

2001-0049

# LAND PARTITION

IN THE SW 1/4 SEC. 24, T27S, R5W, W.M.



SCALE 1"=100'

### COMPREHENSIVE PLAN:

ZONING: RURAL RESIDENTIAL (2 ACRE)  
COMP PLAN: (RC2)  
WATER: DIXONVILLE WATER ASSOCIATION  
SEWER: SEPTIC (SANDFILL)  
PLANNING DEPT FILE: NO 00-087  
PROPERTY ID NO: R69418  
T27S R5W SEC 24C TAX LOT 600

### DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT RICK POLAND IS THE OWNER OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92-075, HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT.

*Rick Poland*  
RICK POLAND

### NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE PROPERTY DESCRIBED IN INSTRUMENT 98-17178, DOUGLAS COUNTY DEED RECORDS, INTO 3 PARCELS AS APPROVED UNDER THE DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 00-087.

MONUMENTS WERE FOUND PER MAP M130-7 AND USED TO CONTROL THIS SURVEY.

THE LOCATION OF THE NORTH EAST PROPERTY CORNER WAS CALCULATED BY INTERSECTING A LINE ALONG THE SOUTH RIGHT OF WAY OF BUCKHORN CO. ROAD #4C, AND A LINE ALONG THE WEST RIGHT OF WAY OF DIXONVILLE CO. ROAD NO. #16E. THE DIXONVILLE CO. ROAD RIGHT OF WAY WIDTH OF 40' WAS USED AS ACCEPTED BY "COMMON REPORT".

THE NORTHWEST PROPERTY CORNER WAS FOUND TO BE DISTURBED AND OUT OF POSITION, PRESUMABLY BY RECENT UTILITY CONSTRUCTION, AND WAS RESET BY PROPORTION ALONG THE NORTH LINE TO RECORD BEARING & DISTANCES PER M130-7.

A FIELD SURVEY OF THE EXISTING POWER POLES WAS MADE TO LOCATE THE POWER LINES CROSSING THE PROPERTY AS PER RECORDED EASEMENT 310470. THE EXISTING SEPTIC DRAIN FIELD WAS ALSO SURVEYED AND LOCATED AS SHOWN.

PARTITION MONUMENTS WERE SET CREATING THE 3 PARCELS SHOWN ON THE PLAT.

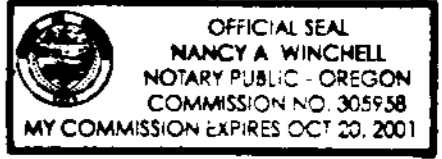
THIS SURVEY WAS PERFORMED BY DAVID BEEDLE AND GAYLE BEEDLE USING A SOKKIA SET 48II TOTAL STATION. COMPUTATIONS AND DRAFTING BY DAVID BEEDLE.

### ACKNOWLEDGMENT:

STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 21 DAY OF JUNE, 2001, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RICK POLAND, TO ME KNOWN TO BE THE PERSON DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT HE EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.

