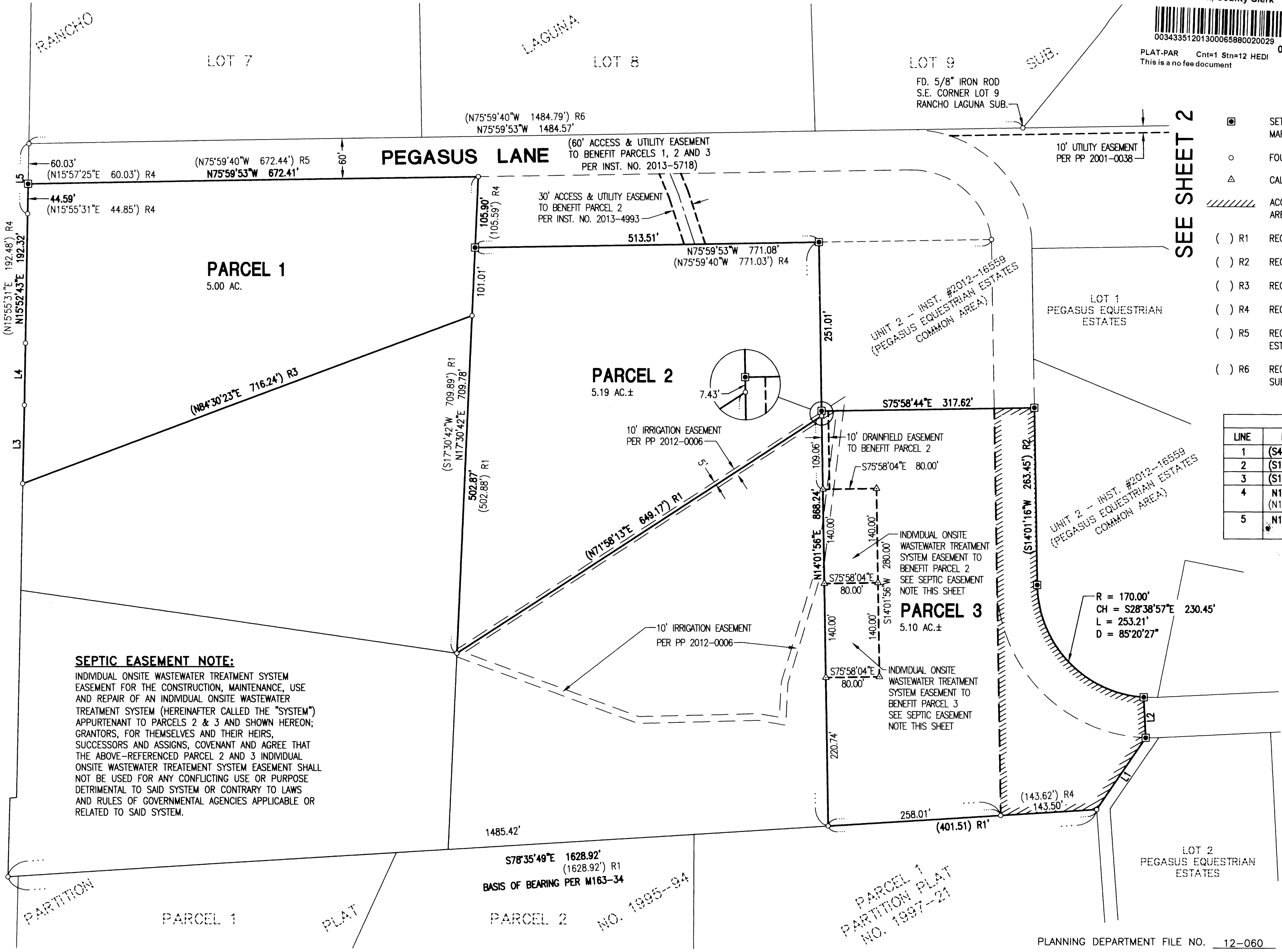


2013-0012 A

FISHER ROAD

(COUNTY ROAD NO. 189 - R/W VARIES)



**SEPTIC EASEMENT NOTE:**

INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, USE AND REPAIR OF AN INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM (HEREINAFTER CALLED THE "SYSTEM") APPURTENANT TO PARCELS 2 & 3 AND SHOWN HEREON; GRANTORS, FOR THEMSELVES AND THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE THAT THE ABOVE-REFERENCED PARCEL 2 AND 3 INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM 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.

