

THYME SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

MAY 15, 2023

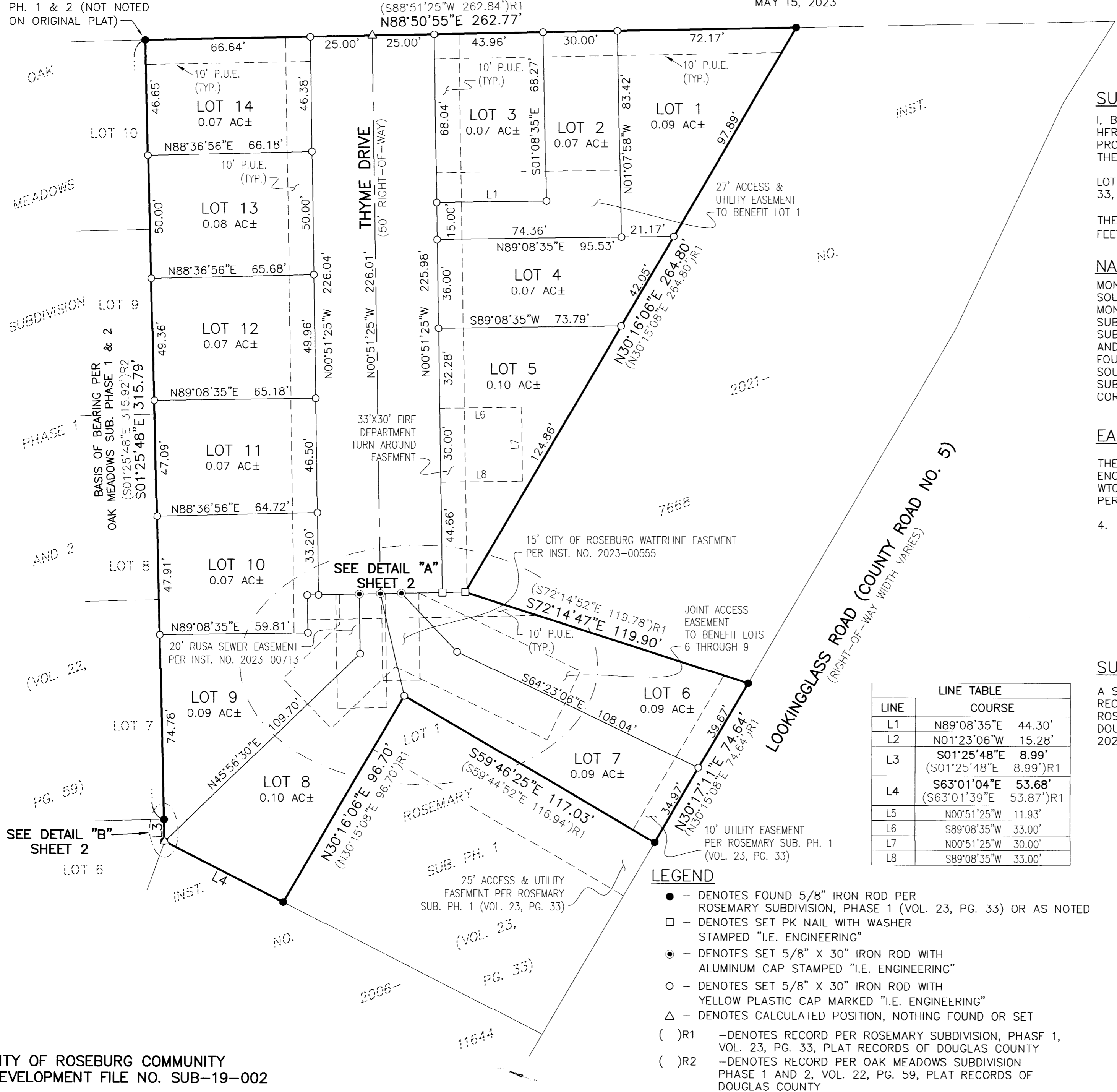
Douglas County Official Records Daniel J. Loomis, County Clerk 2023-006151



