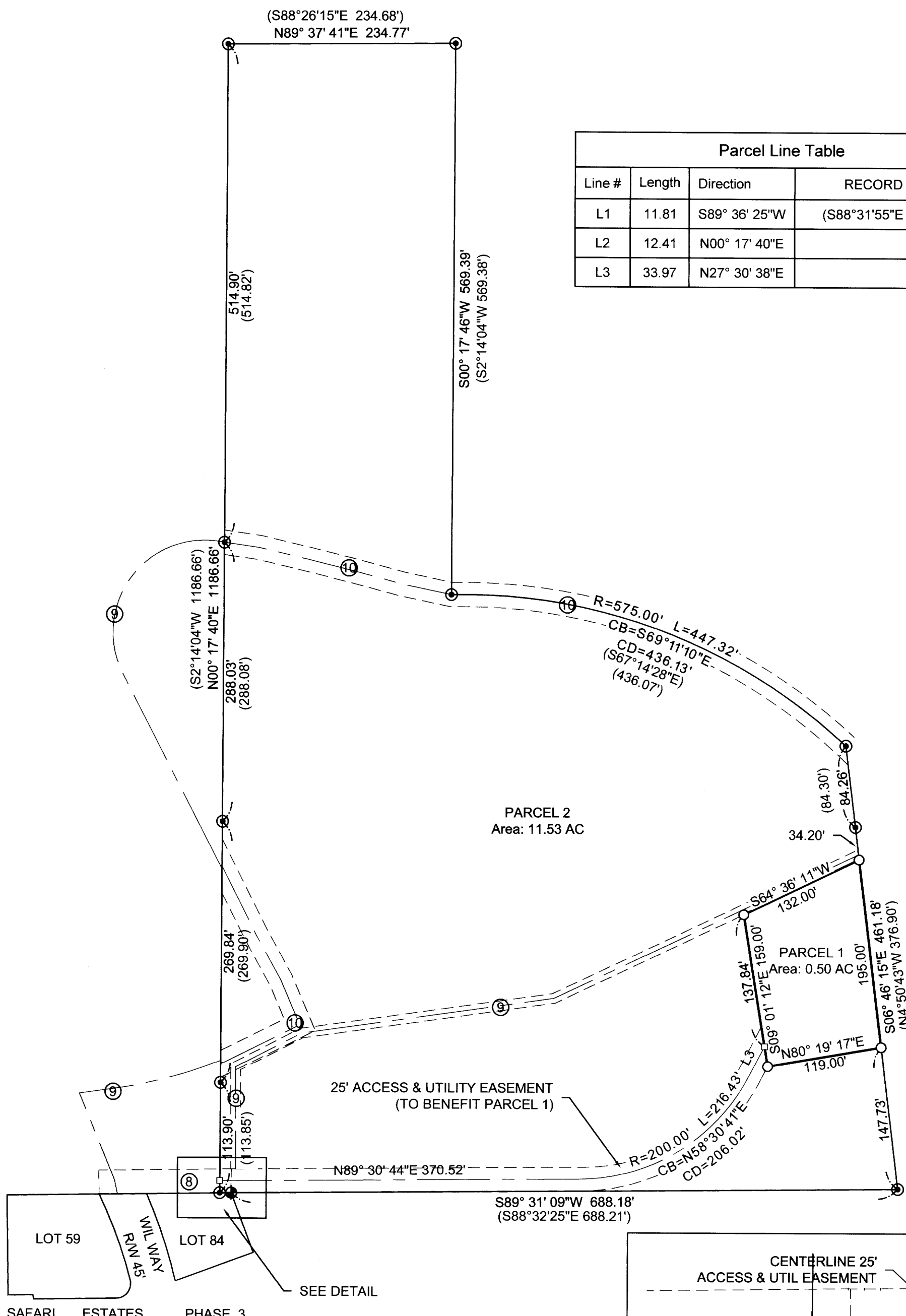
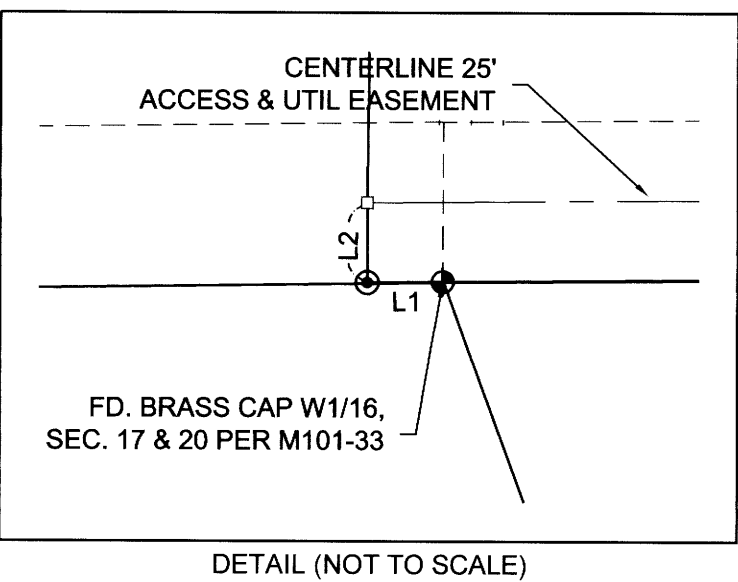


2019-0041



Parcel Line Table			
Line #	Length	Direction	RECORD INFO
L1	11.81	S89° 36' 25"W	(S88°31'55"E 11.75')
L2	12.41	N00° 17' 40"E	
L3	33.97	N27° 30' 38"E	



Douglas County Official Records
Daniel J. Loomis, County Clerk
2019-019904

NO FEE

00502439201900199040010017
12/23/2019 10:14:55 AM
PLAT-PAR Cnt=1 Str=33 HAJOHNST
This is a no fee document

DECLARATION:
KNOW ALL PEOPLE BY THESE PRESENT THAT **C & A PROPERTIES, LLC, AN OREGON LIMITED LIABILITY COMPANY** ARE THE OWNERS 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, PARTITIONED AND EASEMENTS CREATED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT.

