

LAND PARTITION

In a Portion of SW1/4, Sec 21, T 29 S, R 7 W, WM
LOT 3, BYRON CREEK ESTATES, (UNRECORDED SUBDIVISION) RM2-35
DOUGLAS COUNTY, OREGON
Scale 1" = 200'
JULY 2010

OWNER
MICHAEL L. & LYNN M. MILLER
1941 BYRON CREEK RD
WINSTON, OR 97496

APPROVALS

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

Sandra K. Cooney 8/12/10
DOUGLAS COUNTY TAX COLLECTOR DATE

Keith L. Cubie 8/12/10
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Barby Smith 8-12-10
DOUGLAS COUNTY SURVEYOR DATE

FILED 12th DAY OF August 2010 2:31 AM

Barbara E. Nielsen, c.c.t.
COUNTY CLERK



DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, MICHAEL L. & LYNN M. MILLER, HUSBAND AND WIFE, WHO ARE THE OWNERS OF THE LANDS REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THIS MAP, AND HEREBY CREATE THE EASEMENTS SHOWN HEREON.

Michael L. Miller *Lynn M. Miller*
MICHAEL L. MILLER LYNN M. MILLER

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 12 DAY OF August 2010, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED MICHAEL L. & LYNN M. MILLER, HUSBAND AND WIFE, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

NOTARY PUBLIC OF OREGON

PRINTED NAME: *Nancy A. Winchell*

COMMISSION #: 442244

MY COMMISSION EXPIRES: Oct. 20, 2013

SIGNATURE: *Nancy A. Winchell*

SURVEYOR'S CERTIFICATE

I, MAURICE E. FARR, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I DID NOT SURVEY NOR SET MONUMENTS ON PARCEL 1 AND THAT I DID SURVEY AND SET MONUMENTS ON PARCEL 2 OF THE LANDS SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

PARCEL 1
ALL OF LOT 3, BYRON CREEK ESTATES, LESS PARCEL 2, ALL IN SW 1/4 SECTION 21, TOWNSHIP 29 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN CONTAINING 16.64 ACRES MORE OR LESS.

PARCEL 2
Beginning at a Point, being the southwesterly property corner of said Lot 3 of Byron Creek Estates; thence North 88°37'47" East a distance of 419.04 ft to a Point; thence North 00°14'32" West a distance of 170.31 ft to a Point; thence North 41°42'00" East a distance of 337.50 ft to a Point; thence North 23°18'19" West a distance of 73.54 ft to a Point; thence North 23°18'19" West a distance of 177.02 ft to a Point; thence South 53°31'51" West a distance of 520.98 ft to a Point; along a curve to the right having a radius of 80.00 feet 120.27 feet along said curve having a chord direction of South 20°57'01" West and a chord length of 101.12 feet; thence South 24°03'21" West a distance of 140.43 ft to a Point; along a curve to the left having a radius of 365.00 feet 134.56 feet along said curve having a chord direction of South 13°29'40" West and a chord length of 133.80 feet; to the Point of Beginning; containing 5.02 acres more or less.

WATER LINE EASEMENT AND MAINTENANCE RESPONSIBILITIES FOR PARCEL 2 RECORDED IN INSTRUMENT NO. 2010-011323

DECLARATION OF COVENANTS & RESTRICTIONS (DEED REFERENCE NO. 72-12723)

Maurice E. Farr
MAURICE E. FARR
PROFESSIONAL LAND SURVEYOR
395 NE KIRBY AVENUE
ROSEBURG, OR 97470

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
SEPT 23, 1977
MAURICE E. FARR
1181

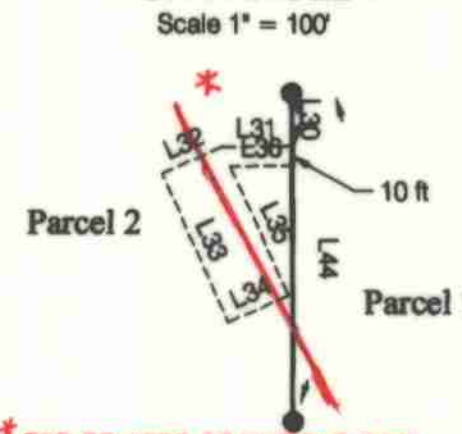
EXPIRES 12-31-11

NARRATIVE:

THIS IS A SURVEY TO CREATE A TWO-PARCEL LAND PARTITION FROM THAT PROPERTY DESCRIBED AS LOT 3 IN BYRON CREEK ESTATES, RM2-35, DOUGLAS COUNTY SURVEYORS OFFICE.

SURVEY WAS ACCOMPLISHED WITH A NIKON DTM520 TOTAL STATION BY MAURICE E. FARR AND RICHARD GARZA, JR. COMPUTATIONS AND DRAFTING WAS PERFORMED BY MAURICE E. FARR.

