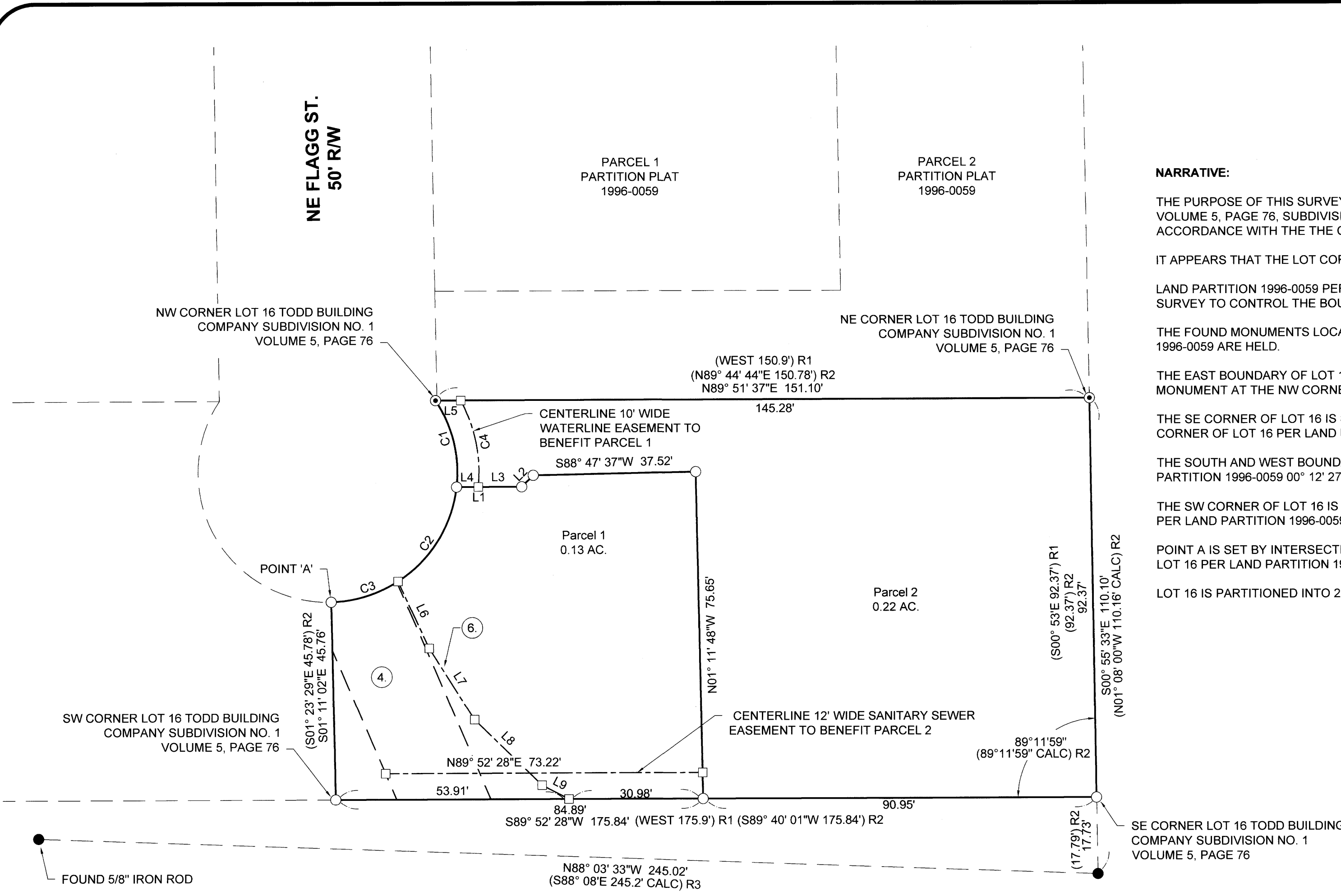




NO FEE

06/09/2025 11:25:28 AM
PLAT-PAR Cnt=1 Stn=33 TYLER.NICHOLS
This is a no fee document

2025-0017 A



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION LOT 16, TODD BUILDING COMPANY SUBDIVISION NO. 1, VOLUME 5, PAGE 76, SUBDIVISION PLAT RECORDS OF DOUGLAS COUNTY, OREGON INTO 2 PARCELS IN ACCORDANCE WITH THE THE CITY OF ROSEBURG COMMUNITY DEVELOPMENT FILE NO. P-24-005.

