

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

FOR: John Hanna
47 E Jadon Drive
Lebanon, OR 97355

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

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 B

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