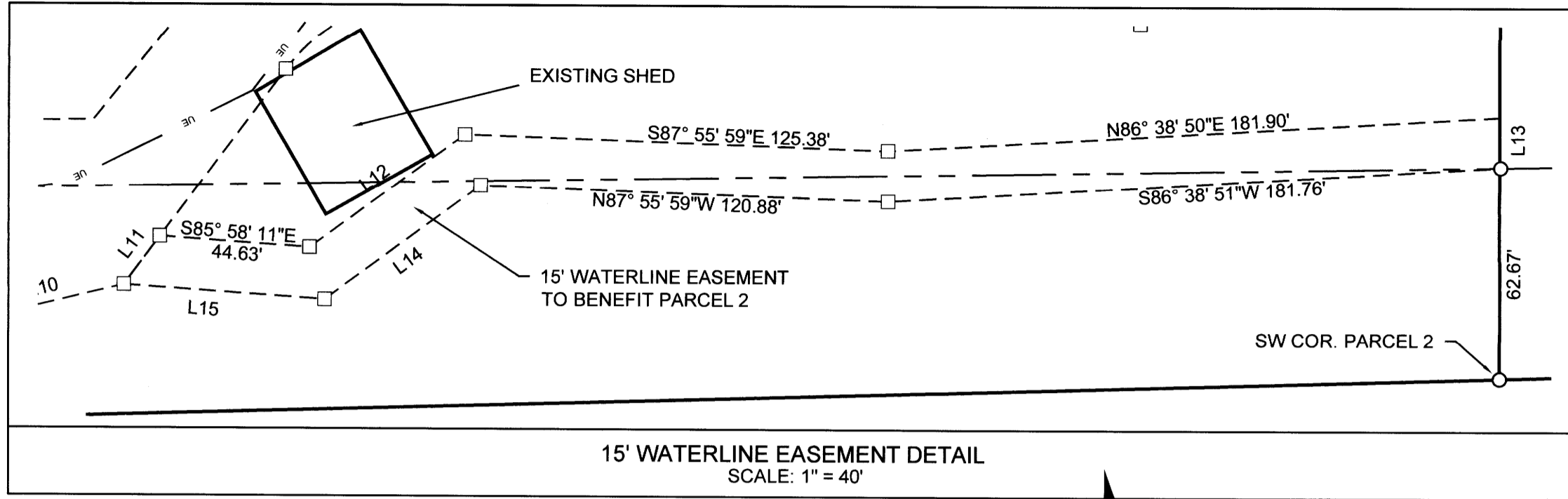




NO FEE

12/04/2019 02:04:39 PM
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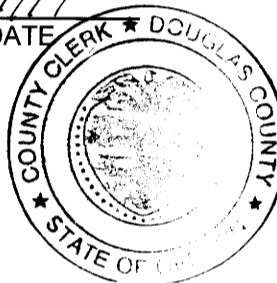
APPROVALS:
 COUNTY PLANNING DIRECTOR: *[Signature]* 11/20/19
 COUNTY SURVEYOR: *[Signature]* 11/20/2019

