

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENT THAT RYAN LEE PARKHURST AND ANNE MARIE PARKHURST 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 AND PARTITIONED, AND HEREBY CAUSE THE 25 FOOT WIDE ACCESS & UTILITY EASEMENT ACROSS PARCEL 1, BENEFITING PARCELS 1, 2 & 3 TO BE CREATED; AND ALSO FOR THE CONSTRUCTION, MAINTENANCE, USE, AND REPAIR OF AN INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM EASEMENT (HEREINAFTER CALLED THE "SYSTEM") APPURTENANT TO PARCEL 2 TO BE CREATED, AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT. GRANTORS, FOR THEMSELVES AND THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE THAT THE ABOVE REFERENCED PARCEL 2 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.

*Ryan Lee Parkhurst*  
RYAN LEE PARKHURST

*Anne Marie Parkhurst*  
ANNE MARIE PARKHURST

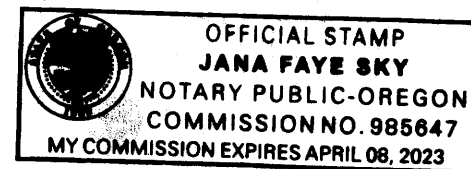
**ACKNOWLEDGMENT:**

STATE OF OREGON )  
 ) SS  
COUNTY OF DOUGLAS )

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 24<sup>th</sup> DAY OF April, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RYAN LEE PARKHURST AND ANNE MARIE PARKHURST, 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.

*Janosky*  
NOTARY PUBLIC, STATE OF OREGON



**ZONING & UTILITIES:**

ZONING: RURAL RESIDENTIAL - 2 ACRE (RR2)  
COMP. PLAN: COMMITTED RESIDENTIAL - 2 ACRE (RC2)

WATER: PARCEL 1 - CITY OF ROSEBURG (EXISTING)  
PARCEL 2 - CITY OF ROSEBURG  
PARCEL 3 - CITY OF ROSEBURG

SEWER: PARCEL 1 - ON-SITE SEPTIC (EXISTING)  
PARCEL 2 - ON-SITE SEPTIC APPROVAL OSS-19-193  
PARCEL 3 - ON-SITE SEPTIC APPROVAL OSS-19-192

PLANNING DEPT. FILE NO. 19-055

**APPROVALS:**

*MD* 6/4/2020  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

*Kristin O. DeArms* 6/4/2020  
DOUGLAS COUNTY SURVEYOR DATE

FILED THIS 9<sup>th</sup> DAY OF JUNE, 2020, AT 9:01 (AM) PM  
DOUGLAS COUNTY CLERK  
By *N. Johnston* DEPUTY 6/9/2020  
DOUGLAS COUNTY CLERK DATE



**TAX COLLECTORS CERTIFICATE:**

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

*Michelle Nelson* Deputy 06/08/2020  
DOUGLAS COUNTY TAX COLLECTOR DATE

**PARTITION PLAT**  
LOCATED IN NW 1/4  
SECTION 24, T.27S., R.5W., W.M.  
DOUGLAS COUNTY, OREGON

Douglas County Official Records 2020-009874  
Daniel J. Loomis, County Clerk  
NO FEE  
0051412320200098740020024  
06/09/2020 09:01:22 AM  
PLAT-PAR Cnt=1 Stn=33 HAJOHNST  
This is a no fee document

**RECORD DIMENSIONS:**

NO.	BEARING	DIST.
(R4)L4	N89°41'37"W	53.16
(R4)L5	N39°21'38"E	96.47
(R4)L6	N64°17'34"E	74.68
(R4)L7	N27°19'38"E	112.64
(R5)L8	S3°31'46"E	20.57
(R5)L9	S50°14'35"E	20.07
(R5)L10	S17°28'25"E	41.32
(R5)L11	S33°08'23"W	65.28
(R5)L12	N76°34'26"W	16.05
(R5)L13	N31°48'38"W	37.92
(R5)L14	S52°33'39"W	94.50
(R5)L15	N87°16'07"W	22.97
(R5)L16	N25°28'02"E	14.53
(R5)L17	N31°16'17"W	37.65
(R5)L18	N78°25'55"W	16.11
(R5)L19	N62°50'36"W	25.28
(R5)L20	S61°57'49"W	67.08
(R5)L21	N82°35'33"W	35.98
(R5)L22	S85°12'28"W	88.89
(R5)L23	S51°58'17"W	100.63
(R5)L24	S23°57'38"W	10.01
(R4)L25	N89°41'37"W	59.84
(R2)L26	N72°13'24"E	77.65
(R2)L27	N72°13'24"E	515.10
(R4)L31	S89°41'37"W	24.86
(R5)L31	N89°42'22"E	16.27
(R2)L39	N71°45'00"E	26.74
(R4)L40	N89°41'37"W	20.14
(R5)L40	S89°42'22"W	28.43
(R4)L41	N15°03'26"E	63.84

