

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT DAVID AND KRystal MCLAUGHLIN ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THE PROPERTY PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES.

David McLaughlin 9/9/19  
DAVID MCLAUGHLIN DATE

Krystal McLaughlin 9/9/19  
KRystal MCLAUGHLIN DATE

**ACKNOWLEDGMENT:**

STATE OF OREGON }  
COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 9th DAY OF September, 2019, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DAVID AND KRystal MCLAUGHLIN WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Elaine Berg  
NOTARY: ELAINE ESTHER BERG  
NOTARY PUBLIC - OREGON  
COMMISSION NO.: 972256  
MY COMMISSION EXPIRES: MARCH 12, 2022

**APPROVALS:**

Jim Dr 9/18/19  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Kristin O. DeGroot 9/18/2019  
DOUGLAS COUNTY SURVEYOR DATE

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

Michelle Nelson, Chief Deputy 9/18/19  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 18th DAY OF September, 2019, 2:29 O'CLOCK AM (PM)

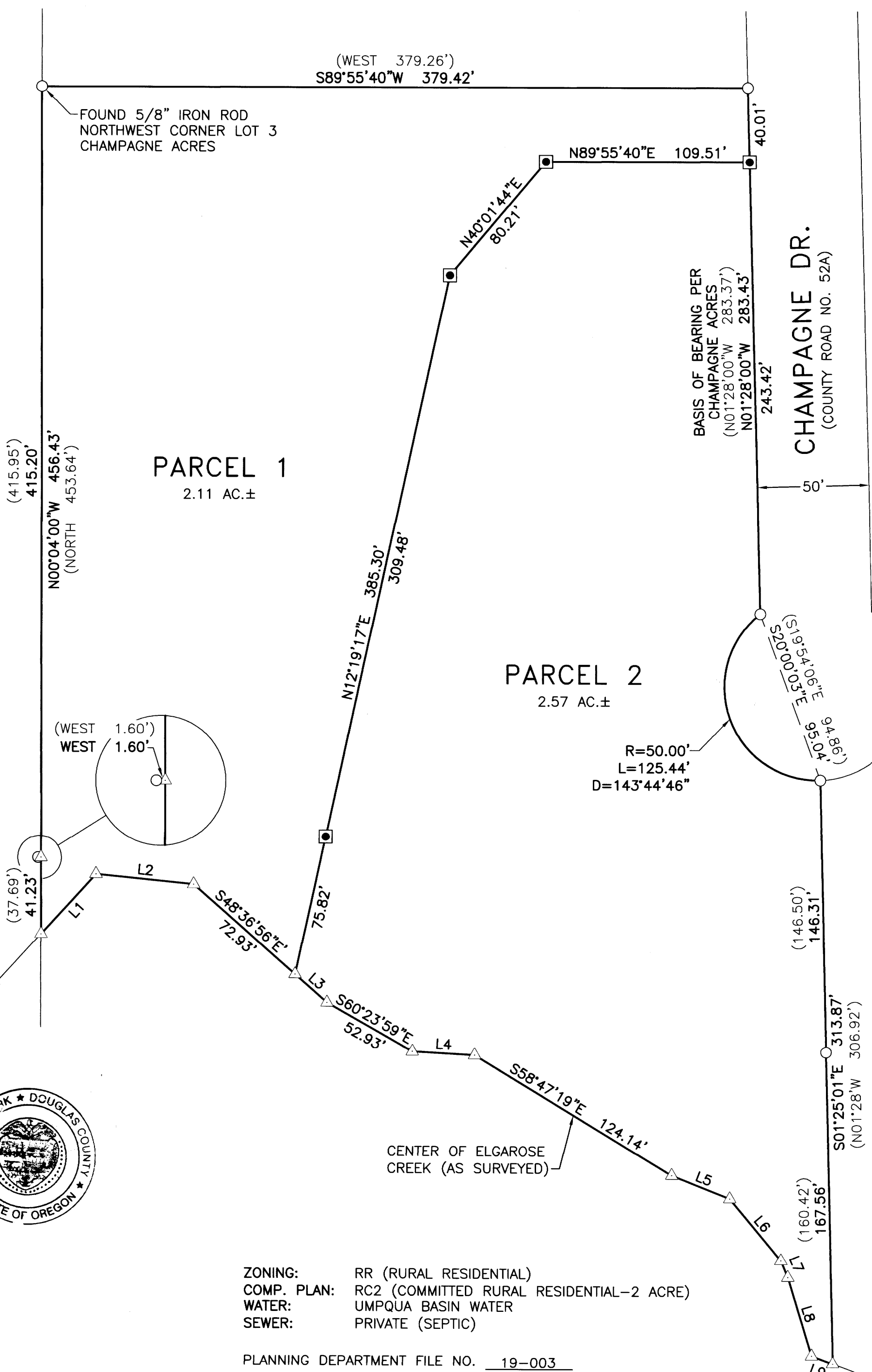
Patricia K. Hitt 9/18/19  
DOUGLAS COUNTY CLERK DATE

**EASEMENTS OF RECORD:**

THERE WERE NO EASEMENTS OF RECORD LISTED FOR THE TRACT BEING PARTITIONED PER THIS PLAT IN THE EXCEPTIONS SECTION OF AN ALTA COMMITMENT FORM FURNISHED TO ME BY MY CLIENT AND PREPARED BY CHICAGO TITLE INSURANCE COMPANY DATED 3/16/2017, TITLE NO. LTICIE-L1602F6. I ALSO FIND NO EASEMENTS OF RECORD ON ANY PLATS OR SURVEYS OF RECORD.