*Nancy A. Winchell*  
NOTARY PUBLIC, STATE OF OREGON

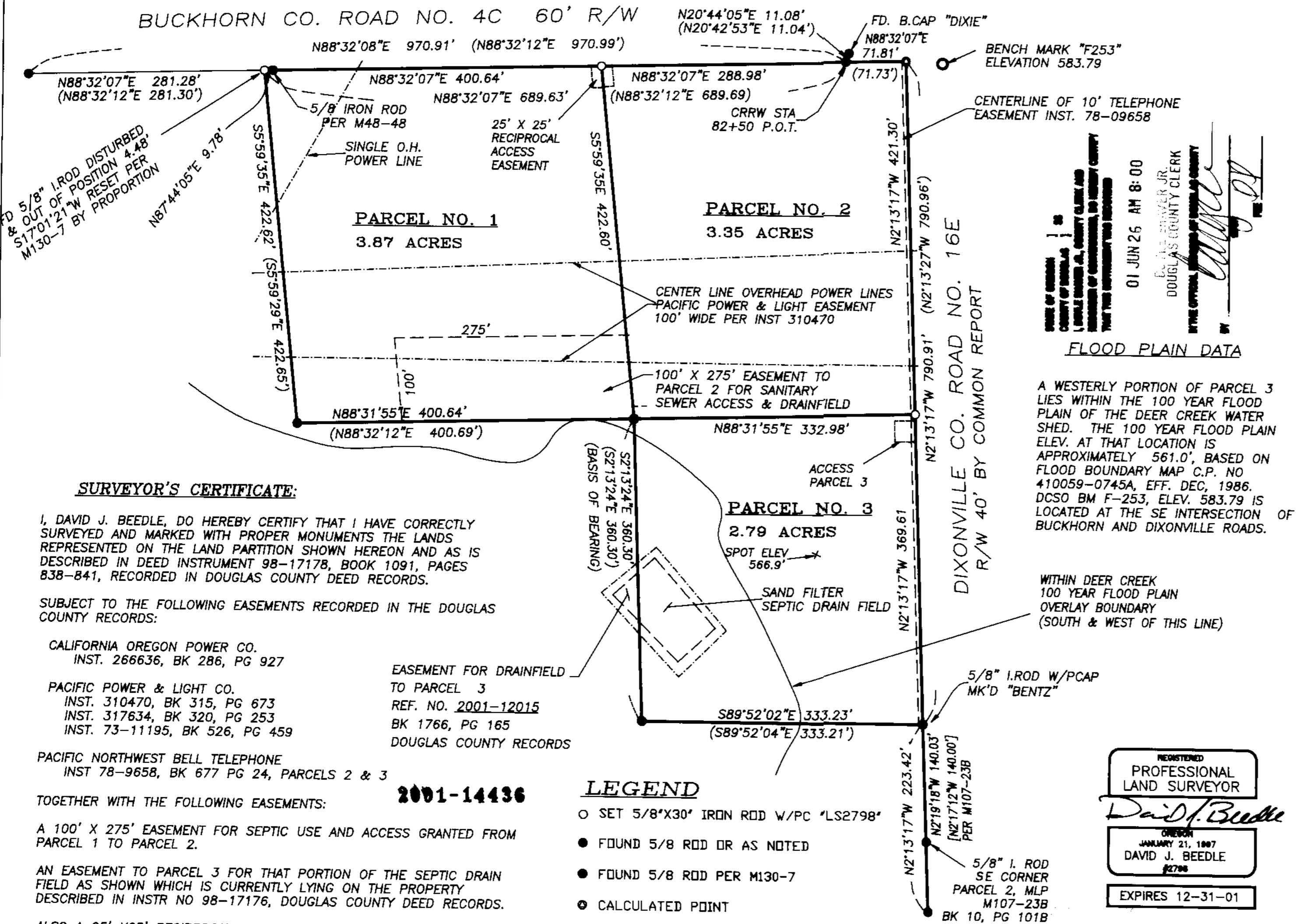


*Keith L. Cubie* 6/25/01  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

*Ed M...* 6-25-01  
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.  
*Garnett R. Kuehn* 6-25-01 AM  
DOUGLAS COUNTY TAX COLLECTOR DATE

DAY OF June at 8:00 O'CLOCK AM  
*David J. Beedle*  
DAVID J. BEEDLE  
DOUGLAS COUNTY CLERK  
2001-14436



### SURVEYOR'S CERTIFICATE:

I, DAVID J. BEEDLE, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE LAND PARTITION SHOWN HEREON AND AS IS DESCRIBED IN DEED INSTRUMENT 98-17178, BOOK 1091, PAGES 838-841, RECORDED IN DOUGLAS COUNTY DEED RECORDS.

SUBJECT TO THE FOLLOWING EASEMENTS RECORDED IN THE DOUGLAS COUNTY RECORDS:

- CALIFORNIA OREGON POWER CO. INST. 266636, BK 286, PG 927
- PACIFIC POWER & LIGHT CO. INST. 310470, BK 315, PG 673; INST. 317634, BK 320, PG 253; INST. 73-11195, BK 526, PG 459
- PACIFIC NORTHWEST BELL TELEPHONE INST 78-9658, BK 677 PG 24, PARCELS 2 & 3

EASEMENT FOR DRAINFIELD TO PARCEL 3 REF. NO. 2001-12015 BK 1766, PG 165 DOUGLAS COUNTY RECORDS

TOGETHER WITH THE FOLLOWING EASEMENTS: 2001-14436

A 100' X 275' EASEMENT FOR SEPTIC USE AND ACCESS GRANTED FROM PARCEL 1 TO PARCEL 2.

AN EASEMENT TO PARCEL 3 FOR THAT PORTION OF THE SEPTIC DRAIN FIELD AS SHOWN WHICH IS CURRENTLY LYING ON THE PROPERTY DESCRIBED IN INSTR NO 98-17176, DOUGLAS COUNTY DEED RECORDS.

ALSO A 25' X25' RECIPROCAL ACCESS EASEMENT FOR COMMON DRIVEWAY FOR PARCELS 1 & 2, FROM THE NORTH BOUNDARY AND CENTERED ON THE BOUNDARY COMMON TO PARCELS 1 & 2, AS SHOWN.

### LEGEND

- SET 5/8"X30' IRON ROD W/PC 'LS2798'
- FOUND 5/8 ROD OR AS NOTED
- FOUND 5/8 ROD PER M130-7
- CALCULATED POINT
- ( ) PER M130-7
- OVER HEAD POWER LINE CENTERLINE

FLOOD PLAIN DATA  
A WESTERLY PORTION OF PARCEL 3 LIES WITHIN THE 100 YEAR FLOOD PLAIN OF THE DEER CREEK WATER SHED. THE 100 YEAR FLOOD PLAIN ELEV. AT THAT LOCATION IS APPROXIMATELY 561.0', BASED ON FLOOD BOUNDARY MAP C.P. NO 410059-0745A, EFF. DEC. 1986. DCSSO BM F-253, ELEV. 583.79 IS LOCATED AT THE SE INTERSECTION BUCKHORN AND DIXONVILLE ROADS.

WITHIN DEER CREEK 100 YEAR FLOOD PLAIN OVERLAY BOUNDARY (SOUTH & WEST OF THIS LINE)

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JANUARY 21, 1907 DAVID J. BEEDLE #2798

EXPIRES 12-31-01

DAVID J. BEEDLE  
PROFESSIONAL LAND SURVEYING  
TEL 541-874-3268  
163 TRAYLOR ROAD  
RIDDLE, OREGON 97469

SCALE: 1"=100'  
DATE: APRIL 2001

SURVEYED FOR: RICK POLAND  
1877 BUCKHORN ROAD  
ROSEBURG, OR 97470

2001-0049