PLAT-SUB Cnt=1 Str=33 AKEWING 06/07/2023 01:12:32 PM This is a no fee document

INITIAL POINT: IRON PIPE FD. PER M150-54 REPLACED WITH IRON ROD PER OAK MEADOWS SUB. PH. 1 & 2 (NOT NOTED ON ORIGINAL PLAT)

ROSEMARY AVENUE (RIGHT-OF-WAY WIDTH VARIES)



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:

LOT 2, ROSEMARY SUBDIVISION PHASE 1, AS RECORDED IN VOLUME 23, PAGE 33, DOUGLAS COUNTY PLAT RECORDS.

THE ABOVE DESCRIBED PROPERTY CONTAINS 1.40 ACRES (60,883.73 SQUARE FEET), MORE OR LESS.

NARRATIVE

MONUMENTS OF RECORD WERE FOUND AND HELD AS SHOWN. THE SOUTHWEST CORNER OF THE SUBDIVISION WAS CALCULATED BY HOLDING THE MONUMENT FOUND AT THE SOUTHWEST CORNER OF LOT 7, OAK MEADOWS SUBDIVISION PHASE 1 AND 2 AND USING RECORD DISTANCE PER ROSEMARY SUBDIVISION, PHASE 1. THE ANGLE POINT ON THE EAST BOUNDARY OF LOT 8 AND THE SOUTHWEST CORNER OF LOT 5 WERE CALCULATED BY HOLDING FOUND MONUMENTS AT THE NORTHEAST CORNER OF LOT 1 AND THE SOUTHWEST CORNER OF LOT 8 AND USING RECORD DISTANCE PER ROSEMARY SUBDIVISION, PHASE 1. MONUMENTS WERE THEN SET TO RE-ESTABLISH LOST CORNERS ON THE BOUNDARY AND NEW LOTS AS SHOWN.

EASEMENTS OF RECORD

THE FOLLOWING EASEMENT OF RECORD PER AN OWNERSHIP AND ENCUMBRANCES REPORT PREPARED BY WESTERN TITLE & ESCROW, ORDER NO. WT0215302, DATED APRIL 13, 2021 AFFECT THE PROPERTY BEING SUBDIVIDED PER THIS PLAT:

- 4. EASEMENTS, CONDITIONS, RESTRICTIONS AND NOTES AS DELINEATED ON THE RECORDED PLAT.

NAME OF PLAT: ROSEMARY SUBDIVISION PHASE 1
RECORDING DATE: APRIL 12, 2011
RECORDING NO.: 2011-006167

(SHOWN ON PAGE 1 OF THIS PLAT)

SUBDIVISION PLAT CONSENT AFFIDAVIT

A SUBDIVISION PLAT CONSENT AFFIDAVIT FROM 1577 LOOKINGGLASS, LLC, AS RECORD INTEREST HOLDER OF THAT PROPERTY DESCRIBED AS LOT 2, ROSEMARY SUBDIVISION, PHASE 1, VOLUME 23, PAGE 33, PLAT RECORDS OF DOUGLAS COUNTY, OREGON, HAS BEEN RECORDED AS INSTRUMENT NUMBER 2023-006150, DEED RECORDS OF DOUGLAS COUNTY, OREGON.

Table with 2 columns: LINE, COURSE. Contains 8 rows of lot boundary data.

