

1997 - 0077

# LAND PARTITION

A PORTION OF LOT 10, BLOCK 6  
ROSEBURG HOME ORCHARD TRACTS, (PLAT A)  
NW1/4, SECTION 19, TWP 26 S, R 6 W, WM  
ROSEBURG, OR 97470  
INSTRUMENT NO 91-11683

JUNE 1997  
SCALE 1" = 50'

### APPROVALS

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

Anne E. Schroeder 7/10/97  
DOUGLAS COUNTY TAX COLLECTOR DATE

Keith L. Cubic 7/9/97  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Ed M... 7-9-97  
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

97 14161 9:58 A.M.  
FILED 10<sup>th</sup> DAY OF July, 1997

Heanna Sidair  
COUNTY CLERK

### DECLARATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE, ROBERT BURI AND EMMA BURI, CO-TRUSTEES, OWNERS OF THE LAND REPRESENTED AND DESCRIBED ON THIS PLAT, HAVE CAUSED THE SAME TO BE PARTITIONED AS SET FORTH HEREON AND DEDICATE THE EASEMENTS TO THE PUBLIC FOREVER.

Robert Buri Emma Buri  
ROBERT BURI EMMA BURI

### ACKNOWLEDGEMENT

STATE OF OREGON COUNTY OF DOUGLAS  
KNOW ALL MEN BY THESE PRESENTS THAT ON THE 7<sup>th</sup> DAY OF July, 1997, BEFORE ME APPEARED ROBERT & EMMA BURI, CO-TRUSTEES, WHO BEING DULY SWORN, DID SAY THAT THEY SIGNED THE DECLARATION SET FORTH HEREON AS THEIR FREE AND VOLUNTARY ACT AND DEED.

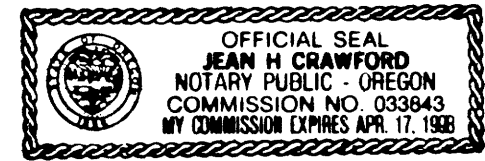
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL SEAL THIS DAY AND YEAR FIRST ABOVE WRITTEN.

Jean H Crawford  
NOTARY PUBLIC OF OREGON  
MY COMMISSION EXPIRES: 4-17-98

### SURVEYOR'S CERTIFICATE

I, MAURICE E FARR, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

BEGINNING AT A 5/8" IRON ROD ON THE NORTH RIGHT OF WAY LINE OF LOWER CLEVELAND RAPIDS COUNTY RD NO 208, FROM WHICH THE SE COR OF LOT 10, BLOCK 6, ROSEBURG HOME ORCHARD TRACTS, (PLAT A), BEARS S1°24'00"W 25.00 FT; THENCE LEAVING SAID RIGHT OF WAY LINE N01°24'00"E 401.13 FT TO A 5/8" IR; THENCE N88°36'00"W 307.00 FT TO A 5/8" IR; THENCE S01°24'00"W 151.14 FT TO A 5/8" IR ON THE NORTHERN BOUNDARY OF THAT PROPERTY DESCRIBED IN INSTRUMENT #94-00279; THENCE ALONG SAID BOUNDARY S88°36'00"E 80.00 FT TO A 5/8" IR; THENCE ALONG THE EASTERN BOUNDARY OF SAID INSTRUMENT 94-00279 S01°24'00"W 250.00 FT TO A 5/8" IR ON THE NORTH RIGHT OF WAY LINE OF SAID COUNTY RD NO 208; THENCE ALONG SAID NORTH RIGHT OF WAY LINE S88°36'00"E 227.00 FT TO THE POINT OF BEGINNING; CONTAINING 0.84 ACRES MORE OR LESS IN PARCEL 1 AND 1.52 ACRES MORE OR LESS IN PARCEL 2, ALL LOCATED IN NW1/4, SECTION 19, TWP 26 SOUTH, RANGE 6 W, WM, DOUGLAS COUNTY, OREGON.



