

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

LAND PARTITION

THAT PARCEL AS DESCRIBED IN DEED REFERENCE NUMBER 93-04435
SW 1/4 OF SECTION 24,
TOWNSHIP 27 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN
DOUGLAS COUNTY, OREGON
FEBRUARY 1997

NUMBER	DIRECTION	DISTANCE
L1	S88°11'01"W	12.20 feet
L2	N62°19'42"W	29.59 feet
L3	N55°31'15"W	33.21 feet
L4	N59°12'01"W	102.02 feet
L5	N43°12'02"W	128.92 feet
L6	N66°32'06"W	119.73 feet
L7	N29°24'38"W	63.24 feet
L8	N37°19'20"E	15.89 feet
L9	S83°58'37"W	25.84 feet
L10	S80°31'15"W	53.56 feet
L11	S80°13'55"W	44.77 feet
L12	S02°12'39"W	26.28 feet

SURVEYOR'S CERTIFICATE

I, Mark A. Heimburger, being duly sworn, depose and say that I have surveyed and monumented with proper monuments the corners so indicated on the annexed plat and that the boundaries are properly described as follows:

Beginning at a 5/8 inch iron rod at the Northwest corner of that Parcel described in Deed Reference 93-04435 of the Deed Records of Douglas County, from which the Southeast corner of Parcel 2 Partition Plat 1992-0023 bears South 88°01'00" East 191.62 feet;

Thence South 88°01'00" East 207.01 feet, along the North line of said parcel, to a 5/8 inch iron rod on the West right-of-way line of the Dixonville - Carnes County Road No. 16;

Thence South 01°38'18" East 356.61 feet, along said West right-of-way line, to a 5/8 inch iron rod;

Thence South 88°11'01" West 12.20 feet, along said West right-of-way line, to a 5/8 inch iron rod;

Thence South 01°48'59" East 279.18 feet to the center of the North Fork of Deer Creek;

Thence downstream, along the center of the North Fork of Deer Creek, the following courses: North 62°19'42" West 29.59 feet, North 55°31'15" West 33.21 feet, and North 59°12'01" West 102.02 feet, to the confluence of said North Fork with the South Fork of Deer Creek;

Thence downstream, along the center of said South Fork of Deer Creek, the following courses: North 43°12'02" West 128.92 feet, North 66°32'06" West 119.73 feet, and North 29°24'38" West 63.24 feet;

Thence, leaving said Deer Creek, North 37°21'28" East 170.14 feet, along the West line of that Parcel described in Deed Reference 93-04435 of the Deed Records of Douglas County, to a 5/8 inch iron rod;

Thence North 37°19'20" East 95.89 feet, along said West line, to a 5/8 inch iron rod;

Thence North 01°49'22" West 150.12 feet, along said West Line, to the Point of Beginning, containing 3.37 acres, more or less, Situated in Section 24, Township 27 South, Range 5 West of the Willamette Meridian, Douglas County, Oregon.

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
Mark A. Heimburger
Mark A. Heimburger
COUNTY CLERK AND RECORDER OF CONVEYANCES. DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED

LEGEND:

- Found 5/8" Iron Rod or as noted.
 - Found Oregon Geodetic Survey Disk stamped "583 f253, 1934"
 - △ Calculated Point
 - Set 5/8" x 30" Iron Rod with Yellow Plastic Cap marked "AA SURVEYING INC."
- IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Kevin J. Bennett DEPUTY

RECORD INFORMATION:
() M39-36 FEE 1.11

Legal Owner/Partitioner: Roger O'Connor, Ann R. O'Connor, 18368 Dixonville Road, Roseburg, Or 97470

Water: Parcel 1 - Well, Parcel 2 - Dixonville Water Assoc.
Sewer: Septic/Holding Tank
Zoning: Parcel 1 is Rural Community Industrial (MRC), Parcel 2 is Rural Residential - 2 Acre (RR)

Number of Parcels: 2

97-06237

REGISTERED PROFESSIONAL LAND SURVEYOR
Mark A. Heimburger
OREGON
JULY 16, 1987
MARK A. HEIMBURGER
2287
EXP. DATE: 6-30-97

REGISTERED PROFESSIONAL LAND SURVEYOR
AA
SURVEYING SERVICE, INC.
ENGINEERING • SURVEYING • PLANNING
3076 NE DIAMOND LAKE BLVD.
ROSEBURG, OREGON 97470
TEL (541)672-2096
FAX (541)672-0611

NARRATIVE

The purpose of this survey was to partition the subject property as described in Parcel 1 in Deed Reference Number 93-04435 of the Deed Records of Douglas County.

The monuments shown were used to control the boundary and the subject property partitioned per Preliminary Partition plan as recorded in Douglas County Planning Department File Number 96-353.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS: that Roger and Ann R. O'Connor, husband and wife, owners of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, do hereby declare the annexed map to be a correct map of the partition plat of said property and that they have caused this partition plat to be prepared and the property to be partitioned into 2 parcels as shown hereon, in accordance with the provisions of Chapter 92 of Oregon Revised Statutes. Said owners do hereby dedicate a 25 foot wide Access and Utility Easement, as shown hereon, for the benefit of Parcel 2.

Roger O'Connor
Roger O'Connor

Ann R. O'Connor
Ann R. O'Connor

ACKNOWLEDGMENT:

State of Oregon)
County of Douglas) SS

KNOW ALL PEOPLE BY THESE PRESENTS: that on this 4th day of March, 1997, before me a Notary Public in and for said State and County, did personally appear Roger and Ann R. O'Connor, husband and wife, who being duly sworn, did say that they are the identical persons named in the foregoing instrument and they executed said instrument freely and voluntarily.

Arden M. Cody
Notary Public, State of Oregon

My commission expires 7/19/99

APPROVALS:

Keith L. Cubic 3/20/97
Planning Director
Douglas County

Romano E. Wou 3/21/97
County Surveyor 97-06237 2:55 P.M. Date

Filed this 24th day of MARCH, 1997.
DOYLE SHAVER JR. County Clerk
County Clerk DEPUTY

I hereby certify that all taxes and special assessments, or other charges required by law, have been paid.

Margaret Cannaday Deputy 3/21/97
Douglas County Tax Collector

