

SURVEYING AND PLANNING
MINOR AND MAJOR LAND PARTITIONS
SUBDIVISIONS - CADASTRALS - SLOPE STAKING
PROPERTY AND LOT SURVEYS - ALTA'S

PROFESSIONAL MEMBERSHIPS
PROFESSIONAL LAND SURVEYORS OF OREGON
AMERICAN CONGRESS ON SURVEYING & MAPPING



AA SURVEYING & ASSOCIATES, INC.

LICENSED IN: OREGON, CALIFORNIA, AND ARIZONA

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3076 N.E. DIAMOND LAKE BLVD

P.O. BOX 130

ROSEBURG, OREGON 97470

July 20, 2011

Douglas County Surveyors Office
Douglas County Courthouse, Room 105a
Roseburg, Oregon 97470

ATTN: Randy Smith, Douglas County Surveyor

RE: **Williamson Land Partition – Planning Dept. File No. 11**

Randy,

Condition # 8 (f) of the Planning Department' Tentative Approval Memorandum states:

“Unless an exception is granted by the County Surveyor pursuant to Section 4.200, the applicants will be required to establish and maintain a permanent monument on the property showing the elevation above mean sea level. The location of such a monument shall be shown on the final partition map.”

This property is located at 595 Schad Road, Elkton, Oregon. Schad Road runs parallel to Elk Creek. A majority of the property is located on the east side of Schad Road, with the exception of a small strip of land of approximately 0.60 acres that lies between Schad Road and Elk Creek.

The ground terrain between Elk Creek and Schad road is fairly flat in nature and is within the 100-year flood plain. The terrain directly east of Schad Road quickly climbs in elevation, which places the approximate 100-year flood plain within close proximity to the easterly right-of-way line of Schad Road. This elevation increase places the bulk of the subject property above the 100-year flood plain, with the exception of the aforementioned 0.60 acres.

The 0.60 acre parcel of land between Schad Road and Elk Creek is very narrow. It is approximately 50-feet at its widest point and is not very desirable as a building location, especially since there are more desirable building sites on other portions of the subject property. My client has no intentions of constructing a building site on this 0.60 acre strip.

Per condition #5 of the Planning Department' Tentative Approval Memorandum, the ultimate setback for the proposed parcel is to be 40 feet from the public right-of-way. The Planning Department electronic comments are to be noted to reflect the ultimate setback requirement. This requirement and the narrowness of the 0.60 acre strip will likely prevent any future structure to be place on this portion of land.

FILED

Date: 9-7-2011 By: HW
This survey consists of:
Map: 2011-0027
Narrative: CS 65/74-18A-C
Corner Rpt: _____

DOUGLAS COUNTY
SURVEYOR

C.S. File No 65/74-18 A

RE: Williamson Land Partition – Planning Dept. File No. 11 (continued)

Since the only real portion of the subject property that is within the 100-year flood plain is the 0.60 acre strip of land that lies between Schad Road and Elk Creek and, because the likelihood of any structure will be placed on this strip in the future is remote, I feel that there is no need to establish a permanent monument for flood plain determination.

I request that an exception be granted per Condition #8 (f) of the Planning Department' Tentative Approval Memorandum.

I have enclosed a copy of the preliminary partition map for your use in this matter.

If you have any question, please do not hesitate in calling me at (541) 672-2096.

