

2020-0044

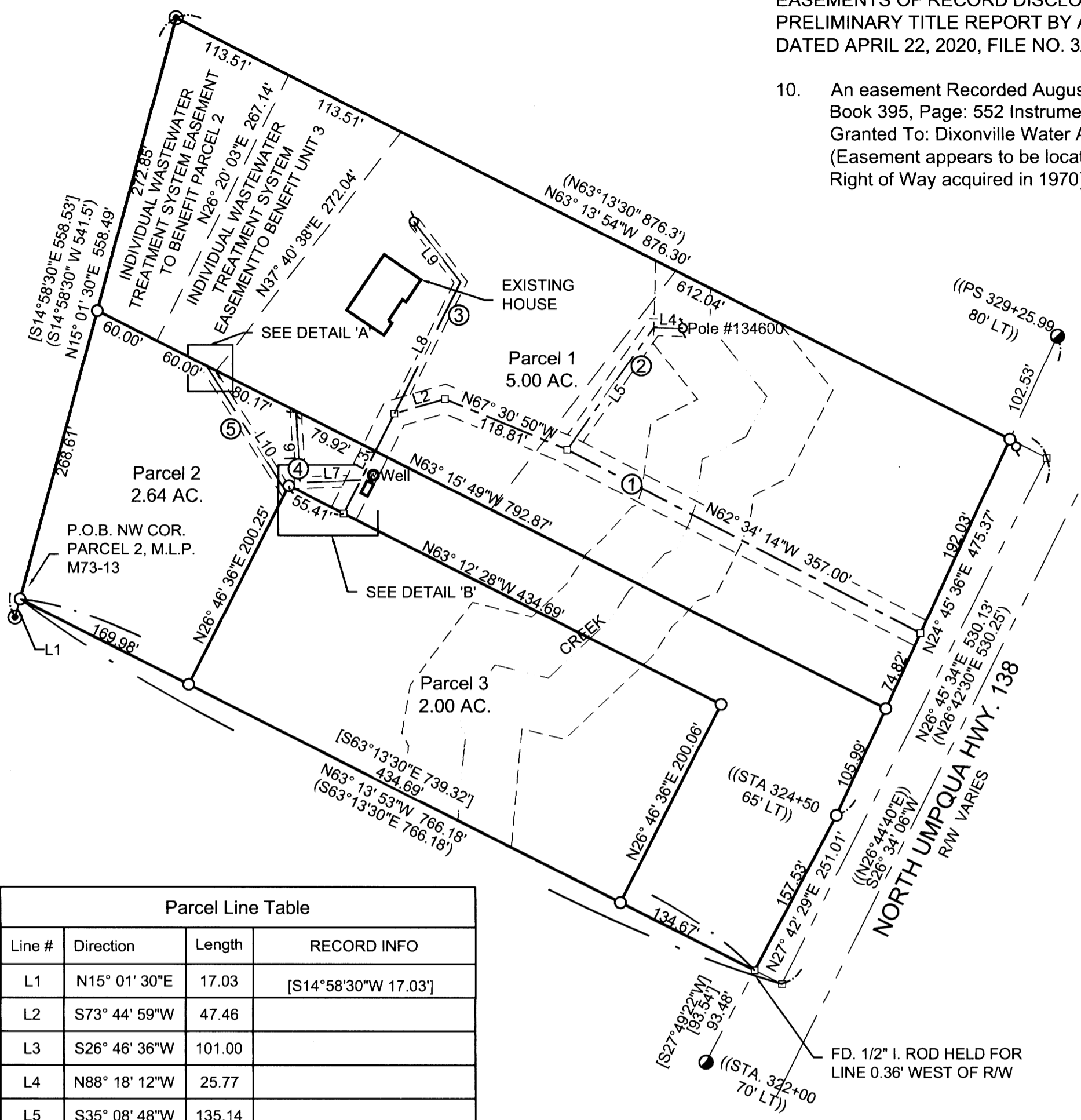
EASEMENTS OF RECORD DISCLOSED IN PRELIMINARY TITLE REPORT BY AMERITITLE DATED APRIL 22, 2020, FILE NO. 320039AM

