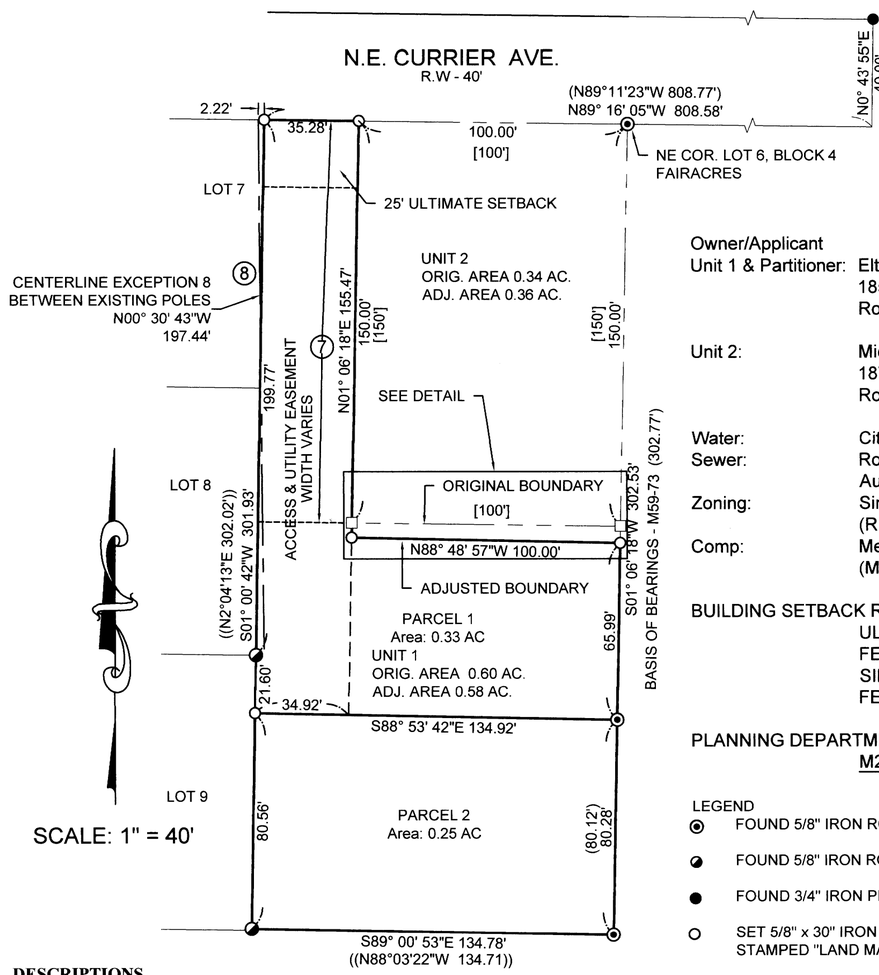


Owner/Applicant

Unit 1 & Partitioner:	Elton Gable & Linda Pearson 185 NE Currier Ave. Roseburg, OR 97470
Unit 2:	Micheal Chrisenberry 187 NE Currier Ave. Roseburg, OR 97470
Water:	City of Roseburg
Sewer:	Roseburg Urban Sanitary Authority
Zoning:	Single Family Residential - (R1).
Comp:	Medium Density Residential (MDR)

BUILDING SETBACK REQUIREMENTS:
ULTIMATE SETBACK 25 FEET
SIDE/BACK SETBACK 5 FEET

PLANNING DEPARTMENT FILE NO. 20-041 & M21-012

LEGEND
- FOUND 5/8" IRON ROD PER M54-6 & M59-73
- FOUND 5/8" IRON ROD PER M158-14
- FOUND 3/4" IRON PIPE PER FAIRACRES
- SET 5/8" x 30" IRON ROD WITH PLASTIC CAP STAMPED "LAND MARK SURVEYING, INC."