IT APPEARS THAT THE LOT CORNERS FOR TODD BUILDING COMPANY SUBDIVISION NO. 1 WERE NOT SET.

LAND PARTITION 1996-0059 PERFORMED AN EXTENSIVE SURVEY IN THE SUBDIVISION AND I ACCEPT THAT SURVEY TO CONTROL THE BOUNDARY OF LOT 16.

THE FOUND MONUMENTS LOCATED AT THE NW AND NE CORNERS OF LOT 16 PER LAND PARTITION 1996-0059 ARE HELD.

THE EAST BOUNDARY OF LOT 16 IS DETERMINED BY HOLDING THE NE CORNER OF LOT 16 AND THE FOUND MONUMENT AT THE NW CORNER OF PARCEL 3 OF M45-42 PER PARTITION PLAT 1996-0059.

THE SE CORNER OF LOT 16 IS SET AT RECORD DISTANCE ALONG SAID EAST BOUNDARY FROM THE NE CORNER OF LOT 16 PER LAND PARTITION 1996-0059.

THE SOUTH AND WEST BOUNDARY OF LOT 16 IS DETERMINED BY ROTATING THE BEARINGS OF LAND PARTITION 1996-0059 00° 12' 27" CLOCKWISE TO THE BASIS OF BEARING OF THIS SURVEY.

THE SW CORNER OF LOT 16 IS SET AT RECORD ANGLE AND DISTANCE FROM THE SE CORNER OF LOT 16 PER LAND PARTITION 1996-0059.

POINT A IS SET BY INTERSECTING THE CUL-D-SAC OF NE FLAGG STREET AND THE WEST BOUNDARY OF LOT 16 PER LAND PARTITION 1996-0059.

LOT 16 IS PARTITIONED INTO 2 PARCELS AND MONUMENTS ARE SET AS SHOWN.

LEGEND:

- ⊙ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "AA SURVEYING INC." PER PARTITION PLAT 1996-0059
- FOUND 3/4" IRON PIPE PER M45-42 OR AS NOTED
- CALCULATED POINT, NOTHING FOUND OR SET
- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "LAND MARK SURVEYING"

RECORD INFORMATION:

- () R1 RECORD DATA PER TODD BUILDING COMPANY SUBDIVISION NO. 1, VOLUME 5, PAGE 76
- () R2 RECORD DATA PER LAND PARTITION 1996-0059
- () R3 RECORD DATA PER M45-42
- () R4 RECORD DATA PER RECORDER'S NO. 2025-5247

EASEMENTS OF RECORD DISCLOSED IN PUBLIC RECORDS REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED MAY 16, 2025, ORDER NO. 7399-4254470

④ BOOK 307, PAGE 246, RECORDER'S NO. 297241 20' WIDE SANITARY SEWER EASEMENT GRANTEE - CITY OF ROSEBURG LOCATION AS SHOWN

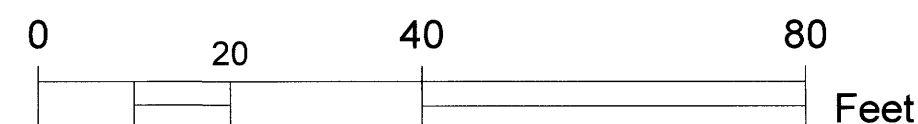
⑥ RECORDER'S NO. 2025-5247 20' WIDE STORM DRAINAGE EASEMENT GRANTEE - CITY OF ROSEBURG LOCATION AS SHOWN

Line Table			
Line #	Direction	Length	Record Information
L1	S89° 51' 23"W	15.05'	
L2	S45° 00' 00"W	3.76'	
L3	N89° 51' 23"E	10.02'	
L4	N89° 51' 23"E	5.03'	
L5	N89° 51' 37"E	5.82'	
L6	S24° 37' 52"E	17.13'	(N24° 37' 52"W 17.13') R4
L7	S32° 21' 05"E	19.57'	(N32° 21' 05"W 19.57') R4
L8	S45° 54' 21"E	21.68'	(N45° 54' 21"W 21.68') R4
L9	S62° 37' 44"E	6.98'	(N62° 37' 44"W 6.98') R4