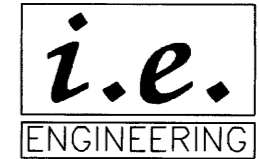
LEGEND

- DENOTES FOUND 5/8" IRON ROD PER ROSEMARY SUBDIVISION, PHASE 1 (VOL. 23, PG. 33) OR AS NOTED
- DENOTES SET PK NAIL WITH WASHER STAMPED "I.E. ENGINEERING"
- DENOTES SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP STAMPED "I.E. ENGINEERING"
- DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING"
- DENOTES CALCULATED POSITION, NOTHING FOUND OR SET
()R1 -DENOTES RECORD PER ROSEMARY SUBDIVISION, PHASE 1, VOL. 23, PG. 33, PLAT RECORDS OF DOUGLAS COUNTY
()R2 -DENOTES RECORD PER OAK MEADOWS SUBDIVISION PHASE 1 AND 2, VOL. 22, PG. 59, PLAT RECORDS OF DOUGLAS COUNTY

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON NOVEMBER 10, 2010 BRENT H. KNAPP 81116

EXPIRES: 6/30/2023

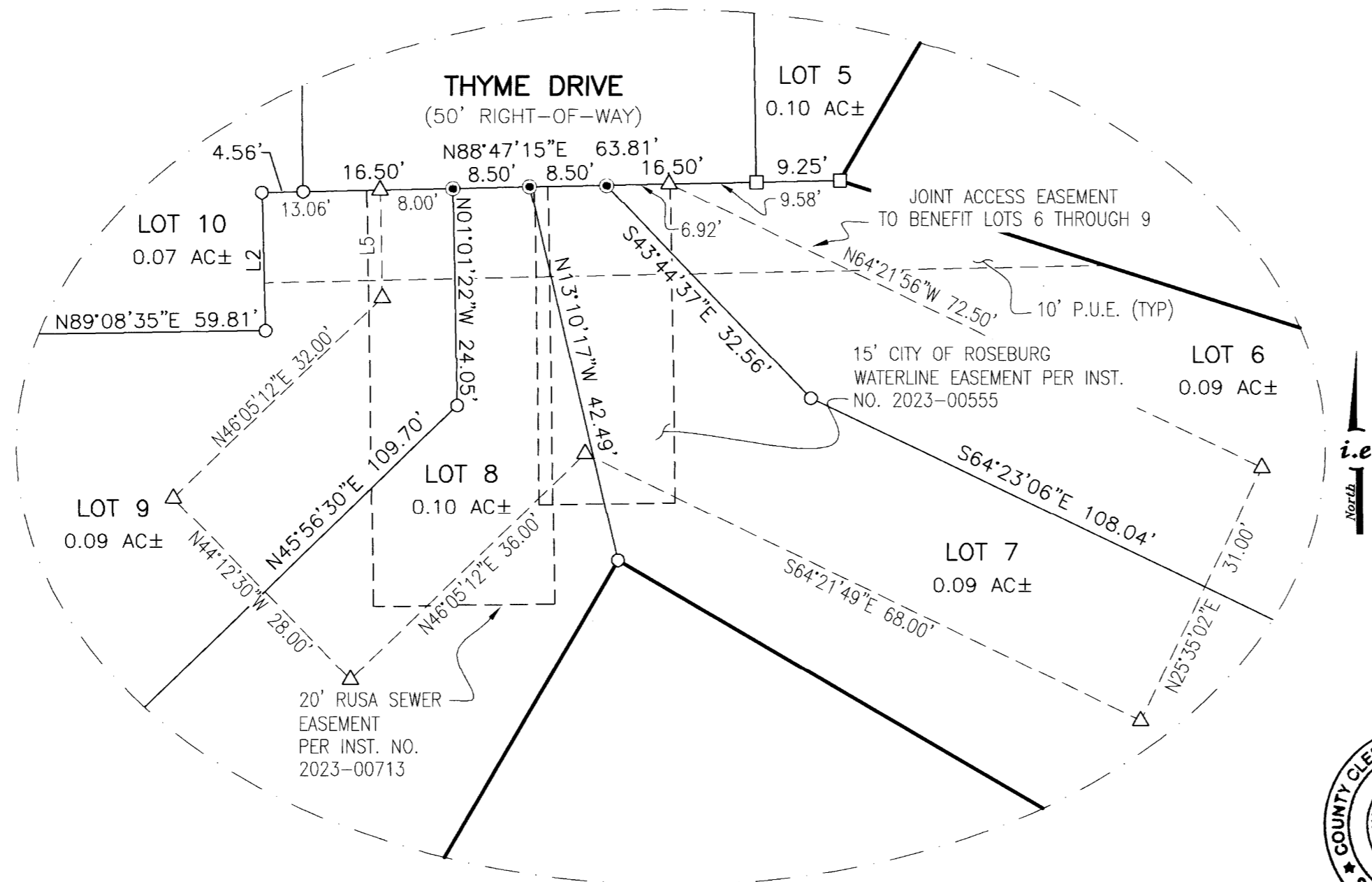


SCALE: 1"=30' SHEET 1 OF 2 JOB NO. 0859-34 T5

CLIENT: TABOR BUILDING PROJECTS LLC 542 NE ALAMEDA AVE. ROSEBURG, OR 97470

809 SE Pine Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com

THYME SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER
 OF SECTION 22, TOWNSHIP 27 SOUTH, RANGE 6 WEST,
 WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