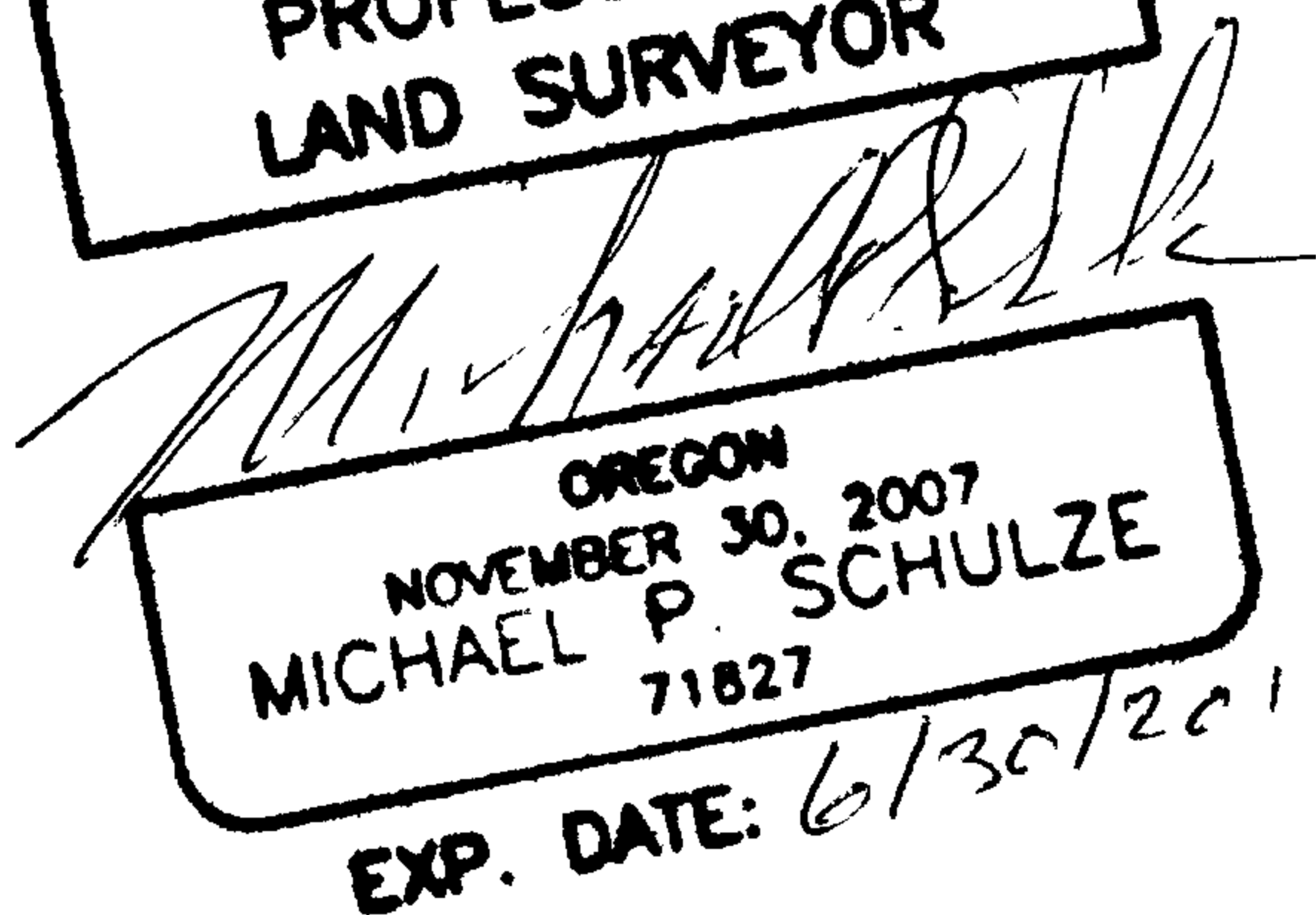
Sincerely,



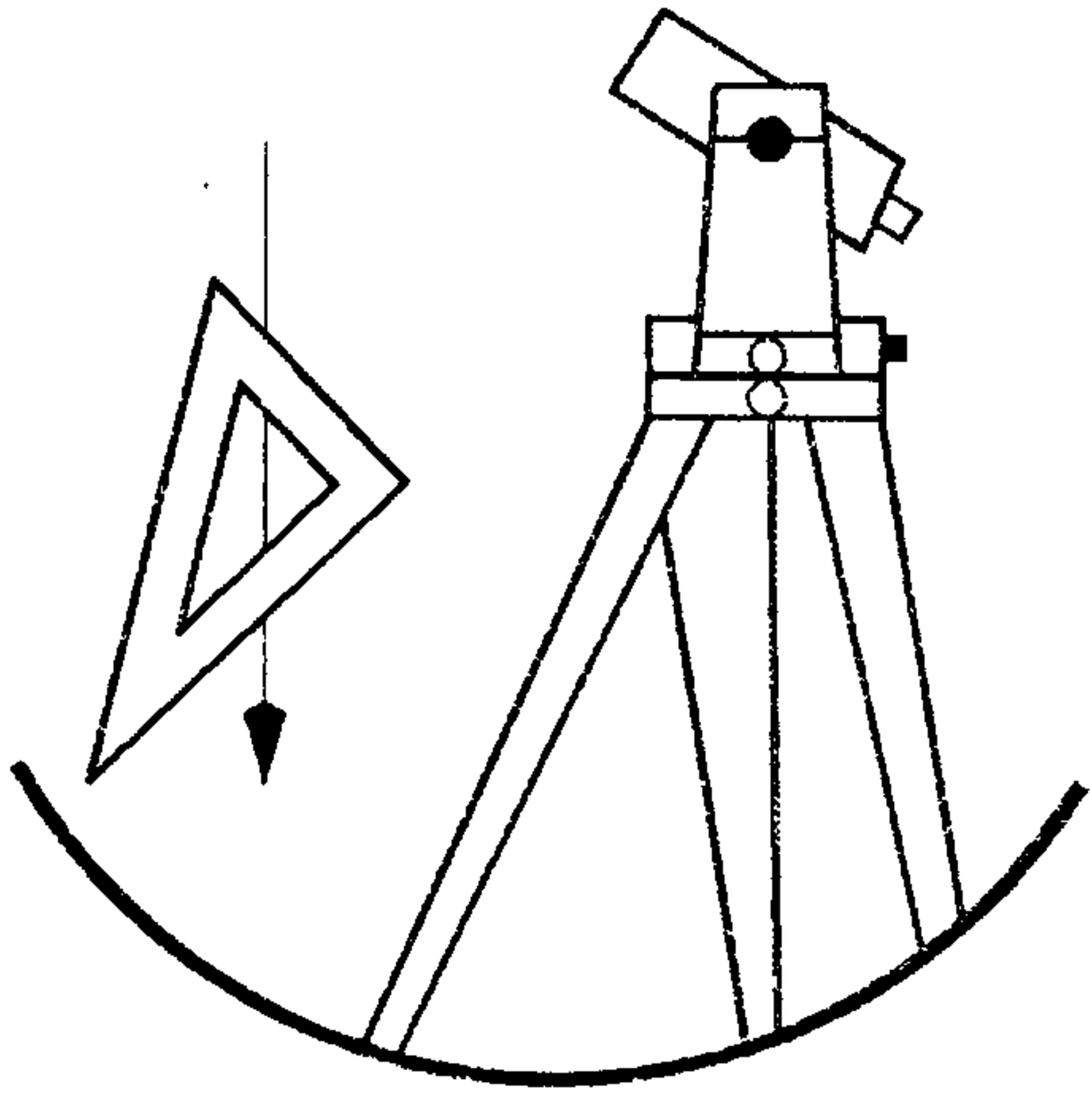
Michael P. Schulze PLS
Project Coordinator

