

DECLARATION

WE, TIMOTHY WITT AND LINNEA WITT, DO HEREBY DECLARE THAT WE ARE THE OWNERS OF THE LANDS DESCRIBED HEREON AND THAT WE DO HEREBY CAUSE THE SAME TO BE PARTITIONED AS SHOWN.
WE DO ALSO HEREBY CAUSE THE 25' ACCESS AND UTILITY EASEMENT, THE 10' DRAINAGE EASEMENT, THE 10' SANITARY SEWER EASEMENT, AND THE 10' POWER LINE EASEMENT TO BE CREATED AS SHOWN.

Timothy C. Witt 12-29-2020
TIMOTHY WITT DATE
Linnea Witt 12-29-2020
LINNEA WITT DATE

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF DOUGLAS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
ON Dec. 29, 2020 BY TIMOTHY WITT AND LINNEA WITT.

Jane Sky



NOTARY PUBLIC - STATE OF OREGON
MY COMMISSION EXPIRES: 985647

APPROVALS

[Signature] 12/29/2020
DOUGLAS COUNTY PLANNING DIRECTOR DATE

[Signature] 12/29/2020
DOUGLAS COUNTY SURVEYOR DATE

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

Michelle Nelson, Deputy 12/30/2020
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 30th DAY OF Dec., 2020.

Amy Gooden, Deputy 12/30/2020
DOUGLAS COUNTY CLERK DATE

SURVEYOR'S CERTIFICATE

I, GREGORY D. LANG, DO CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A 5/8" IRON ROD AT THE NE CORNER OF PARCEL #3, PARTITION PLAT 2001-0031, PLAT RECORDS, DOUGLAS COUNTY, OREGON; THENCE N89°45'40"W 146.72 FEET TO A 5/8" IRON ROD; THENCE N89°46'23"W 146.69 FEET TO A 5/8" IRON ROD; THENCE N89°46'01"W 146.69 FEET TO A 5/8" IRON ROD ON THE EAST LINE OF KROHN LANE; THENCE ALONG SAID EAST LINE N0°00'14"W 131.73 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID EAST LINE OF KROHN LANE S83°44'30"E 442.78 FEET TO A 5/8" IRON ROD; THENCE S0°01'42"W 85.25 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.10 ACRES, MORE OR LESS. ALL BEING IN LOT 38, PLAT H, ROSEBURG HOME ORCHARD TRACTS, DOUGLAS COUNTY, OREGON.