Shawn W Clark
SHAWN CLARK, MEMBER

ACKNOWLEDGMENT:
STATE OF OREGON) SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 17th DAY OF December, 2019, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED SHAWN CLARK AS MEMBER OF C&A PROPERTIES, LLC, TO ME KNOWN TO BE THE PERSON DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT HE 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.

Rebecca Marie Dutton
NOTARY PUBLIC, STATE OF OREGON
COMMISSION NO. 977308
MY COMMISSION EXPIRES: July 30, 2022

APPROVALS:
Mark D. Buser 12-19-2019
WINSTON CITY MANAGER DATE
Kurtin O. DeShort 12-19-2019
COUNTY SURVEYOR DATE

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

Michelle Nelson 12/23/19
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 23rd DAY OF December, 2019, 10:14 am
BY *H. DeShort* DEPUTY 12/23/19
COUNTY CLERK

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:

PARCEL 1 OF PARTITION 2018-0031, RECORDED AS RECORDER'S NO. 2018-18470, OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON

NARRATIVE:
THE PURPOSE OF THE SURVEY IS TO PARTITION THE PROPERTY DEFINED AS PARCEL 1, PARTITION 2018-0031. MONUMENTS PER SAID PARTITION WERE TIED AND HELD FOR THE BOUNDARY. PARCELS WERE DELINEATED IN ACCORDANCE WITH THE PRELIMINARY PER WINSTON PLANNING DEPARTMENT FILE NO. 19-W009.

LEGEND

- FOUND 5/8" IRON ROD PER PARTITION 2018-0031
- FOUND BRASS CAP
- SET 5/8" x 30" IRON ROD WITH CAP "MARKED LAND MARK SURVEYING INC."

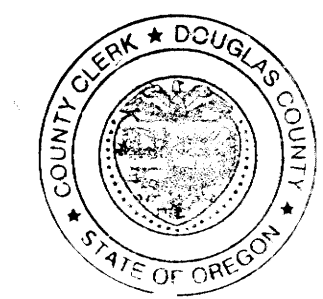
RECORD INFORMATION
() PARTITION 2018-0031

PARTITIONER: BENJAMIN BUSEY

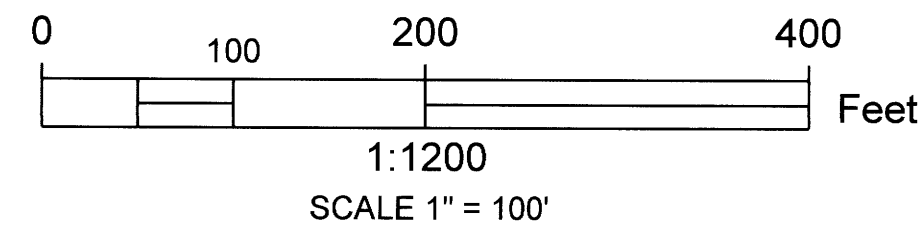
OWNER: C&A PROPERTIES LLC

SEWER: CITY OF WINSTON
WATER: WINSTON-DILLARD WATER

ZONE: RM
COMP. PLAN: RES 7 DU/AC



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



PUBLIC RECORD REPORT
FOR NEW SUBDIVISION OR LAND PARTITION
Prepared by First American Title Insurance Company
November 13, 2019 - Order No. 7399-3351118

- Easement recorded in Book 1347, Page 527, Recorder's No. 95-7292 in favor of West Douglas Electric Cooperative, Inc. for Electric transmission and distribution lines (Unable to plot)
- Restrictive Covenant, including terms and provisions of appurtenant easement, recorded November 28, 2012 as Recorder's No. 2012-18756
- Easements for ingress and egress and maintenance obligations recorded July 19, 2018 as Recorder's No. 2018-011963
- All matters, including but not limited to access and utility easements, as set for on Partition Plat No. 2018-0031 as Recorder's No. 2018-018470.
- Easement recorded in July 12, 2019 as Recorder's No. 2019-010823 in Favor of: PacifiCorp for utilities. (Approx. Location Shown)

Sheet 1 of 1

PARTITION PLAT
IN THE S.W. 1/4, SECTION 17,
TOWNSHIP 28 S, RANGE 6 W, W.M.
DOUGLAS COUNTY, OREGON
NOVEMBER 18, 2019

FOR: C & A PROPERTIES LLC
522 SW WASHINGTON AVE #108
ROSEBURG, OR 97470

REGISTERED PROFESSIONAL LAND SURVEYOR
Mark A. Heimburger
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. 2019-0090

2019-0041