PLS #71827

6/30/2012



C.S. File No 65/74-186



DOUGLAS COUNTY SURVEYOR'S OFFICE

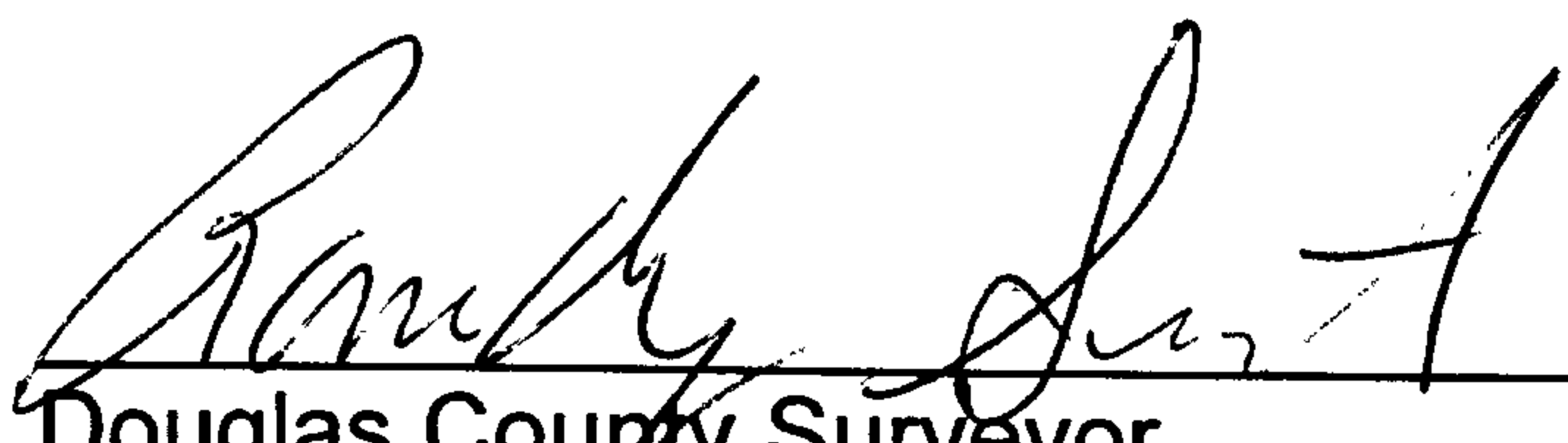
RANDY SMITH, COUNTY SURVEYOR

COURTHOUSE ROOM 105-A
ROSEBURG, OREGON 97470
(541) 440-4272

TO: **Douglas County Planning Department**

The Douglas County Surveyor does hereby allow a waiver to the requirement for the placement of a flood plain monument on that property subject to a land use decision as requested per Planning Dept. File No. 11-M.027

The reason for the waiver is because an existing recorded benchmark lies within a reasonable distance from the subject property. However, the surveyor preparing the plat will be required to note the existing recorded benchmark, name: MIRIAM, T 22 S, R 7 W W, Sec 19 (or another as approved by the County Surveyor), on the plat. In addition, the description and the approximate direction / distance the noted benchmark bears from subject property will be shown on the plat.



Douglas County Surveyor

8-25-2011
Date

C.S. File No 65/74-18c