DRAIN FIELD EASEMENT FOR PARCEL 1



* FOR REVISED DRAINFIELD SEE AFFIDAVIT OF CORRECTION RECORDED 9/14/2010 AS CO. CLERK INSTR. NO. 2010-014833; C.S. FILE 65/71-5 A & B

Easement for Individual Onsite Wastewater Treatment System for Parcel 1
For the construction, maintenance, use, and repair of an individual onsite wastewater treatment system (hereinafter called the "system") appurtenant to "Parcel 1" and shown hereon.

Grantors, for themselves and their heirs, successors and assigns, covenant and agree that the above-referenced "Parcel 1" individual onsite wastewater treatment easement shall not be used for any conflicting use or purpose detrimental to said system or contrary to laws and rules of governmental agencies applicable or related to said system.

COMPREHENSIVE PLAN ZONE
WATER
SEWER
POWER
PLANNING FILE
COMMITTED RESIDENTIAL - 5 ACRE (RC5) (SR) RURAL RESIDENTIAL - 5
WATER WELLS
SEPTIC TANK AND DRAIN FIELD
PACIFIC POWER
NO. 10-044

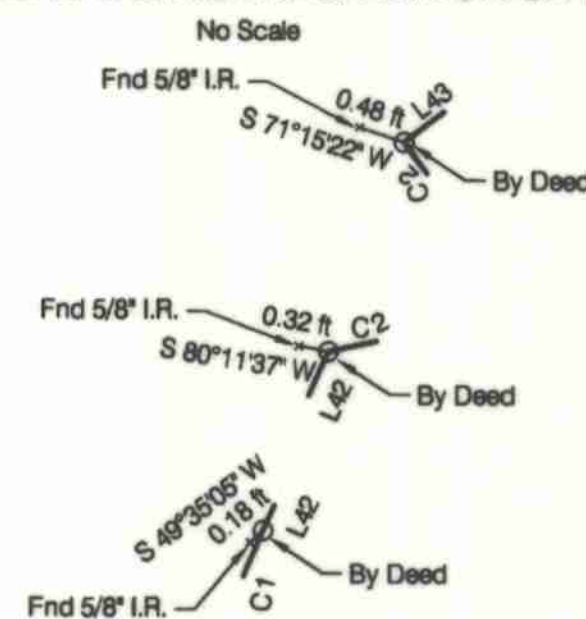
WATER LINE TABLE

NO.	DIRECTION	DIST.
L60	S 81°58'14" W	172.62 FT
L61	S 74°41'28" W	180.20 FT
L62	N 87°08'24" E	91.01 FT
L63	N 82°15'25" W	43.77 FT
L64	S 27°46'48" E	32.84 FT
L65	N 35°00'57" W	18.67 FT
L66	S 31°55'51" W	95.49 FT
L67	S 82°07'38" W	180.14 FT
L68	S 63°23'28" W	146.94 FT
L69	S 88°08'49" W	73.73 FT
L70	S 01°51'07" W	51.01 FT
L71	S 70°32'20" E	41.44 FT
L72	N 57°38'10" E	121.49 FT Corner Tie

CURVE TABLE

NO.	DEFLECTION ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	21°07'22"	N 13°29'40" E	365.00	134.56	133.80
C2	114°50'44"	N 20°57'01" E	80.00	120.27	101.12

FOUND MONUMENTS ON BYRON CR RD



* DRN FLD LINE TABLE

NO.	DIRECTION	DISTANCE
L30	S 00°14'32" E	27.83 FT
L31	S 88°45'28" W	36.58 FT
L32	S 65°49'31" W	33.95 FT
L33	S 24°04'12" E	84.45 FT
L34	N 85°49'31" E	34.10 FT
L35	N 24°10'29" W	73.51 FT
L36	N 89°45'28" E	32.12 FT