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE PARKHURST PROPERTY, AS DESCRIBED IN DEED INSTRUMENT NO. 2019-005699, AND APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 19-055. I HAVE RESOLVED THE BOUNDARY BASED UPON FOUND MONUMENTS PER EXISTING SURVEY AND DEED RECORDS. THE ANGLE POINT FOR THE WEST RIGHT-OF-WAY OF HATFIELD DRIVE WAS DEFINED USING SURVEY RM3-70B THEN ROTATING AND SCALING THE RECORD TO MONUMENTS FOUND ON THE EAST RIGHT-OF-WAY OF HATFIELD DRIVE. THE NORTH BOUNDARY WAS DEFINED BY AN OLD ESTABLISHED FENCE LINE BEING CALLED FOR IN DEED INSTRUMENT NO. 2016-017742 FOR THE ADJOINER TO THE NORTH. I COMPUTE AND MONUMENT THE NEW PARCELS AS DIRECTED BY THE OWNER.

**SURVEYOR'S CERTIFICATE:**

I, RUSSELL BADGLEY, OREGON REGISTERED LAND SURVEYOR NO. 70716, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS PARCELS 1, 2, & 3 AS SHOWN ON SHEET 2 OF THIS LAND PARTITION PLAT, AND FOLLOWING IS A TRUE AND CORRECT DESCRIPTION OF THE ENTIRE LANDS:

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 24 OF T.27S. R.5W. W.M, DOUGLAS COUNTY OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD ON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 24, MARKING THE NORTHWEST CORNER OF PHEASANT CREEK PUD VOL.22 PG.30A; THENCE ALONG THE SAID WEST LINE N.00°12'46"W. 323.89 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID WEST LINE, N.00°26'58"W. 374.14 FEET TO A 5/8 INCH IRON ROD ON THE SOUTH RIGHT-OF-WAY OF STATE HIGHWAY NO. 138; THENCE ALONG SAID RIGHT-OF-WAY, AND ALONG AN OFFSET SPIRAL CHORD N.70°52'54"E. 30.61 FEET TO A 5/8 INCH IRON ROD AT STA.273+00 65°RT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY N.77°43'13"E. 101.87 FEET TO A 5/8 INCH IRON ROD AT STA.274+00 75°RT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY N.70°56'39"E. 153.93 FEET TO A 5/8 INCH IRON ROD FROM WHICH A 5/8 INCH IRON ROD FOR STA.276+00 80°RT BEARS N.70°56'39"E. 51.92 FEET; THENCE LEAVING SAID RIGHT-OF-WAY N.89°47'19"E. 945.81 FEET TO A 5/8 INCH IRON ROD ON THE WESTERLY RIGHT-OF-WAY OF HATFIELD DRIVE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY S.00°24'56"W. 385.71 FEET TO A 5/8 INCH IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY N.89°45'00"W. 269.42 FEET TO A 5/8 INCH IRON ROD; THENCE N.89°57'24"W. 53.16 FEET TO THE CENTERLINE OF A CREEK; THENCE ALONG SAID CENTERLINE THE FOLLOWING TWENTY(20) COURSES:

S.39°05'51"W. 96.47 FEET; S.64°01'47"W. 74.68 FEET; S.23°21'20"W. 109.17 FEET TO THE NORTH BOUNDARY OF SAID PHEASANT CREEK PUD; S.03°31'46"E. 20.57 FEET; S.50°14'35"E. 20.07 FEET; S.17°28'25"E. 41.32 FEET; S.33°08'23"W. 65.28 FEET; N.76°34'26"W. 16.05 FEET; N.31°48'38"W. 37.92 FEET; S.52°33'39"W. 94.50 FEET; N.87°16'07"W. 22.97 FEET; N.25°28'02"E. 14.53 FEET; N.31°16'17"W. 37.65 FEET; N.78°25'55"W. 16.11 FEET; N.62°50'36"W. 25.28 FEET; S.61°57'49"W. 67.08 FEET; N.82°35'33"W. 35.98 FEET; S.85°12'28"W. 88.89 FEET; S.51°58'17"W. 100.63 FEET; S.23°57'38"W. 10.01 FEET FROM WHICH A 5/8 INCH IRON ROD BEARS N.89°33'10"W. 18.01 FEET;

THENCE LEAVING SAID CENTERLINE N.89°33'10"W. 260.46 FEET TO THE POINT OF BEGINNING, AND CONTAINING 16.68 ACRES MORE OF LESS.



**BTS SURVEYING, INC.**  
348 SE JACKSON ST., ROSEBURG, OR 97470  
(541) 673-0966 adam@btssurveying.com

SCALE: N/A	FOR: Ryan & Anne Marie Parkhurst 18195 North Bank Rd. ROSEBURG, OR 97470	JOB #: 19-060
DATE: APRIL 22, 2020		FILE: Parkhurst_Plat.DWG
		SHEET 1 OF 2

2020-0018 A

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