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

Michelle Nelson, Chief Deputy, Douglas County Tax Collector, 12/4/19

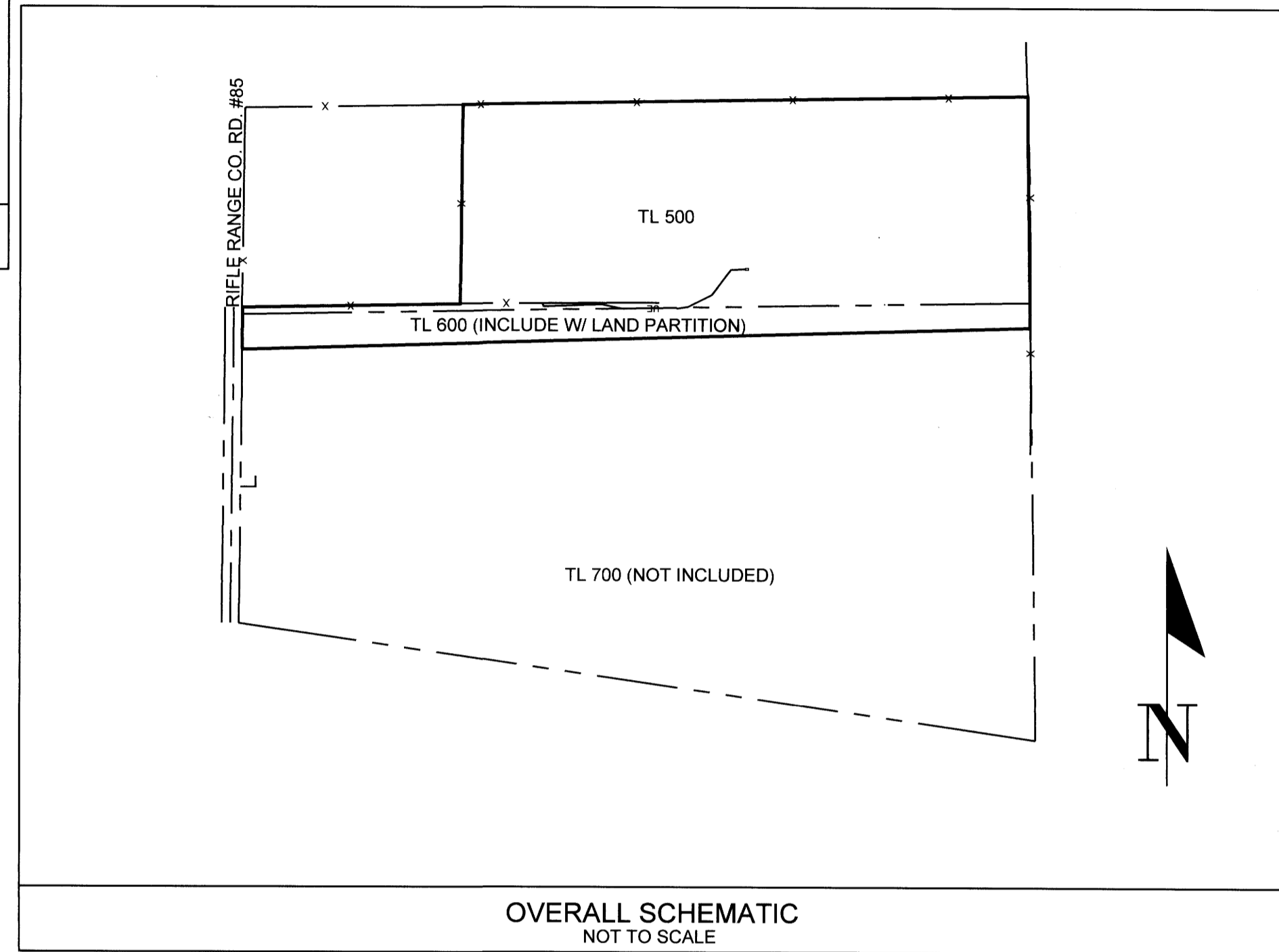
FILED THIS 4th DAY OF December, 2019 2:04 PM

BY: *[Signature]* DEPUTY COUNTY CLERK 12/4/19



Line #	Direction	Length
L11	N36° 50' 24"E	17.85
L12	N53° 47' 52"E	57.06
L13	S00° 06' 30"E	15.02
L14	S53° 47' 52"W	57.35
L15	N85° 58' 11"W	59.80

LEGEND
 □ CALCULATED POINT
 ○ SET 5/8"X30" IRON ROD W/ PLASTIC CAP MARKED "LAND MARK SURVEYING, INC."



SURVEYOR'S CERTIFICATE:

I, MARK A. HEIMBURGER HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THIS LAND PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

A parcel of land being all that property described in Recorder's Number 1997-11322 and a portion of the property described in Recorder's Number 2007-25311, official deed records of Douglas County, Oregon being more particularly described as follows:

Beginning at a 5/8 inch iron rod with a plastic cap marked "LAND MARK SURVEYING, INC." on the Easterly Right of Way of Rifle Range Road, from which the 1/4 Corner common to Sections 17 & 18, Township 27 South, Range 5 West, Willamette Meridian bears South 00°36'46" West 16.01 feet and South 59°55'14" West 2536.79 feet said point being the Southwest corner of that property described as Map ID 27-05W-17-00400 in Recorder's Number 2016-9135; thence along the South boundary of said property North 89°03'08" East 502.92 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK SURVEYING, INC."; thence leaving said South boundary along the East boundary of said property North 00°36'46" East 461.68 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK SURVEYING, INC." at the Northeast corner of said parcel; thence North 89°03'08" East 1304.03 feet; thence South 00°49'30" East 535.59 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK SURVEYING, INC."; thence South 88°20'08" East 1821.15 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK SURVEYING, INC." on the Easterly Right of Way of Rifle Range Road; thence along said Right of Way North 00°36'46" East 96.89 feet to the POINT OF BEGINNING, all situated in the Section 17, Township 27 South, Range 5 West, Willamette Meridian, containing 17.45 acres more or less.