SURVEYED BY
GREGORY D. LANG
7500 WILLIS CR RD
WINSTON OR 97496



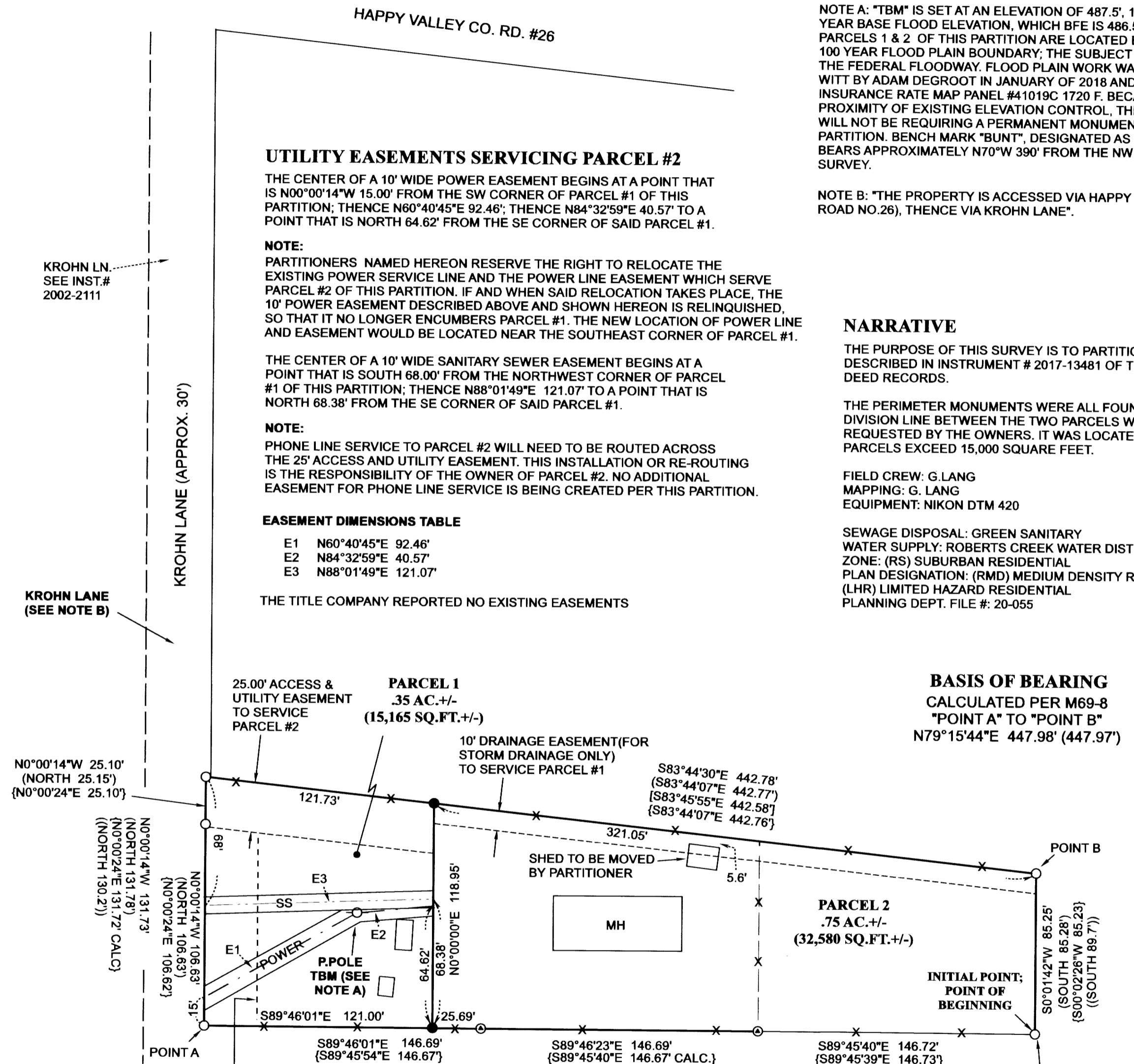
EXPIRES: 12-31-2020

LEGEND

- FD 5/8" IRON ROD PER M69-8
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP MARKED "LANG SURVEYING"
- ⊙ FOUND 5/8" IRON ROD PER PARTITION PLAT 2001-0031
- () RECORD PER SURVEY M69-8
- [] RECORD PER SURVEY M99-50
- { } RECORD PER PARTITION PLAT 2001-0031
- (()) RECORD PER DEED INST.#2017-13481
- POWER POLE
- X— FENCE

A PARTITION PLAT FOR TIMOTHY WITT

LOCATED IN LOT 38, PLAT H, ROSEBURG HOME ORCHARD TRACTS,
AND IN THE SE 1/4 OF SECTION 3, TOWNSHIP 28 SOUTH, RANGE 6 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON



UTILITY EASEMENTS SERVICING PARCEL #2

THE CENTER OF A 10' WIDE POWER EASEMENT BEGINS AT A POINT THAT IS N00°00'14"W 15.00' FROM THE SW CORNER OF PARCEL #1 OF THIS PARTITION; THENCE N60°40'45"E 92.46'; THENCE N84°32'59"E 40.57' TO A POINT THAT IS NORTH 64.62' FROM THE SE CORNER OF SAID PARCEL #1.

NOTE:
PARTITIONERS NAMED HEREON RESERVE THE RIGHT TO RELOCATE THE EXISTING POWER SERVICE LINE AND THE POWER LINE EASEMENT WHICH SERVE PARCEL #2 OF THIS PARTITION. IF AND WHEN SAID RELOCATION TAKES PLACE, THE 10' POWER EASEMENT DESCRIBED ABOVE AND SHOWN HEREON IS RELINQUISHED, SO THAT IT NO LONGER ENCUMBERS PARCEL #1. THE NEW LOCATION OF POWER LINE AND EASEMENT WOULD BE LOCATED NEAR THE SOUTHEAST CORNER OF PARCEL #1.

THE CENTER OF A 10' WIDE SANITARY SEWER EASEMENT BEGINS AT A POINT THAT IS SOUTH 68.00' FROM THE NORTHWEST CORNER OF PARCEL #1 OF THIS PARTITION; THENCE N88°01'49"E 121.07' TO A POINT THAT IS NORTH 68.38' FROM THE SE CORNER OF SAID PARCEL #1.