- 10. An easement Recorded August 28, 1967 in Book 395, Page: 552 Instrument No.: 67-08672, Granted To: Dixonville Water Association, Inc., (Easement appears to be located within the Right of Way acquired in 1970)

NEW EASEMENTS

- 1 25' ACCESS & UTILITY EASEMENT TO BENEFIT PARCELS 2 & 3
2 15' UTILITY EASEMENT TO BENEFIT PARCELS 2 & 3
3 10' UTILITY EASEMENT TO BENEFIT PARCELS 2 & 3
4 10' WATERLINE & UTILITY EASEMENT TO BENEFIT PARCEL 1
5 10' SANITARY SEWER EASEMENT TO BENEFIT PARCEL 3

Douglas County Official Records 2020-020121 Daniel J. Loomis, County Clerk NO FEE 11/19/2020 03:02:20 PM



SURVEYOR'S CERTIFICATE

I, Mark A. Heimburger 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 #2020-8294 as recorded in the Deed Records of Douglas County, Oregon and more particularly as follows:

BEGINNING at a 5/8 inch iron rod with a plastic cap stamped "LAND MARK SURVEYING, INC. at the Northwest Corner of Parcel 2, Minor Land Partition recorded as 78-17454; thence North 15°01'30" East 541.46 feet to a 3/4 inch iron rod; thence South 63°13'54" East 839.06 feet to a 5/8 inch iron rod with a plastic cap stamped "LAND MARK SURVEYING, INC on the westerly Right of Way of North Umpqua Highway Number 138; thence along said Right of Way South 24°45'36" West 372.84 feet to a 5/8 inch iron rod with a plastic cap stamped "LAND MARK SURVEYING, INC.; thence South 27°42'29" West 157.53 feet; thence North 63°13'53" West 739.34 feet; to the point of beginning, containing 9.65 acres more or less.

- LEGEND: FOUND 3/4" IRON ROD PER M2-40, FOUND 5/8" IRON ROD PER COUNTY ROAD DEPT. MAP 06280681, SET 5/8" x 30" IRON ROD WITH PLASTIC CAP STAMPED "LAND MARK SURVEYING, INC.", EXISTING UTILITY POLE, RECORD INFORMATION: ( ) M2-40, [ ] M73-13, (()) COUNTY ROAD RECORD #06280681, RIPARIAN VEGETATION CORRIDOR (WITHIN 50' OF BANK-LINE)

INDIVIDUAL WASTEWATER TREATMENT SYSTEM STATEMENT: For the construction, maintenance, use, and repair of an individual onsite wastewater treatment system (hereinafter called the "system") appurtenant to identified parcels 2 & 3" and shown hereon.

Narrative: The purpose of the survey was to partition the property described in Deed Reference #2020-8294

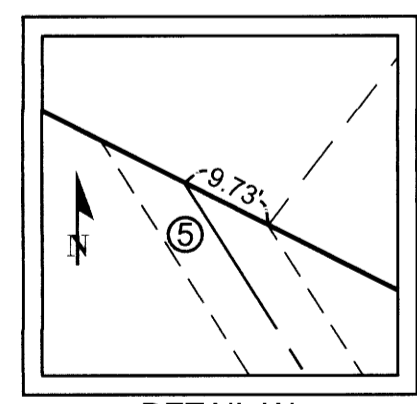
The South boundary of the property was computed holding the 1/2" iron rod at the Southwest corner and Record distance from the 3/4" iron rod to the Northwest corner of Parcel 2, Minor Land Partition filed as M73-13 of the Douglas County Surveyor's Records.

The East boundary was controlled by the two 3/4" iron rods and the North boundary was computed holding the Northwest corner and projecting parallel to the south boundary to intersect the West Right of Way of North Umpqua Highway.

