

# 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

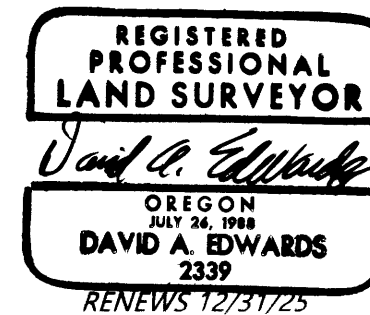
*Lori Jo Kerry*  
NOTARY PUBLIC PRINTED NAME

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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