ZONING: RR (RURAL RESIDENTIAL)  
COMP. PLAN: RC2 (COMMITTED RURAL RESIDENTIAL-2 ACRE)  
WATER: UMPQUA BASIN WATER  
SEWER: PRIVATE (SEPTIC)

PLANNING DEPARTMENT FILE NO. 19-003



Douglas County Official Records  
Patricia K. Hitt, County Clerk  
2019-014624  
NO FEE  
00496294201900146240010015  
09/18/2019 02:29:58 PM  
PLAT-PAR Cnt=1 Stn=33 HAJOHNST  
This is a no fee document

**SURVEYOR'S CERTIFICATE:**

I, DEREK ALLEN FEIGEL, OREGON PROFESSIONAL LAND SURVEYOR NO. 77555, 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.

LOT 3, CHAMPAGNE ACRES, AS RECORDED IN VOLUME 15, PAGE 15, PLAT RECORDS OF DOUGLAS COUNTY, OREGON.

**NARRATIVE:**

THE PURPOSE OF THIS MAP IS TO PARTITION THE ABOVE-DESCRIBED TRACT INTO 2 PARCELS, AS SHOWN.

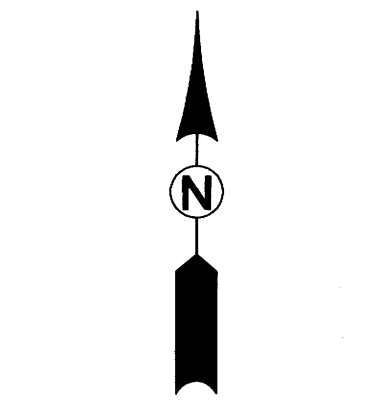
THE WEST LINE WAS ESTABLISHED BY HOLDING THE MONUMENT FOUND AT THE NORTHWEST CORNER, HOLDING RECORD DISTANCE FROM THE MONUMENT FOUND NEAR THE SOUTHWEST CORNER OF THE LOT AND PROJECTING SAID LINE TO THE CENTER OF THE CREEK. THE EAST LINE SOUTH OF CHAMPAGNE DRIVE WAS ESTABLISHED BY HOLDING THE TWO MONUMENTS OF RECORD AND PROJECTING TO THE CENTER OF THE CREEK. THE REMAINDER OF THE BOUNDARY WAS ESTABLISHED BY HOLDING MONUMENTS OF RECORD AND THE CENTER OF ELGAROSE CREEK.

THIS SURVEY WAS PERFORMED BY JEREMY LEONARD AND RENDEN HEICHEL USING TOPCON TOTAL STATION AND DATA COLLECTION EQUIPMENT. OFFICE CALCULATIONS AND DRAFTING WERE PERFORMED BY DEREK FEIGEL.

**LEGEND**

- FOUND 5/8" IRON ROD PER CHAMPAGNE ACRES (VOLUME 15, PAGE 15)
- SET 5/8" X 30" IRON ROD W/YELLOW PLASTIC CAP STAMPED "IE ENGINEERING"
- △ CALCULATED POINT ONLY (CENTER OF CREEK)
- ( ) RECORD INFORMATION PER CHAMPAGNE ACRES (VOLUME 15, PAGE 15)

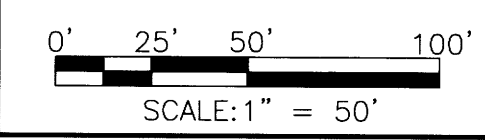
LINE	COURSE	LENGTH
1	N42°13'44"E	43.74'
2	S84°18'17"E	52.74'
3	S48°36'56"E	22.87'
4	S86°48'41"E	33.58'
5	S68°20'42"E	33.60'
6	S39°49'20"E	43.26'
7	S22°31'11"E	9.76'
8	S16°53'25"E	43.97'
9	S69°36'01"E	12.25'



REGISTERED PROFESSIONAL LAND SURVEYOR

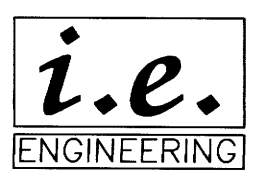
Derek Feigel  
OREGON  
JULY 10, 2018  
DEREK ALLEN FEIGEL  
77555

EXPIRES: 12/31/19



2019-0025

2019-0025



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Roseburg, Oregon 97470  
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SURVEYED FOR:  
DAVE MCLAUGHLIN  
361 CHAMPAGNE COURT  
ROSEBURG, OR 97471

PAGE: 1 OF 1  
JOB NO: 2967-01  
DATE: 8/22/2019

**LAND PARTITION**  
LYING IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 27 SOUTH,  
RANGE 7 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON