

2019-0026A

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS. that Shawn L. Lemert & Lura L. Lemert, the owners of the land represented on the annexed map and more particularly described in the accompanying Surveyor's Certificate and in accordance with the provisions of Chapter 92, Oregon Revised Statutes, do hereby declare the annexed map to be a correct map of the Partition Plat of said property. They have caused this partition plat to be prepared, the property to be partitioned into parcels and easements created to benefit Parcels 1 & 2 as shown.

Shawn L. Lemert 9-5-19
 Shawn L. Lemert Date
Lura L. Lemert 9-5-19
 Lura L. Lemert Date

ACKNOWLEDGMENT:

STATE OF OREGON)
) SS
 COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 5th DAY OF Sept. 2019, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED SHAWN L. LEMERT & LURA L. LEMERT, TO ME KNOWN TO BE THE PERSONS DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT THEY EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET FORTH MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

RebeccaMarie Dutton
 NOTARY PUBLIC, (PRINTED NAME)
 COMMISSION NO. 977308
 MY COMMISSION EXPIRES: July 30, 2022
RebeccaMarie Dutton
 SIGNATURE

ENCUMBRANCES PER PUBLIC RECORDS REPORT
 First American Title Report dated July 19, 2019.

LOCATIONS SHOWN

3. Easement, including terms and provisions contained therein:
 Recording Information: Book 258, Page 970, Recorder's No. 222446
 In Favor of: The United States of America
 For: Transmission line
4. Easement, including terms and provisions contained therein:
 Recording Information: Book 468, Page 959, Recorder's No. 71-7509
 In Favor of: Umpqua Basin Water Association, Inc.
 For: Water system

LOCATION UNDETERMINED

5. Easement, including terms and provisions contained therein:
 Recording Information: Book 489, Page 809, Recorder's No. 72-4258
 In Favor of: Pacific Northwest Bell Telephone Company
 For: Right of Way
6. Easement, including terms and provisions contained therein:
 Recording Information: Book 766, Page 21, Recorder's No. 80-12482
 In Favor of: Douglas Electric Cooperative, Inc.
 For: Electric transmission and distribution lines
9. Easement, including terms and provisions contained therein:
 Recording Information: November 25, 2013 as Recorder's No. 2013-019222
 In Favor of: Douglas Electric Cooperative, Inc.
 For: Electric transmission and distribution lines

APPROVALS

[Signature] 9/18/19
 Douglas County Planning Director Date
[Signature] 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.

[Signature] 9/18/19
 Douglas County Tax Collector Date

Filed this 18th day of September 2019.
Patricia K. Hitt 9/18/19
 Douglas County Clerk



SURVEYOR'S CERTIFICATE

I, Mark A. Heimbürger do hereby certify that I have correctly surveyed and monumented with proper monuments, the lands so indicated on the annexed plat and that the boundary which is described in Deed Reference #2012-14552 as recorded in the Deed Records of Douglas County, Oregon being Lot 92, Melrose Orchards, as recorded in Volume 3, Page 2, Douglas County, Oregon.

EXCEPTING that portion lying within Elgarose County Road No. 53.

Narrative

The purpose of the survey was to partition the property described in Deed Reference #2012-14552.

The South and West boundaries of Lot 92, Melrose Orchards were established from found monuments as shown on Partition 2003-61. The Right of Way of County Road Number 53 was then computed holding found monuments per Douglas County Road Department Plans. The North boundary was calculated by projecting the line produced from found monuments per M29-37 to intersect the Right of Way of the County Road. Monuments were placed to partition the Tract at the direction of the client.

Equipment: Trimble S6 Total Station, Trimble R10 GPS System
 Field Personnel: A. Welch
 Office Calculations: M. Heimbürger

Owner/Applicant Shawn LeMert
 346 Westview Drive
 Roseburg, OR 97471
 Water: Umpqua Basin Water Association
 Sewer: Septic
 Zoning: AW - Agriculture and Woodlot
 Comp: FFT
 BUILDING SETBACK REQUIREMENTS:
 COUNTY ROAD SETBACK 30 FEET
 SIDE/BACK SETBACK 10 FEET
 PLANNING DEPARTMENT FILE NO. 19-011

Sheet 1 of 2

PARTITION
 In the NE1/4, Section 35
 Township 26 South, Range 7 West, W.M.
 Douglas County, Oregon
 AUGUST 2019

FOR: LEMERT FAMILY INVESTMENTS, LLC
 1729 W. HARVARD AVE. STE. 3
 ROSEBURG, OREGON 97471

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Mark A. Heimbürger
 OREGON
 JULY 16, 1987
 MARK A. HEIMBURGER
 2287
 RENEWS JUNE 30, 2019

Land Mark
 Surveying, Inc.
 •3317 N.E. Stephens St. •Roseburg, Oregon 97470
 •Office (541) 677-9400 •Fax (541) 677-9401
 LM Proj. No. 2018-0027

2019-0026A

LEGEND

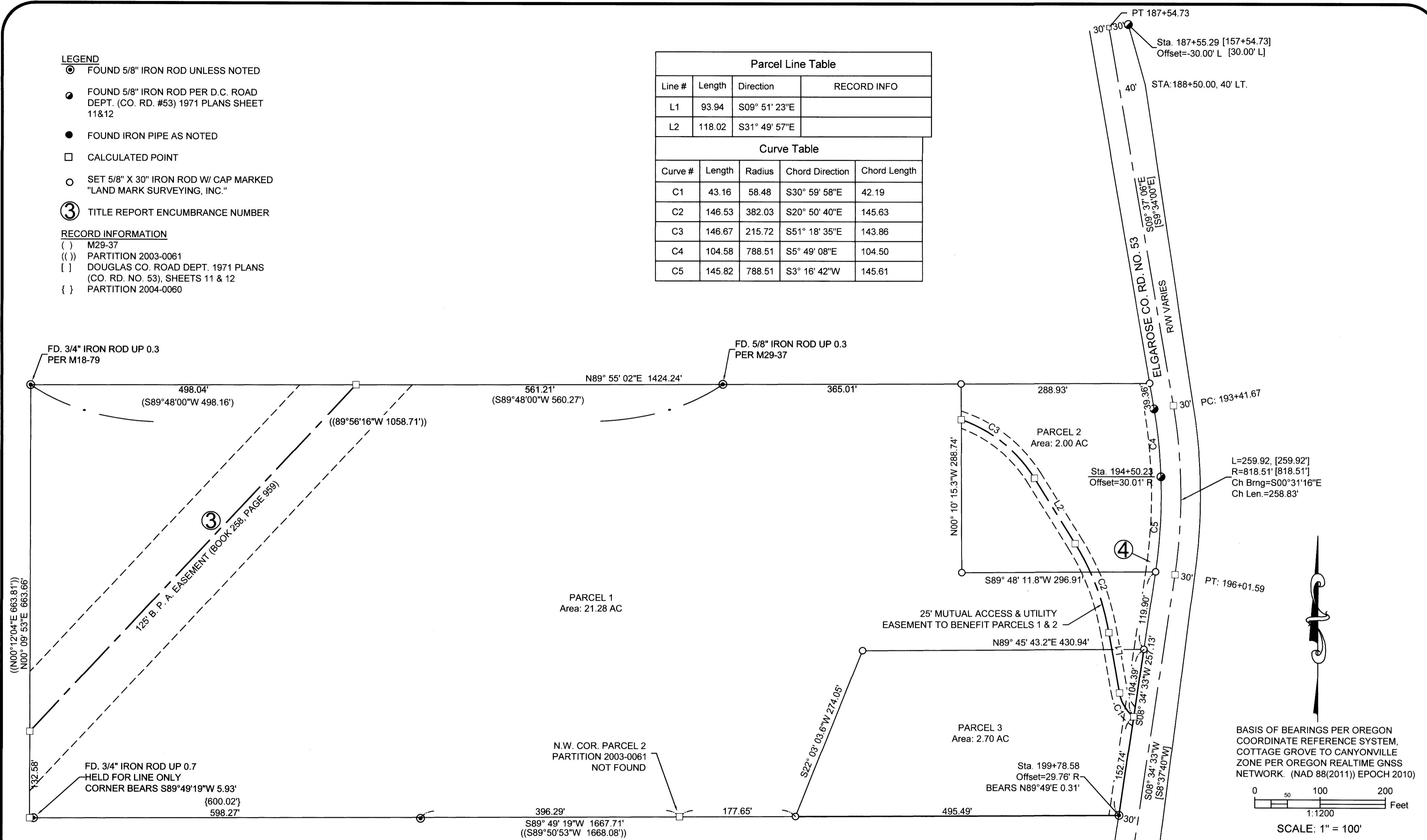
- FOUND 5/8" IRON ROD UNLESS NOTED
- FOUND 5/8" IRON ROD PER D.C. ROAD DEPT. (CO. RD. #53) 1971 PLANS SHEET 11&12
- FOUND IRON PIPE AS NOTED
- CALCULATED POINT
- SET 5/8" X 30" IRON ROD W/ CAP MARKED "LAND MARK SURVEYING, INC."
- ③ TITLE REPORT ENCUMBRANCE NUMBER

RECORD INFORMATION

- () M29-37
- (()) PARTITION 2003-0061
- [] DOUGLAS CO. ROAD DEPT. 1971 PLANS (CO. RD. NO. 53), SHEETS 11 & 12
- { } PARTITION 2004-0060

Parcel Line Table				
Line #	Length	Direction	RECORD INFO	
L1	93.94	S09° 51' 23"E		
L2	118.02	S31° 49' 57"E		

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	43.16	58.48	S30° 59' 58"E	42.19
C2	146.53	382.03	S20° 50' 40"E	145.63
C3	146.67	215.72	S51° 18' 35"E	143.86
C4	104.58	788.51	S5° 49' 08"E	104.50
C5	145.82	788.51	S3° 16' 42"W	145.61



Sheet 2 of 2

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 In the NE1/4, Section 35
 Township 26 South, Range 7 West, W.M.
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Mark A. Heimbürger
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