

LAND PARTITION

LOCATED in the SW 1/4 of Section 17, T. 27 S., R. 5 W., W.M. in Douglas County, Oregon.

November, 2024

Douglas County Official Records 2024-014348
Daniel J. Loomis, County Clerk

NO FEE
00614388202400143480020026
12/09/2024 11:42:37 AM
PLAT-PAR Cnt=1 Stn=40 CWWULFF

2024-0033 A

SURVEYOR'S CERTIFICATE

I, DAVID A. EDWARDS HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND SET PROPER MONUMENTS FOR EACH PARCEL AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT:

LOT 9, BLOCK 1, THREE PINES, IN DOUGLAS COUNTY, OREGON, AS CONTROLLED BY FOUND MONUMENTS AND DATA OF RECORD AS SHOWN ON SHEET TWO OF TWO

David A. Edwards
DAVID A. EDWARDS, P.L.S. 2339

APPROVALS

Shant Bo 12/5/2024
ROSEBURG COMMUNITY DEVELOPMENT DIRECTOR DATE

Tom Ford 12/5/2024
CITY OF ROSEBURG PUBLIC WORKS DIRECTOR DATE

Randy St. Clair 12-9-24
DOUGLAS COUNTY SURVEYOR DATE

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

J. P. Wil 12-9-24
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 9th DAY OF December, 2024.

Carmen Wubbt, Deputy
DOUGLAS COUNTY CLERK



WATER: CITY OF ROSEBURG

SEWER: R.U.S.A.

COMP. PLAN: LDR (LOW DENSITY RESIDENTIAL)

ZONING: R-6 (SINGLE FAMILY RESIDENTIAL)

PLANNING DEPT. FILE: P-24-002

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT RANDY ST. CLAIR IS THE OWNER OF THE LANDS REPRESENTED HEREON ON SHEET TWO AND THAT IT HAS CAUSED THE SAME TO BE PARTITIONED INTO THREE PARCELS AND DOES HEREBY DEDICATE TO THE PUBLIC A 5 FOOT WIDE STRIP ALONG SCOFIELD AVENUE AND DOES ALSO HEREBY CREATE THE 20 FOOT WIDE ACCESS AND UTILITY EASEMENT TO BENEFIT PARCEL 2, ALL AS SHOWN ON SAID SHEET TWO.

Randy St. Clair
RANDY ST. CLAIR

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF DOUGLAS

PERSONALLY APPEARED BEFORE ME THIS 4 DAY OF December, 2024, THE ABOVE NAMED RANDY ST. CLAIR, WHO DID ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

Lori Jo Kerry
NOTARY PUBLIC FOR OREGON

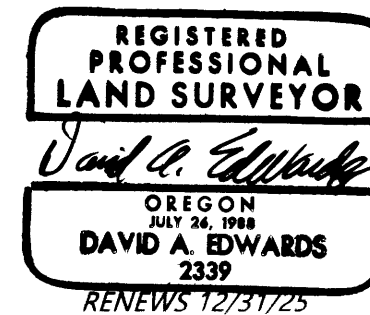
Lori Jo Kerry
NOTARY PUBLIC PRINTED NAME

