

PARTITION PLAT
 LOCATED IN THE NORTHEAST QUARTER
 OF SECTION 12, TOWNSHIP 27 SOUTH, RANGE 6 WEST,
 WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
 NOVEMBER 3, 2021

Douglas County Official Records 2021-021900
 Daniel J. Loomis, County Clerk
 00553809202100219000010012 NO FEE
 11/10/2021 02:28:18 PM
 PLAT-PAR Cnt=1 Stn=33 HAJOHNST
 This is a no fee document

APPROVALS:

Stanly Mavis 11/09/21
 CITY OF ROSEBURG COMMUNITY DEVELOPMENT DIRECTOR DATE

N/A
 PUBLIC WORKS DIRECTOR DATE

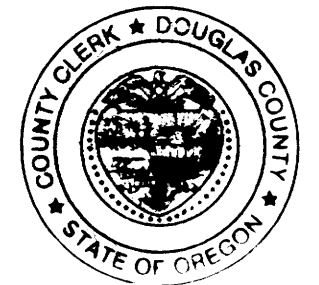
Rand G. Linley 11-10-21
 DOUGLAS COUNTY SURVEYOR DATE

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

J.P.E. Wil 11-10-21
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 10th DAY OF November, 2021, 2:28 O'CLOCK AM (PM)

Hedi Jalmsht Deputy 11-10-21
 DOUGLAS COUNTY CLERK DATE



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT STANLY AND BONNIE MAVIS ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED INTO TWO PARCELS, AS SHOWN, IN ACCORDANCE WITH THE PROVISIONS OF OREGON REVISED STATUTES, CHAPTER 92.

BY: SEE CONSENT AFFIDAVIT 2021-21439
 STANLY MAVIS

BY: SEE CONSENT AFFIDAVIT 2021-21439
 BONNIE MAVIS

EASEMENTS OF RECORD

PER PUBLIC RECORD REPORT FOR NEW SUBDIVISION OR LAND PARTITION WESTERN TITLE & ESCROW COMPANY PRELIMINARY TITLE REPORT NO. WT0205660 DATED NOVEMBER 30, 2020.

EXCEPTION 8.
 10' OVERHEAD POWER LINE EASEMENT
 BOOK 268, PAGE 462, RECORDER'S NO. 235231
 (PLOTTED)

LEGEND

- - DENOTES FOUND 5/8" IRON ROD WITH CAP MARKED "LANDMARK"
- ⊙ - DENOTES FOUND MONUMENT AS NOTED
- ⊗ - DENOTES FOUND 5/8" IRON ROD WITH CAP MARKED "I.E. ENGINEERING, INC."
- - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING, INC."
- ()R1 - DENOTES RECORD PER PARTITION PLAT 2007-0076



SCALE: 1"=20'
 SHEET 1 OF 1
 JOB NO. 3089-01

CLIENT:
 STAN & BONNIE MAVIS
 PO BOX 1372
 MANZANITA, OR 97130
 809 SE Pine Street
 Roseburg, Oregon 97470
 PHONE (541) 673-0166
 FAX (541) 440-9392
 iemail@ieengineering.com

