

THYME SUBDIVISION

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

MAY 15, 2023

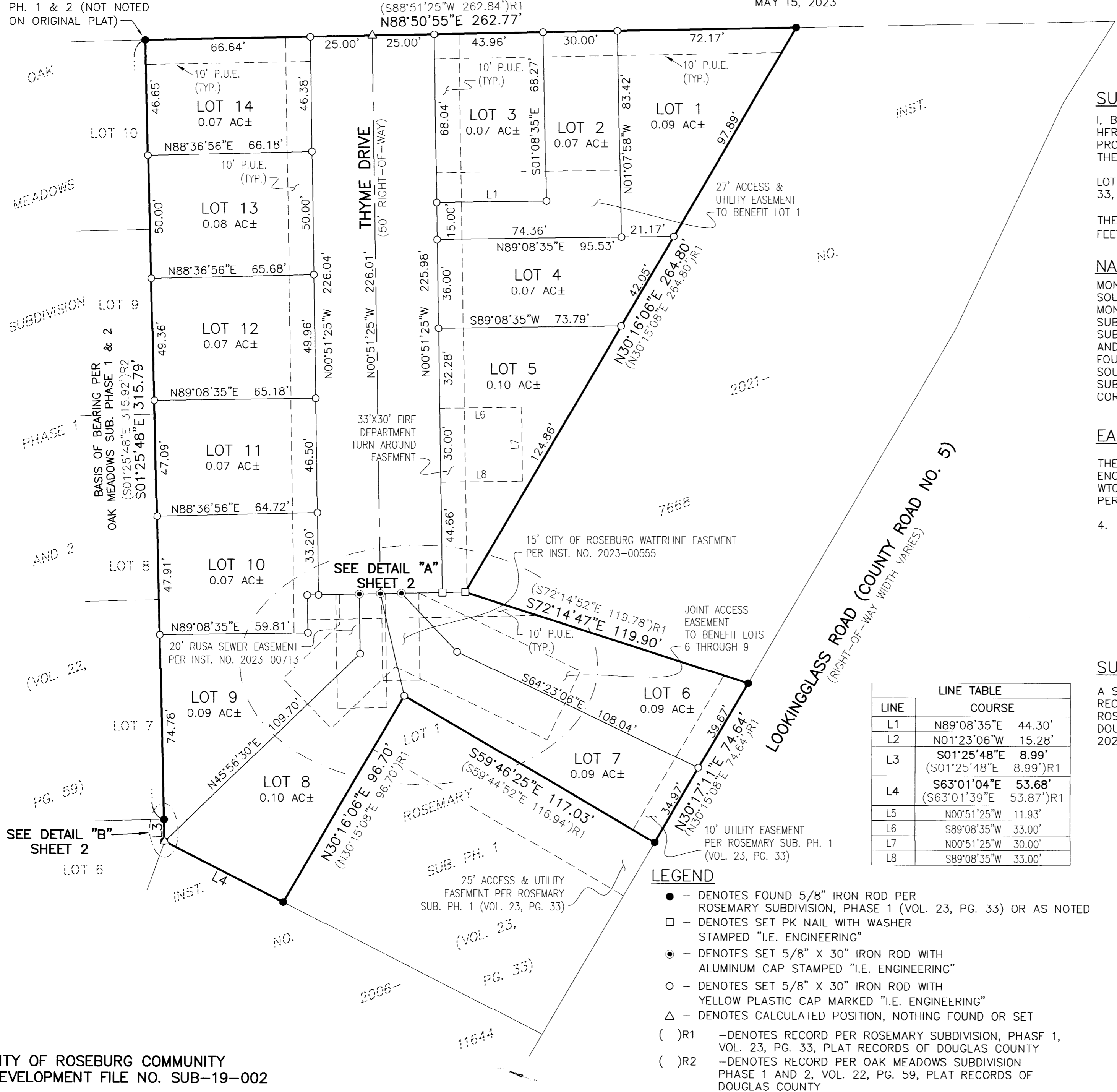
Douglas County Official Records Daniel J. Loomis, County Clerk 2023-006151



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 data for lines L1 through L8.

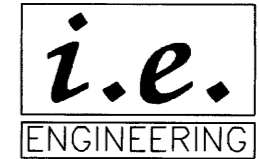
LEGEND

- 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