- LEGEND**
- FOUND MONUMENT MARKED AS SHOWN
  - SET 5/8" X 30" I.R. WITH PLASTIC CAP MARKED M.E. FARR 1181
  - COMPUTED POINT, NO MONUMENT SET
  - FOUND 5/8" IR W/ALUM CAP MARKED CRRW
  - SANITARY SEWER
  - WATER
  - ZONE
  - COMPREHENSIVE PLAN
  - PLANNING FILE NO
  - SEPTIC TANK AND DRAIN FIELD
  - WATER WELL
  - FC-1 EXCLUSIVE FARM USE - CROPLAND - 20 ACRE
  - AGRICULTURAL LAND
  - 96-045

OWNER  
ROBERT & EMMA BURI, CO-TRUSTEES  
691 LOWER CLEVELAND RAPIDS ROAD  
ROSEBURG, OR 97470  
PH (541) 673-4815

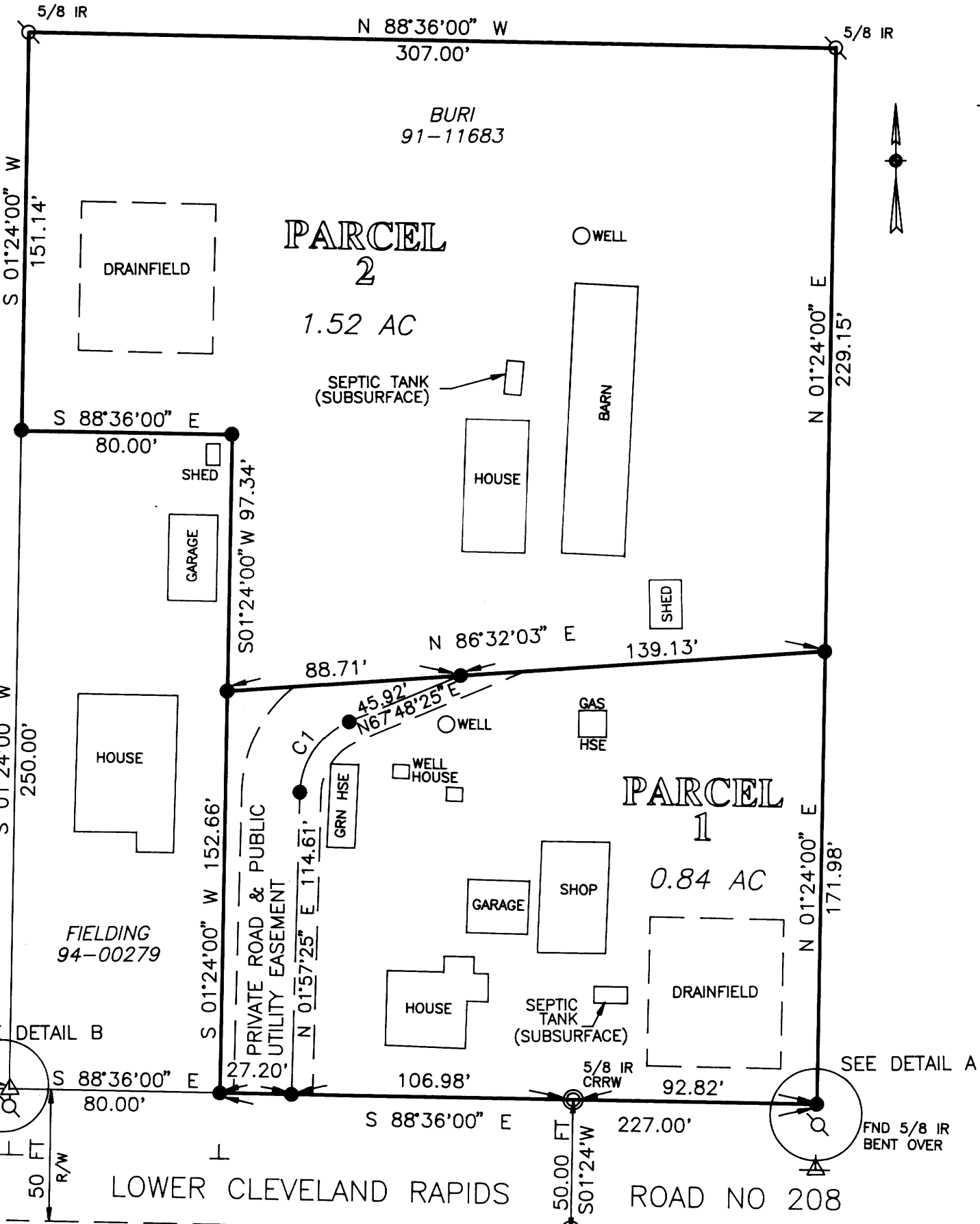
LEHNE  
70-12709

NOTE:  
BOTH PARCELS LIE ENTIRELY WITHIN THE BOUNDARY OF THE FEDERAL FLOODWAY AND WILL REQUIRE FULL COMPLIANCE WITH FEMA AND LOCAL REQUIREMENTS FOR CONSTRUCTION AND INSURANCE.