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK

2010-013000

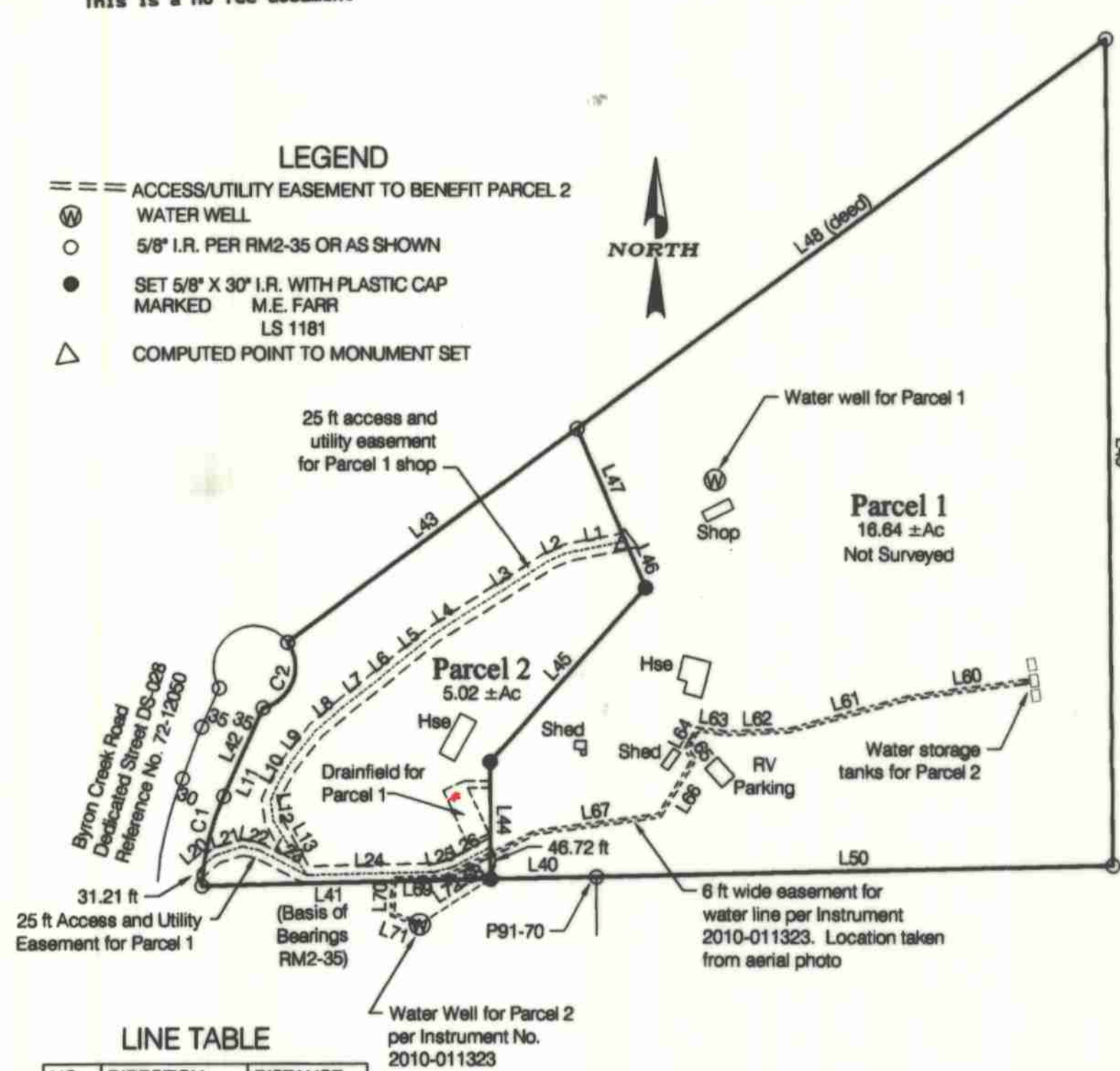


NO FEE

08/12/2010 02:31:34 PM
PLAT-PAR Cnt=1 Str=3 MARRIAGECOUNTER
This is a no fee document

LEGEND

- == ACCESS/UTILITY EASEMENT TO BENEFIT PARCEL 2
- ⊙ WATER WELL
- 5/8" I.R. PER RM2-35 OR AS SHOWN
- SET 5/8" X 30" I.R. WITH PLASTIC CAP MARKED M.E. FARR LS 1181
- △ COMPUTED POINT TO MONUMENT SET



LINE TABLE

NO.	DIRECTION	DISTANCE
L1	S 78°38'28" W	87.02 FT
L2	S 65°46'39" W	30.20 FT
L3	S 57°09'09" W	137.84 FT
L4	S 57°05'09" W	59.84 FT
L5	S 50°54'56" W	58.33 FT
L6	S 50°35'29" W	51.00 FT
L7	S 52°32'53" W	47.91 FT
L8	S 50°19'34" W	61.23 FT
L9	S 37°58'48" W	84.85 FT
L10	S 28°56'18" W	29.71 FT
L11	S 24°44'48" W	26.30 FT
L12	S 07°37'19" E	29.84 FT
L13	S 31°15'37" E	92.42 FT
L20	N 50°06'22" E	21.98 FT
L21	N 72°40'09" E	40.78 FT
L22	S 77°52'41" E	26.70 FT
L23	S 61°59'29" E	75.77 FT
L24	N 88°37'47" E	188.03 FT
L25	N 76°05'51" E	26.82 FT
L26	N 81°39'38" E	62.70 FT
L40	S 88°37'47" W	152.66 FT
L41	S 88°37'47" W	419.04 FT
L42	N 24°03'21" E	140.43 FT
L43	N 53°31'51" E	520.98 FT
L44	N 00°14'32" E	170.31 FT
L45	N 41°42'00" E	337.50 FT
L46	N 23°18'19" W	73.54 FT
L47	N 23°18'19" W	177.02 FT
L48	N 53°31'51" E	951.06 FT
L49	S 00°30'40" E	1196.23 FT
L50	S 88°37'47" W	747.75 FT

2010-0026

2010-0026