REGISTERED PROFESSIONAL LAND SURVEYOR

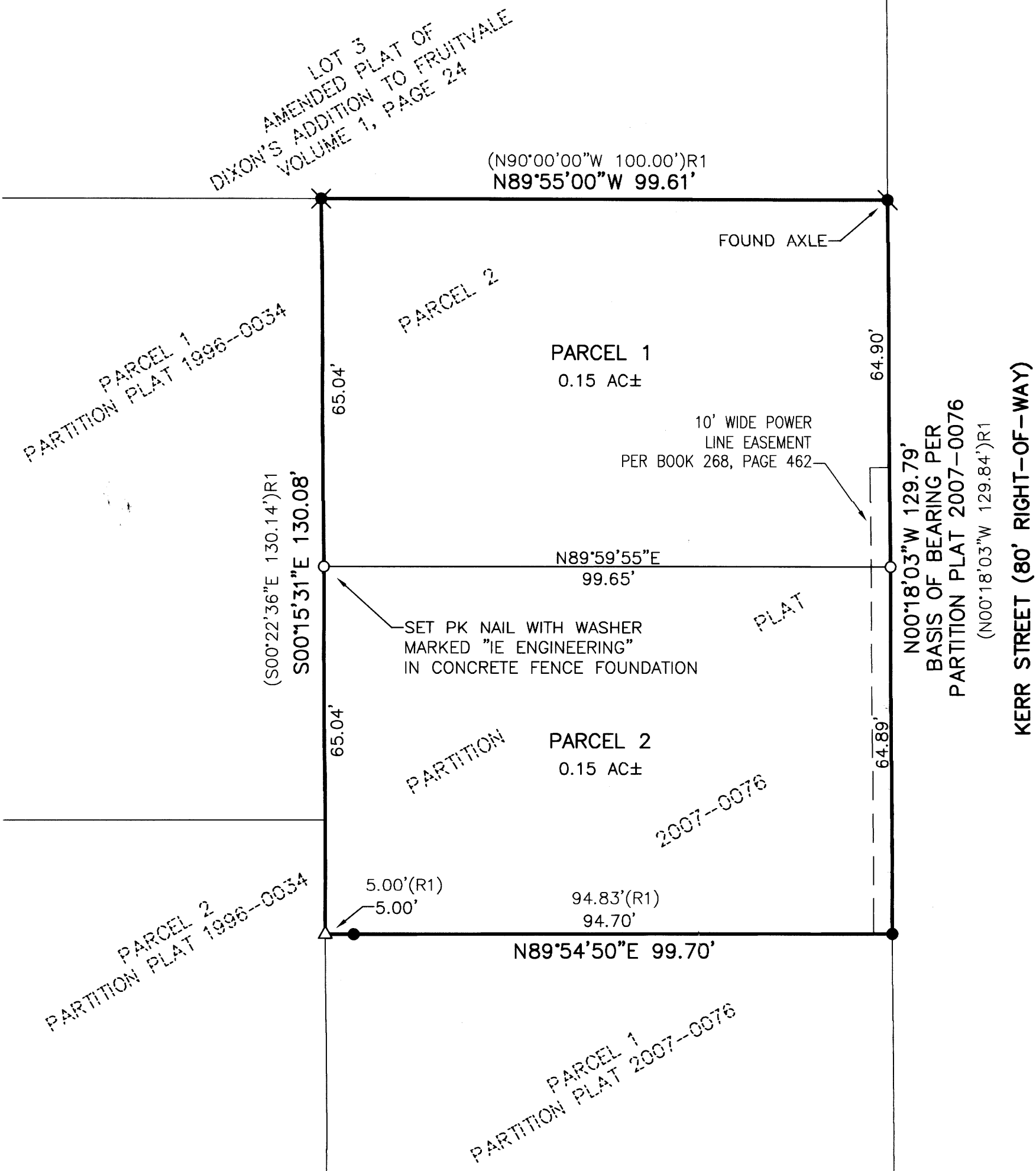
Brent H. Knapp
OREGON
 NOVEMBER 10, 2010
 BRENT H. KNAPP
 81116

EXPIRES: 6/30/2023

i.e.
ENGINEERING

ZONE: MULTIPLE-FAMILY RESIDENTIAL (MR29)
 COMP. PLAN: HIGH DENSITY RESIDENTIAL
 WATER: CITY OF ROSEBURG
 SEWER: ROSEBURG URBAN SANITARY ASSOCIATION

COMMUNITY DEVELOPMENT FILE NO. P-21-001



SURVEYOR'S CERTIFICATE:

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

A TRACT OF LAND BEING PARCEL 2 OF PARTITION PLAT 2007-0076, DOUGLAS COUNTY PLAT RECORDS, LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF SAID PARCEL 2.

THE ABOVE DESCRIBED TRACT CONTAINS 0.30 ACRES (12,947.98 SQUARE FEET), MORE OR LESS.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION PARCEL 2 OF LAND PARTITION NO. 2007-0076, PLAT RECORDS OF DOUGLAS COUNTY, INTO TWO PARCELS. THE PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN PER SAID PARTITION PLAT 2007-0076. MONUMENTS WERE SET AT THE NEWLY CREATED PARCEL CORNERS AS SHOWN.

2021-0050

2021-0050