Douglas County Official Records  
Patricia K. Hitt, County Clerk 2013-006588

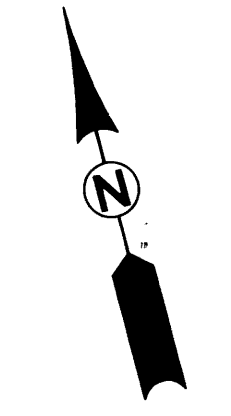
NO FEE  
003433512013006588002029  
PLAT-PAR Cnt=1 Stn=12 HED1 04/05/2013 08:41:11 AM  
This is a no fee document

**LEGEND**

- ◻ SET 5/8" x 30" IR w/CAP MARKED "I.E. ENGINEERING"
- FOUND 5/8" IRON ROD
- △ CALCULATED POINT
- ////// ACCESS & UTILITY EASEMENT AREA PER INST. #2012-19254
- ( ) R1 RECORD PER M163-34
- ( ) R2 RECORD PER INST. #2012-16559
- ( ) R3 RECORD PER PP 2012-0006
- ( ) R4 RECORD PER M144-69
- ( ) R5 RECORD PER PEGASUS EQUESTRIAN ESTATES (VOLUME 22, PAGE 5)
- ( ) R6 RECORD PER RANCHO LAGUNA SUB. (VOLUME 18, PAGE 29)

LINE TABLE		
LINE	BEARING	LENGTH
1	S49°17'55"W	129.54' R2
2	S12°08'38"W	60.29' R2
3	S16°10'20"W	116.69' R1
4	N15°58'53"E (N15°55'31"E	92.24' 92.23' R4
5	N15°58'27"E	104.62' (104.88') R4

R = 170.00'  
CH = S28°38'57"E 230.45'  
L = 253.21'  
D = 85°20'27"



**REGISTERED PROFESSIONAL LAND SURVEYOR**

OREGON  
JULY 14, 1978  
RONALD A. QUMBY  
1864

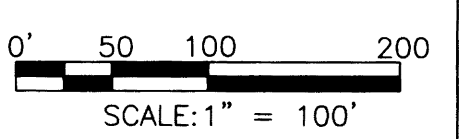
EXPIRES: 12/31/2014

PLANNING DEPARTMENT FILE NO. 12-060

SURVEYED BY:  
**i.e.**  
ENGINEERING  
809 SE Pine Street  
Roseburg, Oregon 97470  
PHONE (541) 673-0166  
FAX (541) 440-9392  
iemail@ieengineering.com

SURVEYED FOR:  
RGR DEVELOPMENT LLC  
11304 BUCKHORN RD  
GLIDE, OR 97443-9777

DWG. BY: DAF  
PM: AMP  
PAGE: 1 OF 2  
JOB NO: 2524-01  
SCALE: AS NOTED  
DATE: MARCH, 2013



**LAND PARTITION**  
LYING IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 26 SOUTH,  
RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

SEE SHEET 2

2013-0012 A

2013-0012 B

**SURVEYOR'S CERTIFICATE:**

I, RONALD A. QUIMBY, OREGON PROFESSIONAL LAND SURVEYOR NO. 1654, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION.

THAT LAND DESCRIBED AS ADJUSTED UNIT 1 IN INSTRUMENT NUMBER 2012-16559, DOUGLAS COUNTY DEED RECORDS, LYING IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

**NARRATIVE:**

THE PURPOSE OF THIS MAP IS TO PARTITION SAID ADJUSTED UNIT 1 OF INSTRUMENT NUMBER 2012-16559 INTO 3 PARCELS AS SHOWN.

PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE HELD AS SHOWN. MONUMENTS WERE THEN SET ON THE EXTERIOR BOUNDARY AS SHOWN. THE NORTHWEST CORNER OF PARCEL 1 WAS RE-ESTABLISHED BY USING RECORD DISTANCE ACROSS PEGASUS LANE.

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT RGR DEVELOPMENT, LLC IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED INTO PARCELS TOGETHER WITH EASEMENTS AS SHOWN.

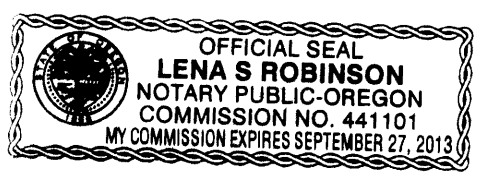
*John B. Blodgett*  
JOHN BLODGETT, MANAGING MEMBER DATE 3-22-13  
RGR DEVELOPMENT, LLC

**ACKNOWLEDGMENT:**

STATE OF OREGON }  
COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 22nd DAY OF March, 2013, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOHN BLODGETT, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

*Lena S. Robinson*  
NOTARY: LENA S. ROBINSON  
NOTARY PUBLIC - OREGON  
COMMISSION NO.: 441101  
MY COMMISSION EXPIRES: 9-27-13



**APPROVALS:**

*Keith L. Cubie* APRIL 4, 2013  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

*Bruce Smith* 4-4-2013  
DOUGLAS COUNTY SURVEYOR DATE

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

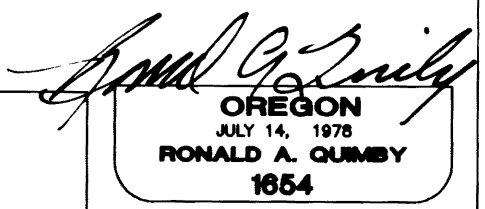
*Jessica Vance* Chief Deputy Tax Collector 4/4/13  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 5th DAY OF APRIL, 2013, 8:41 O'CLOCK (AM/PM)