NOTE:
PHONE LINE SERVICE TO PARCEL #2 WILL NEED TO BE ROUTED ACROSS THE 25' ACCESS AND UTILITY EASEMENT. THIS INSTALLATION OR RE-ROUTING IS THE RESPONSIBILITY OF THE OWNER OF PARCEL #2. NO ADDITIONAL EASEMENT FOR PHONE LINE SERVICE IS BEING CREATED PER THIS PARTITION.

EASEMENT DIMENSIONS TABLE

E1	N60°40'45"E	92.46'
E2	N84°32'59"E	40.57'
E3	N88°01'49"E	121.07'

THE TITLE COMPANY REPORTED NO EXISTING EASEMENTS

NOTE A: "TBM" IS SET AT AN ELEVATION OF 487.5', 1 FOOT ABOVE THE 100 YEAR BASE FLOOD ELEVATION, WHICH BFE IS 486.5' AT THIS LOCATION. PARCELS 1 & 2 OF THIS PARTITION ARE LOCATED ENTIRELY WITHIN THE 100 YEAR FLOOD PLAIN BOUNDARY; THE SUBJECT PROPERTY IS ALSO IN THE FEDERAL FLOODWAY. FLOOD PLAIN WORK WAS DONE FOR TIMOTHY WITT BY ADAM DEGROOT IN JANUARY OF 2018 AND WAS BASED ON FLOOD INSURANCE RATE MAP PANEL #41019C 1720 F. BECAUSE OF THE CLOSE PROXIMITY OF EXISTING ELEVATION CONTROL, THE COUNTY SURVEYOR WILL NOT BE REQUIRING A PERMANENT MONUMENT AS A PART OF THIS PARTITION. BENCH MARK "BUNT", DESIGNATED AS #B-200 ('88 ELEV 486.85') BEARS APPROXIMATELY N70°W 390' FROM THE NW CORNER OF THIS SURVEY.

NOTE B: "THE PROPERTY IS ACCESSED VIA HAPPY VALLEY ROAD (COUNTY ROAD NO.26), THENCE VIA KROHN LANE".

NARRATIVE

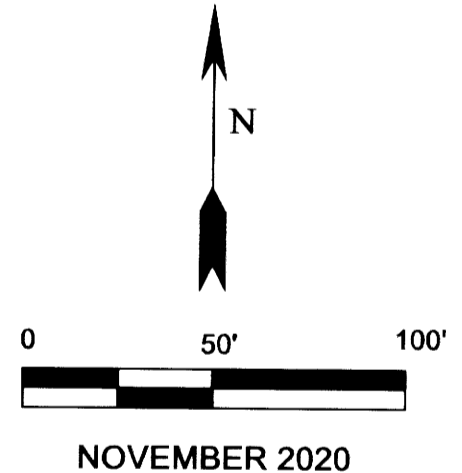
THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT PROPERTY DESCRIBED IN INSTRUMENT # 2017-13481 OF THE DOUGLAS COUNTY DEED RECORDS.

THE PERIMETER MONUMENTS WERE ALL FOUND AND FIELD LOCATED. THE DIVISION LINE BETWEEN THE TWO PARCELS WAS MONUMENTED AS REQUESTED BY THE OWNERS. IT WAS LOCATED TO ENSURE THAT BOTH PARCELS EXCEED 15,000 SQUARE FEET.

FIELD CREW: G. LANG
MAPPING: G. LANG
EQUIPMENT: NIKON DTM 420

SEWAGE DISPOSAL: GREEN SANITARY
WATER SUPPLY: ROBERTS CREEK WATER DISTRICT
ZONE: (RS) SUBURBAN RESIDENTIAL
PLAN DESIGNATION: (RMD) MEDIUM DENSITY RESIDENTIAL
(LHR) LIMITED HAZARD RESIDENTIAL
PLANNING DEPT. FILE #: 20-055

BASIS OF BEARING
CALCULATED PER M69-8
"POINT A" TO "POINT B"
N79°15'44"E 447.98' (447.97')



THE PLANNING DEPARTMENT HAS STATED: "THE ULTIMATE SETBACK REQUIRED FOR THE IMPROVEMENT OF KROHN LANE TO THE NECESSARY LOCAL STANDARD IS AN ADDITIONAL 27 FEET (I.E., 12' FOR THE IMPROVEMENT OF KROHN LANE AND 15 FEET FOR THE STANDARD SETBACK REQUIREMENT OF THE RS ZONE"

2020-0052

2020-0052