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	21.04'	30.00'	40°11'22"	N13° 34' 53"W	20.61'
C2	26.55'	30.00'	50°42'12"	S31° 51' 54"W	25.69'
C3	16.39'	30.00'	31°18'16"	S72° 52' 08"W	16.19'
C4	20.75'	35.00'	33°57'47"	N11° 25' 22"W	20.44'

BASIS OF BEARINGS:

OREGON COORDINATE REFERENCE SYSTEM (OCRS)
COTTAGE GROVE - CANYONVILLE ZONE
NAD83 (20110 EPOCH 2010.00)



SCALE: 1 INCH = 20 FEET

Sheet 1 of 2

LAND PARTITION
Sited in the NW 1/4 of Section 20
Township 27 South, Range 5 West of the Willamette Meridian,
Douglas County, Oregon
May 16, 2025

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Bart M. Heichel
OREGON
AUGUST 17, 2009
BARTON M. HEICHEL
1640PLS

RENEWS JUNE 30, 2027

FOR: John Hanna
47 E. Jadon Drive
Lebanon, OR 97335

LM Land Mark
Surveying, Inc.

•P.O. Box 13 •Roseburg, Oregon 97470
•Office (541) 677-9400 •Cell (541) 637-6999

LM Proj. No. 2025-0016

2025-0017 A

OWNER: JOHN HANNA
157 NE FLAGG ST
ROSEBURG, OR 97470

PARTITIONER: JOHN HANNA
157 NE FLAGG ST
ROSEBURG, OR 97470

WATER: CITY OF ROSEBURG

SEWER: ROSEBURG URBAN SANITARY AUTHORITY

COMP PLAN: HIGH DENSITY RESIDENTIAL (HDR) & LOW DENSITY RESIDENTIAL (LDR)

ZONING: MULTIPLE-FAMILY RESIDENTIAL (MR29) & Single-Family Residential (R7.5)

CITY OF ROSEBURG COMMUNITY DEVELOPMENT FILE NO. P-24-005

APPROVALS:

[Signature] 6/5/25
CITY OF ROSEBURG COMMUNITY DEVELOPMENT DIRECTOR DATE

[Signature] 6-9-25
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 6-9-25
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 9 DAY OF June, 2025

[Signature] 6/9/25
DOUGLAS COUNTY CLERK DATE



SURVEYOR'S CERTIFICATE:

I, BARTTON M. HEICHEL HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND SET PROPER MONUMENTS FOR PARCEL 1 AND PARCEL 2 AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT BEING PARTITIONED:

LOT 16, TODD BUILDING COMPANY SUBDIVISION NO. 1, VOLUME 5, PAGE 76, SUBDIVISION PLAT RECORDS OF DOUGLAS COUNTY, OREGON

[Signature] 6/05/25
BARTTON M. HEICHEL, P.L.S. 1640PLS DATE

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT JOHN HANNA, THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES, DO HEREBY DECLARE THE ANNEXED MAP TO BE A CORRECT MAP OF THE PARTITION PLAT OF SAID PROPERTY. THEY HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED, THE PROPERTY TO BE PARTITIONED INTO TWO PARCELS AND THE EASEMENTS CREATED TO BENEFIT THE PARCELS AS SHOWN.

[Signature] 6/05/25
JOHN HANNA DATE

ACKNOWLEDGMENT:

STATE OF OREGON SS
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENT, ON THIS 5th DAY OF JUNE, 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOHN HANNA TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT THEY EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET FORTH MY HAND ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR OREGON: REBECCA MARIE DUTTON
COMMISSION NUMBER: 1026031

MY COMMISSION EXPIRES: JULY 13, 2026

[Signature]

Sheet 2 of 2

LAND PARTITION
Situated in the NW 1/4 of Section 20
Township 27 South, Range 5 West of the Willamette Meridian,
Douglas County, Oregon
May 16, 2025

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
AUGUST 17, 2009
BARTTON M. HEICHEL
1640PLS
RENEWS JUNE 30, 2027

FOR: John Hanna
47 E Jadon Drive
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