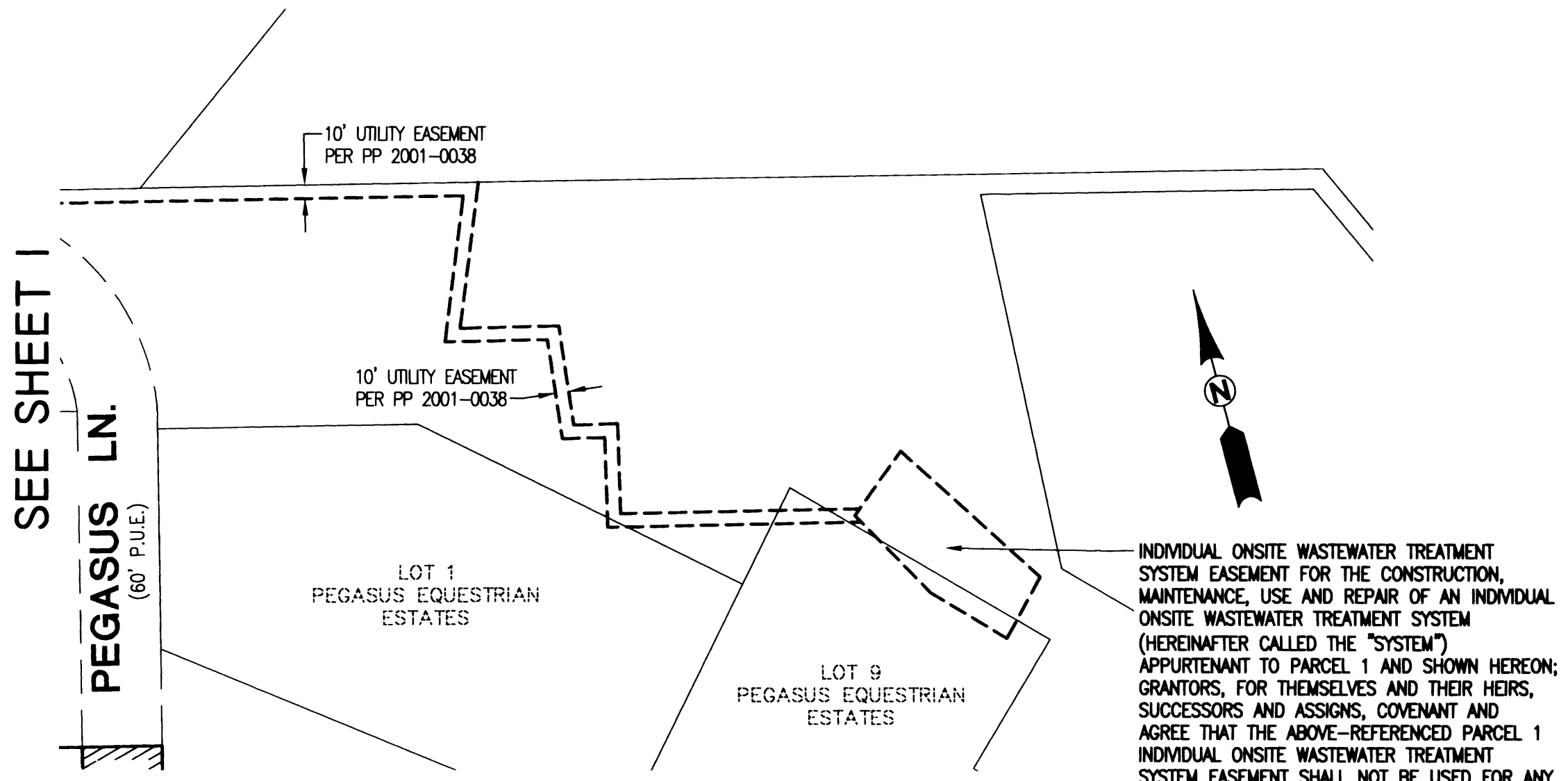
*Patricia K. Holt* 4/5/13  
DOUGLAS COUNTY CLERK DATE



REGISTERED PROFESSIONAL LAND SURVEYOR



EXPIRES: 12/31/2014



INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM EASEMENT 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 SYSTEM 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. SEE PARTITION PLAT NO. 2001-0038 FOR EXACT LOCATION.

ZONE: 5R  
COMP. PLAN: RURAL RESIDENTIAL (RC5)  
WATER: UMPQUA BASIN WATER ASSOCIATION  
SEWER: PRIVATE DRAINFIELD

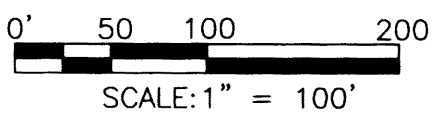
FIELD CREW: JEREMY LEONARD AND JOHN LAUB  
EQUIPMENT: TOPCON TOTAL STATION AND TDS RANGER DATA COLLECTOR  
OFFICE: DEREK FEIGEL  
DRAFTING: DEREK FEIGEL

PLANNING DEPARTMENT FILE NO. 12-060

**SURVEYED BY:**  
*i.e.* ENGINEERING  
809 SE Pine Street  
Roseburg, Oregon 97470  
PHONE (541) 673-0166  
FAX (541) 440-9392  
iemail@ieengineering.com

**SURVEYED FOR:**  
RGR DEVELOPMENT LLC  
11304 BUCKHORN RD  
GLIDE, OR 97443-9777

DWG. BY: DAF  
PM: AMP  
SCALE: AS NOTED  
PAGE: 2 OF 2  
JOB NO: 2524-01  
DATE: MARCH, 2013



**LAND PARTITION**  
LYING IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

2013-0012 B