DOUGLAS COUNTY, LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 16, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT A 3 & 1/2-INCH ALUMINUM CAP BEING THE WEST QUARTER CORNER OF SAID SECTION 16; THENCE NORTHERLY ALONG THE WEST BOUNDARY OF SAID INSTRUMENT NUMBER 2003-28738, NORTH 00°26'05" WEST, 360.96 FEET TO A 5/8-INCH IRON ROD AT THE MOST NORTHERLY CORNER OF SAID INSTRUMENT NUMBER 2003-28738 AND THE NORTHWEST CORNER OF SAID INSTRUMENT NUMBER 2003-23344; THENCE EASTERLY ALONG THE NORTH BOUNDARY OF SAID INSTRUMENT NUMBER 2003-23344 SOUTH 89°56'18" EAST, 327.09 FEET TO A 5/8-INCH IRON ROD AT THE NORTHEAST CORNER OF SAID INSTRUMENT NUMBER 2003-23344; THENCE SOUTHERLY ALONG THE EAST BOUNDARY OF SAID INSTRUMENT NUMBER 2003-23344 THE FOLLOWING COURSES: SOUTH 43°18'02" EAST, 906.29 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 00°09'30" EAST, 64.64 FEET TO A 5/8-INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID INSTRUMENT NUMBER 2003-23344, BEING ON THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF SAN SOUCI DRIVE; THENCE WESTERLY ALONG THE SOUTH BOUNDARY OF SAID INSTRUMENT NUMBERS 2003-23344 AND 2003-28738, COINCIDENT WITH SAID NORTHERLY RIGHT-OF-WAY BOUNDARY, SOUTH 51°35'34" WEST, 614.08 FEET TO A 5/8-INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID INSTRUMENT NUMBER 2003-28738; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY BOUNDARY, NORTHERLY ALONG THE WEST BOUNDARY OF SAID INSTRUMENT NUMBER 2003-28738 THE FOLLOWING COURSES: NORTH 00°37'35" WEST, 556.97 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 89°29'38" WEST, 339.76 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 31°54'48" WEST 225.21 FEET TO THE POINT OF BEGINNING AND THERE TERMINATING.

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
 BRENT H. KNAPP
 81116
 EXPIRES: 6/30/2021

i.e. ENGINEERING

SHEET 1 OF 1
 JOB NO. 2652-01
 CLIENT:
 KARLA L. ROADY
 747 SAN SOUCI DR.
 ROSEBURG, OR 97470
 809 SE Pine Street
 Roseburg, Oregon 97470
 PHONE (541) 673-0166
 FAX (541) 440-9392
 iemail@ieengineering.com

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