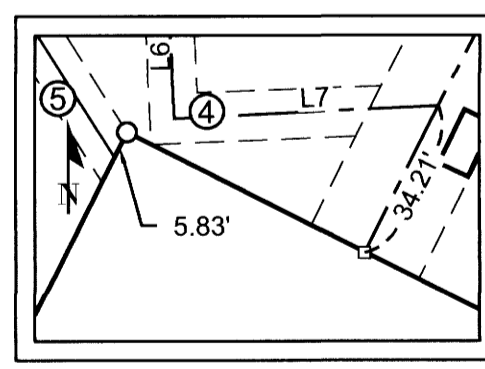
The West Right of Way of the highway was calculated holding found monuments at Engineer's Station 322+00 70' left and 329+25.99 80' left and computing the angle point at 324+50 65' left at record station/offset from the monument at 322+00 70' left. Equipment: Trimble S6 Total Station, Trimble R10 GPS System Field Personnel: A. Welch Office Calculations: M. Heimburger

Parcel Line Table with columns: Line #, Direction, Length, RECORD INFO. Rows L1 through L10.

APPROVALS: Douglas County Planning Director (11/16/2020), Douglas County Surveyor (11/16/2020), Douglas County Tax Collector (11/19/2020), Douglas County Clerk (11/19/2020)



DETAIL 'A' SCALE: 1" = 20' Owner/Applicant

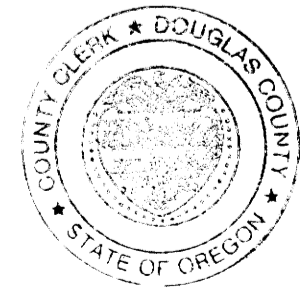


DETAIL 'B' SCALE: 1" = 40' Randy & Iris Butler 705 Cross Creek Dr. Roseburg, OR 97471

Water: Well, Sewer: Septic, Zoning: Rural Residential - 2 AC, Comp: Committed Residential - 2 AC.

BUILDING SETBACK REQUIREMENTS: COUNTY ROAD SETBACK 30 FEET, SIDE/BACK SETBACK 10 FEET

PLANNING DEPARTMENT FILE NO. 20-043



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS, that Randy Butler and Iris Butler, 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 & 3 as shown.

Signatures of Randy Butler and Iris Butler dated 11/16/2020

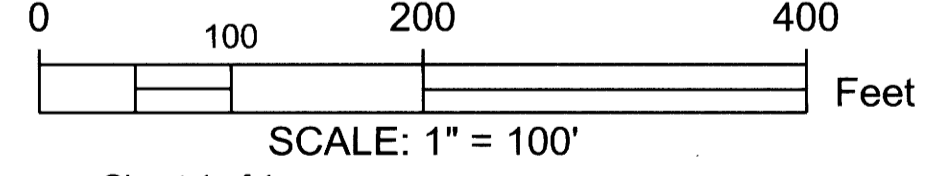
ACKNOWLEDGMENT: STATE OF OREGON, COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 11th DAY OF November 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RANDY BUTLER AND IRIS BUTLER, 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.

Signature of Rebecca Marie Dutton, Notary Public

COMMISSION NO. 977308, MY COMMISSION EXPIRES: July 30, 2022

BASIS OF BEARINGS - OREGON COORDINATE REFERENCE SYSTEM (OCRS), COTTAGE GROVE TO CANYONVILLE ZONE NAD83 (2011) EPOCH 2010 PER OREGON REAL TIME GNSS NETWORK OBSERVATION.



Sheet 1 of 1

PARTITION In the NW & NE 1/4, Section 13 Township 27 South, Range 05 West, W.M. Douglas County, Oregon OCT. 8, 2020 FOR: Randy & Iris Butler 705 Cross Creek Dr. Roseburg, OR 97471 REGISTERED PROFESSIONAL LAND SURVEYOR Mark A. Heimburger JULY 16, 1987 LAND MARK Surveying, Inc. 3317 N.E. Stephens St. Roseburg, Oregon 97470

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