

PARTITION PLAT

LOT 2, 2ND GLEASON HOME TRACTS

LOCATED IN THE SW 1/4 OF THE NE 1/4 OF
SECTION 19, T.25S., R.5W., W.M.
DOUGLAS COUNTY, OREGON

Douglas County Official Records
Daniel J. Loomis, County Clerk 2021-013532

NO FEE

00544121202100135320010013

PLAT-PAR Cnt=1 Stn=40 JLG00DWI 06/29/2021 03:31:02 PM
This is a no fee document

2021-0028

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE ROBERSON PROPERTY, AS DESCRIBED IN DEED INSTRUMENT NO. 2010-009116, INTO TWO PARCELS AS APPROVED UNDER CITY OF SUTHERLIN COMMUNITY DEVELOPMENT PLANNING DEPARTMENT FILE NO. 21-S009. THE SURVEY IS CONTROLLED BY FOUND MONUMENTS AS SHOWN. THE SOUTH BOUNDARY OF PARCEL 2 IS DEFINED AS A STRAIGHT LINE BETWEEN THE 3/4" IRON PIPE AT THE SOUTHWEST CORNER AND THE 1/2" IRON PIPE AT THE SOUTHEAST CORNER. BASIS OF BEARINGS ARE OCRS COTTAGE GROVE-CANYONVILLE ZONE.

THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA GS15 GPS ROVER WITH THE ORGN NETWORK AND TCR1203 TOTAL STATION BY RUSSELL BADGLEY AND WYATT KEADY, WITH COMPUTATIONS AND DRAFTING BY RUSSELL BADGLEY.

NOTE:

SEE DOCUMENT NUMBER 2021-010875
OFFICIAL RECORDS OF DOUGLAS COUNTY FOR THE WAIVER OF REMONSTRANCE REQUIRED BY THE CITY OF SUTHERLIN REGARDING POTENTIAL GLEASON AVENUE UPGRADES.

ZONING & UTILITIES:

ZONING: R-2
COMP. PLAN: RM (MEDIUM DENSITY)
WATER: PUBLIC WATER - CITY
SEWER: PUBLIC SEWER - CITY
PLANNING DEPARTMENT FILE NO. 21-S009

RECORDS:

- R1 = 2ND GLEASON HOME TRACTS, VOL.8, PG.11 ~ ELMER - 1948
- R2 = M108-19A ~ ROBERT DOLAN - 1989
- R3 = M167-9 ~ CARL SWEDEN - 2013
- R4 = M69-17 ~ ROMANSO WARE - 1978
- R5 = CS 58/169-2 ~ ROMANSO WARE - 1978
- R6 = GLEASON HOME TRACTS, VOL.6, PG. 66 ~ ELMER - 1946
- R7 = M12-19 ~ FRED DOW - 1950

LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD W/ BTS SURVEYING CAP
- ⊙ = FOUND 5/8" IRON ROD PER R2
- ⊙ = FOUND 5/8" IRON ROD AS NOTED
- = FOUND 1/2" IRON PIPE PER R1 OR AS NOTED
- ⊗ = FOUND IRON PIPE AS NOTED
- △ = COMPUTED POINT NOTHING FOUND OR SET
- R# = RECORD REFERENCE
- () = RECORD DIMENSION
- = PROPERTY BOUNDARY LINES
- = NEW PARCEL LINES
- = ADJOINER PROPERTY LINE
- = RIGHT-OF-WAY LINE
- = 25' ACCESS & UTILITIES EASEMENT
- = TIE LINE

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT GERRY ROBERSON IS THE OWNER OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT, AND HEREBY CAUSES THE 25 FOOT WIDE ACCESS & UTILITY EASEMENT ACROSS PARCEL 1, BENEFITING PARCEL 2 TO BE CREATED.

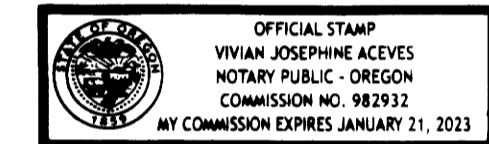
Gerry Roberson
GERRY ROBERSON

ACKNOWLEDGMENT:

STATE OF OREGON)
Oregon) SS
COUNTY OF DOUGLAS)
Douglas)
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 25th DAY OF June, 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED GERRY ROBERSON, TO ME KNOWN TO BE THE PERSON DESCRIBED IN, AND WHO EXECUTED, THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT HE EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET FORTH MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Vivian Josephine Aceves
NOTARY PUBLIC, STATE OF OREGON



TAX COLLECTORS CERTIFICATE:

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

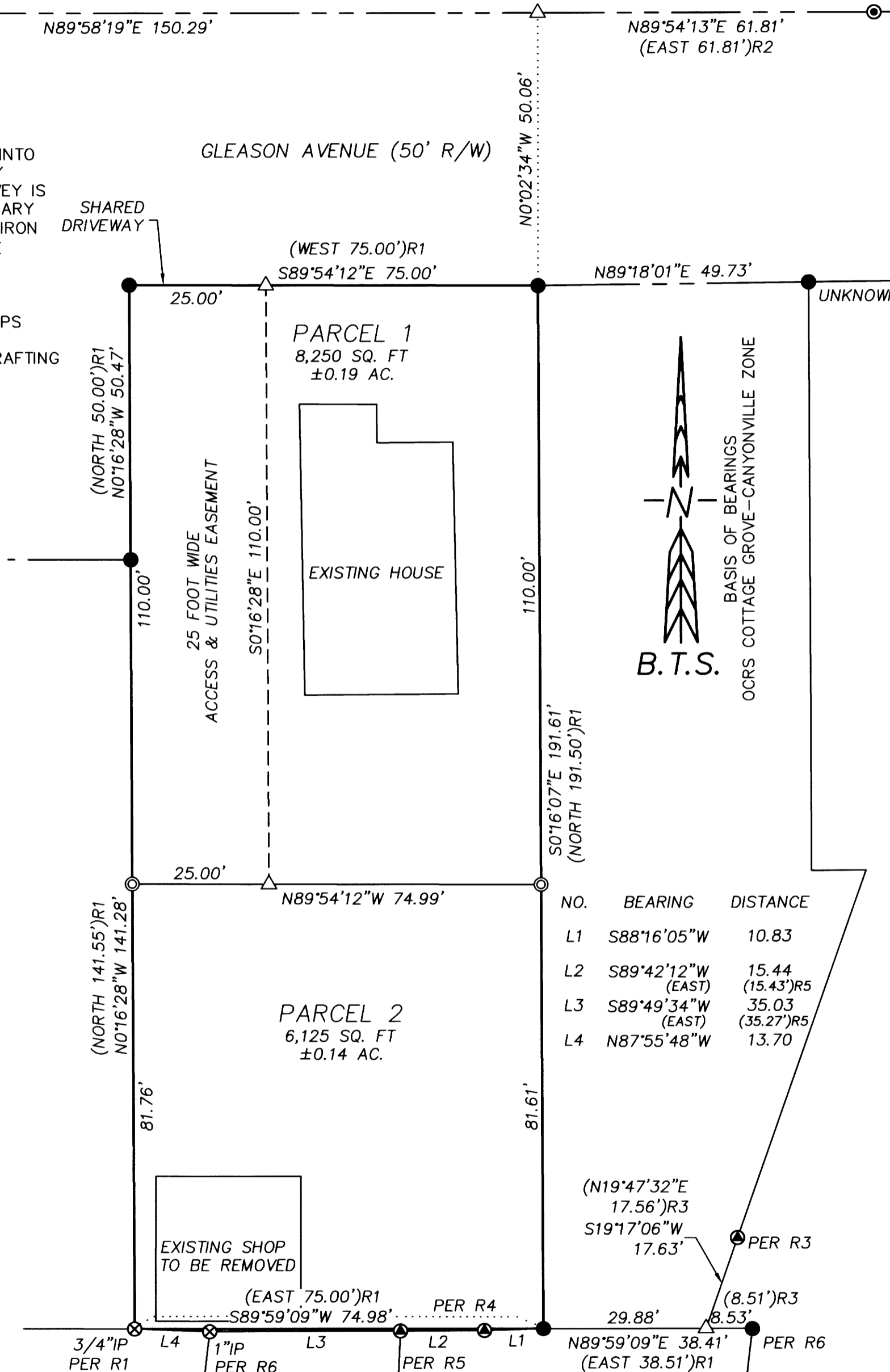
D. P. E. Wil 6-29-21
DOUGLAS COUNTY TAX COLLECTOR DATE

APPROVALS:

Annie Stitt 6-29-2021
CITY OF SUTHERLIN COMMUNITY DEVELOPMENT DIRECTOR DATE

Kurtin O. McHurt 6/29/2021
DOUGLAS COUNTY SURVEYOR DATE

FILED THIS 29th DAY OF June 2021, AT 3:30 AM (PM)
Cory Good Deputy 6/29/21
DOUGLAS COUNTY CLERK DATE



NO.	BEARING	DISTANCE
L1	S88°16'05"W	10.83
L2	S89°42'12"W (EAST)	15.44 (15.43)R5
L3	S89°49'34"W (EAST)	35.03 (35.27)R5
L4	N87°55'48"W	13.70

2021-0028

REGISTERED PROFESSIONAL LAND SURVEYOR
Russell Badgley
OREGON NOVEMBER 15, 2007
RUSSELL BADGLEY 70716
RENEWS: 12-31-2021

SURVEYOR'S CERTIFICATE:
I, RUSSELL BADGLEY, OREGON REGISTERED LAND SURVEYOR NO. 70716, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS PARCELS 1 & 2 OF THE LANDS SHOWN ON THIS LAND PARTITION PLAT, BEING DESCRIBED AS LOT 2, 2ND GLEASON HOME TRACTS, VOLUME 8, PAGE 11 OF SUBDIVISION RECORDS OF DOUGLAS COUNTY, OREGON.

BTS SURVEYING, INC.
348 SE JACKSON ST., ROSEBURG, OR 97470
(541) 673-0966 adam@btssurveying.com

SCALE: 1" = 20'	FOR: GERRY ROBERSON	JOB #: 21-032
DATE: JUNE 17, 2021	PO BOX 210	FILE: 21-032_ROBERSON_LP.DWG
	OAKLAND, OR 97462	SHEET 1 OF 1