DECLARATION:
 KNOW ALL PEOPLE BY THESE PRESENT THAT JUDY B. SHEARER, AKA JUDY BURNETT IS THE OWNER OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES, HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AND DOES HEREBY CREATE THE 15 FOOT WATER LINE EASEMENT AND THE ACCESS AND UTILITY EASEMENT OVER PARCEL 1 FOR THE BENEFIT OF PARCEL 2 AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT.

[Signature]
 JUDY B. SHEARER

ACKNOWLEDGMENT:
 STATE OF OREGON)

SS
 COUNTY OF DOUGLAS)
 KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 7th DAY OF November 2019, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JUDY B. BURNETT, TO ME KNOWN TO BE THE PERSON DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT SHE 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.

[Signature]
 NOTARY PUBLIC, STATE OF OREGON

COMMISSION NO. 977308

MY COMMISSION EXPIRES: July 30, 2022

OWNER & PARTITIONER: Judy B. Shearer, AKA Judy Burnett
 1417 NE Rifle Range Rd.
 Roseburg, Oregon 97470

NO. OF PARCELS: 2

PROPERTY ID: R67780, R143342 and R67794
 WATER: City of Roseburg
 SANITARY: Septic
 ZONING: FF (Farm Forest)
 COMP PLAN: FFT (Farm Forest Transitional)
 DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 19-001

Sheet 1 of 2

PARTITION
 In the NE & NW 1/4, Section 17
 Township 27 South, Range 5 West, W.M.
 Douglas County, Oregon
 JULY, 2019

FOR: JUDY BURNETT
 1417 NE RIFLE RANGE RD.
 ROSEBURG, OREGON 97470

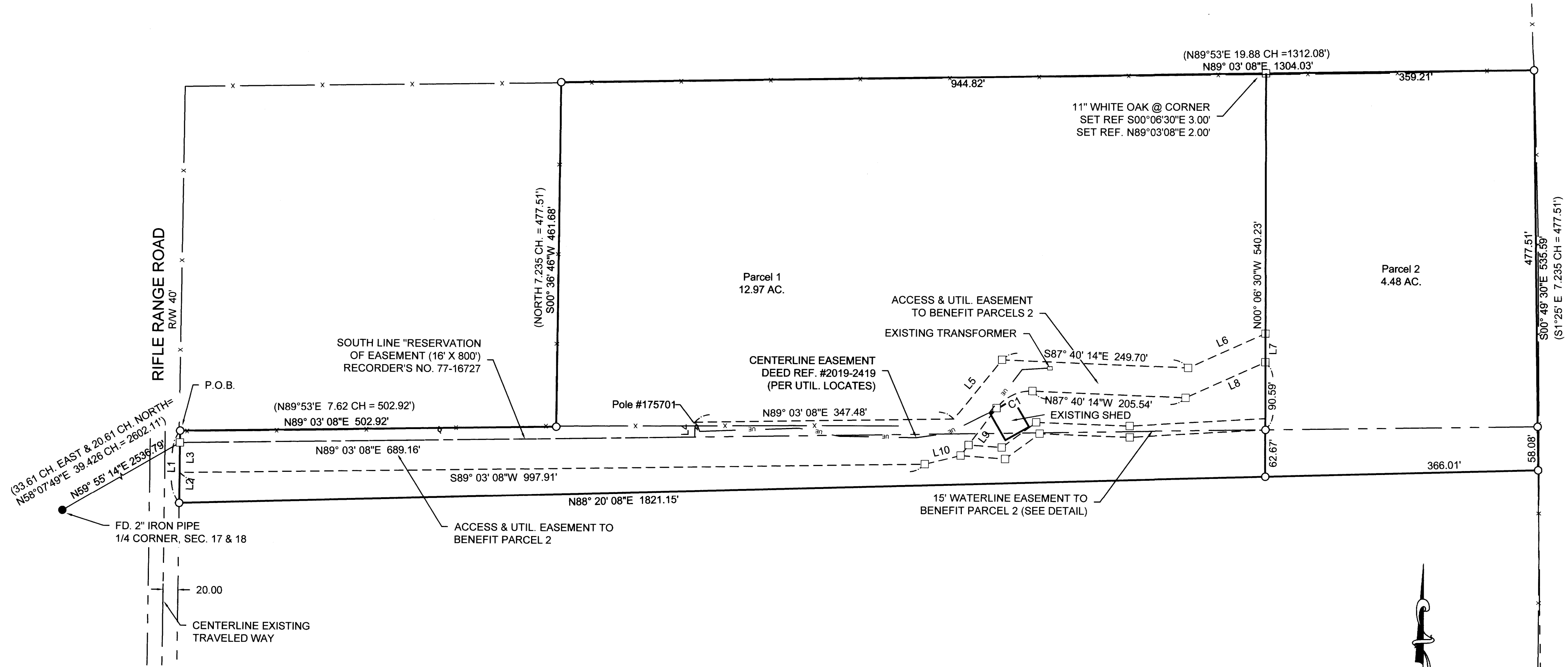
REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
 OREGON JULY 16, 1987
 MARK A. HEIMBURGER 2287
 RENEWS JUNE 30, 2021