 MAY 15, 2023



APPROVALS

Shirley G... 5/10/2023
 COMMUNITY DEVELOPMENT DIRECTOR
 CITY OF ROSEBURG DATE

Lawrence Easley 5/23/2023
 PUBLIC WORKS DIRECTOR
 CITY OF ROSEBURG DATE

... 5/23/23
 PLANNING COMMISSION CHAIR
 CITY OF ROSEBURG DATE

... 5-24-23
 DOUGLAS COUNTY SURVEYOR DATE

Beth M... 5/30/23
 DOUGLAS COUNTY ASSESSOR DATE

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

... 5-30-23
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 7th DAY OF June, 2023, 1:12 O'CLOCK AM/PM

Katherine H. Stutzman, Deputy 6/7/23
 DOUGLAS COUNTY CLERK DATE

Tom Thurman 6-7-23
 DOUGLAS COUNTY COMMISSIONER DATE

Cliff... 6-7-23
 DOUGLAS COUNTY COMMISSIONER DATE

Sh... 6-7-23
 DOUGLAS COUNTY COMMISSIONER DATE



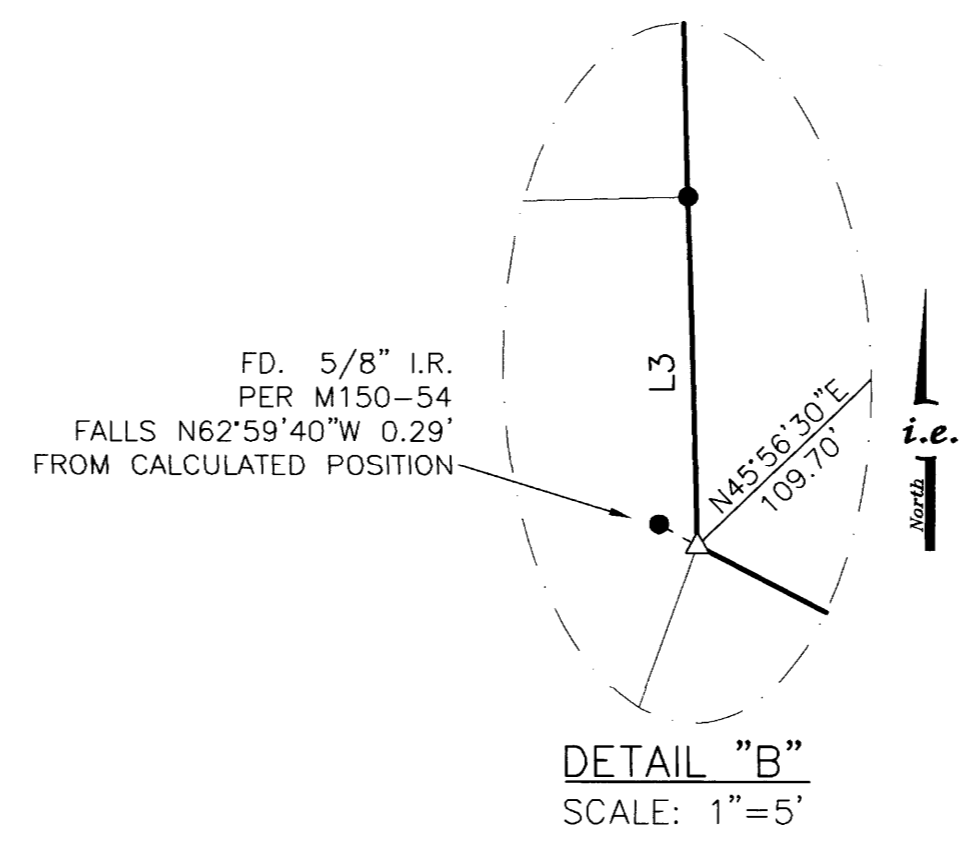
DECLARATION AND DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT TABOR BUILDING PROJECTS, LLC IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE SUBDIVIDED AND PLATTED BY THE NAME OF THYME SUBDIVISION TOGETHER WITH EASEMENTS AS SHOWN IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES AND DEDICATES TO THE PUBLIC USE FOREVER THE STREET, THYME DRIVE, SHOWN HEREON.

BEN H. TATONE 5-15-23
 BEN H. TATONE, MANAGER
 TABOR BUILDING PROJECTS, LLC DATE

DETAIL "A"
 (NOT TO SCALE)

LINE	COURSE	LENGTH
L1	N89°08'35"E	44.30'
L2	N01°23'06"W	15.28'
L3	S01°25'48"E (S01°25'48"E 8.99')R1	8.99'
L4	S63°01'04"E (S63°01'39"E 53.87')R1	53.68'
L5	N00°51'25"W	11.93'
L6	S89°08'35"W	33.00'
L7	N00°51'25"W	30.00'
L8	S89°08'35"W	33.00'



ACKNOWLEDGMENT

STATE OF OREGON } ss.
 COUNTY OF Douglas

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 15th DAY OF May, 2023, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BEN H. TATONE AS MANAGER OF TABOR BUILDING PROJECTS, LLC, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

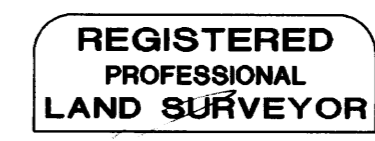
Elaine Esther Berg
 NOTARY: ELAINE ESTHER BERG
 NOTARY PUBLIC - OREGON
 COMMISSION NO.: 1022478
 MY COMMISSION EXPIRES: MARCH 06, 2026

CC&R'S

CONDITIONS, COVENANTS & RESTRICTIONS RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK, INSTRUMENT NUMBER 2023- N-1A

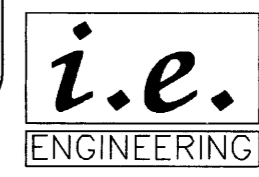
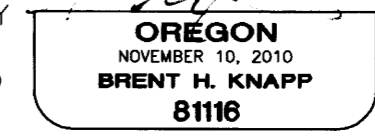
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SHEET 2 OF 2
 JOB NO. 0859-34 T5

CLIENT:
 TABOR BUILDING PROJECTS LLC
 542 NE ALAMEDA AVE.
 ROSEBURG, OR 97470



809 SE Pine Street
 Roseburg, Oregon 97470
 PHONE (541) 673-0166
 FAX (541) 440-9392
 iemal@ieengineering.com

ZONE: R-6
 COMP. PLAN: SINGLE FAMILY RESIDENTIAL
 WATER: CITY OF ROSEBURG
 SEWER: ROSEBURG URBAN SANITARY AUTHORITY

FIELD CREW: JEREMY LEONARD
 RENDEN HEICHEL
 KENNETH TYNAN
 BRENT KNAPP

DRAFTING:
 CHECKED:

EXPIRES: 6/30/2023