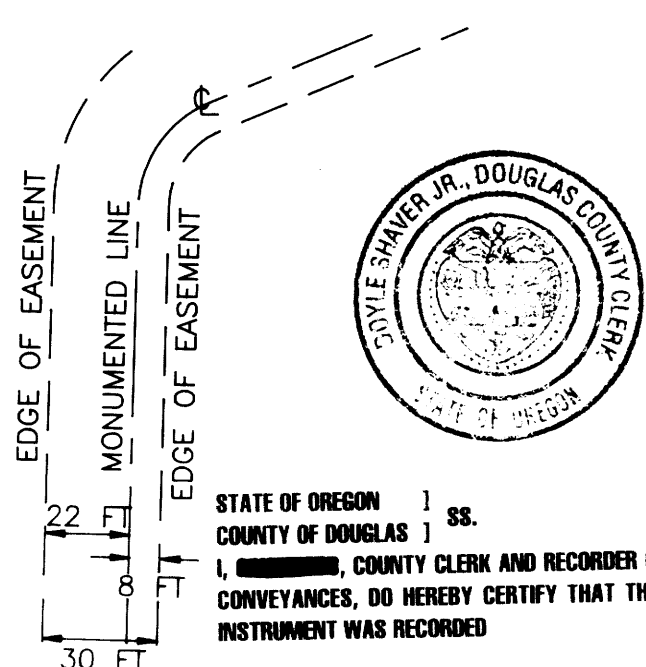
PRESENT PROPERTY OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS SHALL BE AWARE ANY IMPROVEMENTS TO OR REPLACEMENT OF STRUCTURES WILL BE SUBJECT TO THE REQUIREMENTS OF DOUGLAS COUNTY LAND USE AND DEVELOPMENT ORDINANCE FOR THE FLOODPLAIN AND FLOODWAY DISTRICTS. ANY STRUCTURE WHICH IS IN THESE AREAS MAY BE SUBJECT TO ADDITIONAL FLOOD INSURANCE COSTS IF NOT ELEVATED TO AN APPROPRIATE HEIGHT.

NOTE:  
DOUGLAS COUNTY SURVEYOR HAS GRANTED AN EXCEPTION TO THE ESTABLISHMENT OF AN ELEVATION MONUMENT FOR THE 100 YEAR FLOODPLAIN ELEVATION.

REFERENCE RYLAND BENCH MARK SET 1994 APPROXIMATELY 1,864' S43°41'28"W FROM THE SE CORNER OF THIS LAND PARTITION. BENCH MARK IS LOCATED ON BIG BEND COUNTY ROAD NO 220, ELEVATION 381.88 FEET.



### PRIVATE ROAD AND PUBLIC UTILITY EASEMENT DETAIL



STATE OF OREGON )  
COUNTY OF DOUGLAS )  
I, Heanna Sidair, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED

97 JUL 10 AM 9:58

DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Heanna Sidair  
DEPUTY

FEE PP

STATE OF OREGON  
COUNTY OF DOUGLAS

### EASEMENT CURVE

NO	DELTA	CHORD	R'	L'	LC'
C1	65°51'00"	N 34°52'55" E	30.00	34.48	32.61

### NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO CREATE TWO PARCELS FROM THE EXISTING 2.31 PARCEL DESCRIBED IN INSTRUMENT 91-11683. I USED FOUND MONUMENTS FROM SURVEY M21-60 AS BASE OF BEARINGS AND TO CONTROL THE SOUTH LINE. I USED FOUND MONUMENTS DESCRIBED IN INSTRUMENT 91-11683 TO CONTROL THE WEST, NORTH AND EAST LINES.

THIS SURVEY WAS PERFORMED BY MAURICE E FARR AND RICHARD GARZA, JR USING A LIETZ SET 4 TOTAL STATION. CALCULATIONS AND DRAFTING WERE PERFORMED BY MAURICE E FARR.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Maurice E Farr  
OREGON  
SEPT 23, 1977  
MAURICE E. FARR  
1181

EXPIRES 12-31-97

Maurice E Farr  
MAURICE E. FARR  
PROFESSIONAL LAND SURVEYOR  
1960 SW BURDETTE DRIVE  
ROSEBURG, OR 97470

7-97

1997 - 0077

97-14161