LM Land Mark Surveying, Inc.
 •3317 N.E. Stephens St. •Roseburg, Oregon 97470
 •Office (541) 677-9400 •Fax (541) 677-9401

LM Proj. No. 2019-0041

2019-0037 A

2019-0037 A



Parcel Line Table			
Line #	Direction	Length	RECORD INFO
L1	S00° 36' 46"W	96.89	
L2	N00° 36' 46"E	40.87	
L3	N00° 36' 46"E	40.01	
L4	N00° 56' 52"W	19.95	
L5	N38° 58' 48"E	102.30	
L6	N65° 45' 09"E	113.29	
L7	S00° 06' 30"E	38.35	
L8	S65° 45' 09"W	117.05	
L9	S36° 50' 24"W	80.04	
L10	S76° 25' 12"W	49.39	

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	55.20	57.00	55.49	S64° 35' 05"W	53.07

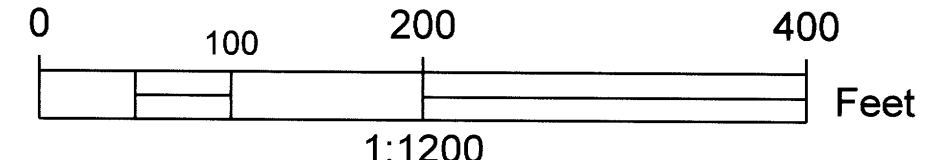
- LEGEND**
- FOUND MONUMENT AS NOTED
 - CALCULATED POINT
 - SET 5/8"X30" IRON ROD W/ PLASTIC CAP MARKED "LAND MARK SURVEYING, INC"
 - x — EXISTING FENCE LINE

RECORD INFORMATION
 () INSTRUMENT NUMBER 1997-11322
 EASEMENTS OF RECORD PER PUBLIC RECORD REPORT PREPARED JULY 31, 2019.

Easement recorded as Book 471, Recorder's No. 71-9171 in Favor of Pacific Power and Light Company for Right of way. (Location Unknown)
 Reservation of easement over a 16 foot strip of land, recorded as Book 647, Page 934, Recorder's No. 77-16727.
 An easement recorded as Recorder's No. 2019-2419 in favor of Pacificcorp.

NARRATIVE:
 THE PURPOSE OF THE SURVEY IS TO PARTITION THE PROPERTY DESCRIBED IN DEED REFERENCE NUMBER 1997-11322 & A PORTION OF THE PROPERTY DESCRIBED IN DEED REFERENCE NUMBER 2007-25311 OF THE DEED RECORDS OF DOUGLAS COUNTY.
 THE BOUNDARY OF THE PROPERTY WAS DETERMINED BY HOLDING FENCE CORNERS AS THE BEST AVAILABLE EVIDENCE. THE PROPERTY WAS THEN PARTITIONED IN ACCORDANCE WITH THE PRELIMINARY AND AS MODIFIED BY A MINOR AMENDMENT TO PLANNING FILE NO. 19-001 DATED 10/1/19.

BASIS OF BEARING PER GPS OBSERVATION: OREGON COORDINATE REFERENCE SYSTEM, COTTAGE GROVE TO CANYONVILLE ZONE, NAD 83,(2011), EPOCH 2010



1:1200

SCALE: 1" = 100'

Sheet 2 of 2

PARTITION
 In the NE & NW 1/4, Section 17
 Township 27 South, Range 5 West, W.M.
 Douglas County, Oregon
 JULY, 2019

REGISTERED PROFESSIONAL LAND SURVEYOR
Mark A. Heimbürger
 OREGON
 JULY 16, 1987
 MARK A. HEIMBURGER
 2287
 RENEWS JUNE 30, 2021

FOR: JUDY BURNETT
 1417 NE RIFLE RANGE RD.
 ROSEBURG, OREGON 97470

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LM Proj. No. 2019-0041