NOTARY COMMISSION NUMBER: 1040925

MY COMMISSION EXPIRES: September 17, 2027

SURVEYED FOR: RANDY ST. CLAIR
91236 DONNA ROAD
SPRINGFIELD, OREGON 97478

SURVEYED BY: DAVID EDWARDS LAND SURVEYING
P.O. BOX 361
OAKLAND, OREGON 97462
PHONE: (541) 459-0512

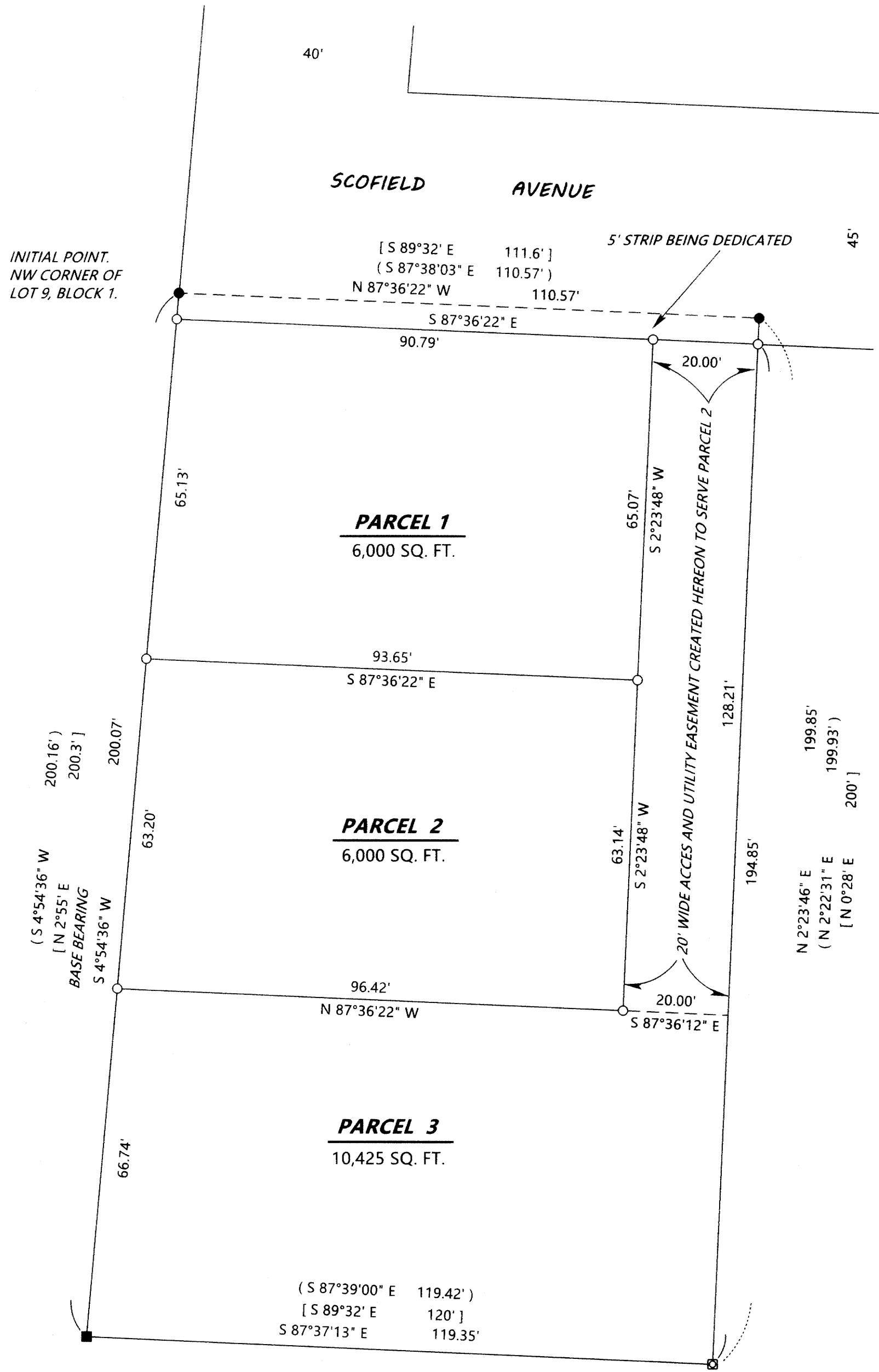


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November, 2024



SURVEYED FOR: RANDY ST. CLAIR
 5892 MAIN STREET #6
 SPRINGFIELD, OREGON 97478

SURVEYED BY: DAVID EDWARDS LAND SURVEYING
 P.O. BOX 361
 OAKLAND, OREGON 97462
 PHONE: (541) 459-0512



LEGEND

- INDICATES 3/4" DIAM. IRON PIPE FOUND PER PLAT OF THREE PINES (VOL. 7, PG. 6).
- INDICATES 5/8" DIAMETER STEEL REBAR WITH MY CAP FOUND PER M 183-21.
- ☒ INDICATES 5/8" DIAM. IRON ROD WITH CAP FOUND PER PARTITION PLAT NO. 1994-0022.
- INDICATES 5/8" X 30" STEEL REBAR W/RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
- [] DENOTES RECORD DATA PER PLAT OF THREE PINES (VOL. 7, PG. 6).
- () DENOTES RECORD DATA PER PARTITION PLAT NUMBER 1994-0022.

SCALE: 1" = 20'
 BASIS OF BEARINGS: MY SURVEY M 183-21 AS SHOWN.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF THE PARENT TRACT INTO THREE SEPARATE PARCELS, TO DEDICATE A 5 FOOT WIDE STRIP TO WIDEN THE PUBLIC STREET AND TO CREATE A 20 FOOT WIDE ACCESS AND UTILITY EASEMENT ACROSS A PORTION OF PARCEL 3 FOR THE BENEFIT OF PARCEL 2 AS SHOWN HEREON. EXISTING FOUND AND SET MONUMENTS AND RECORD DATA PER MY SURVEY M 183-21 WERE USED TO CONTROL THIS SURVEY AS SHOWN.

FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

NOTE: ANY REFERENCE TO A LOT HEREON REFERS TO THE PLAT OF THREE PINES. (VOL. 7, PG. 6).

NOTE: THE MEASURED BEARINGS AND DISTANCES SHOWN HEREON FOR THE EXTERIOR BOUNDARY ARE ALSO THE RECORD BEARINGS AND DISTANCES SHOWN ON MY SURVEY M 183-21.