RECORD INFORMATION
( ) M59-73
[ ] DEED NUMBER 2017-7410
(()) M158-14

ADJUSTMENT DOCUMENT
RECORDING NUMBER: 2021 - 012269

APPROVALS

Douglas County Planning Director — Date 6/23/21

Douglas County Surveyor (Deputy) — Date 6/23/21

I hereby certify that all taxes and special assessments or other charges required by law have been paid.

Douglas County Tax Collector (Deputy) — Date 6/23/21

Filed this 23rd day of June 2021. 2:38 PM

Douglas County Clerk, Deputy 6/23/21

EASEMENTS OF RECORD DISCLOSED IN PUBLIC RECORDS REPORT BY FIRST AMERICAN TITLE DATED October 16, 2020, ORDER NO. 7399-3590355.

⑦ 35 foot Easement for ingress and egress recorded in Book 160, Page 546, Recorder's No. 83858

⑧ Easement recorded in Book 171, Page 492, Recorder's No. 97034

9. Easement recorded in Book 779, Page 208, Recorder's No. 81-1128. (Not locatable)

Narrative

The purpose of the survey was to adjust the southern boundary of the property described Deed Reference No. 2017-7410 to alleviate the trespass, comply with required setbacks and to partition the property described in Deed Reference #2014-6271 being a portion of Lot 6, Block 4, Fairacres.

The South boundary of Lot 6 was established holding monuments shown on M158-14.

The East boundary was controlled by the two 5/8" iron rods set per M54-6. The found 3/4" iron pipe at the S.E. Corner of Lot 2, Block 3 and 5/8" iron rod at the NW Corner of Lot 5 were held to compute the 40 foot Right of Way of Currier Ave. The West boundary was controlled by the found monuments on the East boundary of Lot 9 per M158-14.

Equipment: Trimble S6 Total Station,
Field Personnel: A. Welch, Z. Holland
Office Calculations: M. Heimburger

Douglas County Official Records
Daniel J. Loomis, County Clerk
2021-013158
NO FEE
00543679202100131580010015
06/23/2021 02:38:50 PM
PLAT-PAR Cnt=1 Stn=33 HAJOHNST
This is a no fee document

2021-0026

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS. that ELTON GABLE and LINDA PEARSON, 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 easement created to benefit Parcels 2 as shown.

Elton Gable — Date 6/11/21
Elton Gable

Linda Pearson — Date 6-11-21
Linda Pearson

ACKNOWLEDGMENT:
STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 11th DAY OF June 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ELTON GABLE AND LINDA PEARSON, 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 A THE DAY AND YEAR FIRST ABOVE WRITTEN.

Rebecca Marie Dutton
NOTARY PUBLIC, (PRINTED NAME)

COMMISSION NO. 977308

MY COMMISSION EXPIRES: July 30, 2022

Rebecca Marie Dutton
SIGNATURE

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 Lot 6, Block 4, Fairacres as recorded in Volume 6, Page 43 of the official Subdivision Plat Records of Douglas County, Oregon. EXCEPTING THEREFROM that portion described in Recorder's Number 83858, Deed Records of Douglas County, Oregon. ALSO EXCEPTING THEREFROM **BEGINNING** at a point from which a 5/8 inch iron rod at the Northeast corner of Lot 6, Block 4, Fairacres as recorded in Volume 6, Page 43, Plat Records of Douglas County, Oregon North bears 1°06'30" East 150.00 feet thence North 89°16'05" West 100.00 feet; thence South 01°06'18" West 5.47 feet to a 5/8 inch iron rod with a plastic cap stamped "LAND MARK SURVEYING, INC.; thence South 88°48'57" East 100.00 feet to a 5/8 inch iron rod with a plastic cap stamped "LAND MARK SURVEYING, INC; thence North 01°06'18" East 6.26 feet; to the point of beginning. containing **0.013** acres more or less.

DESCRIPTIONS

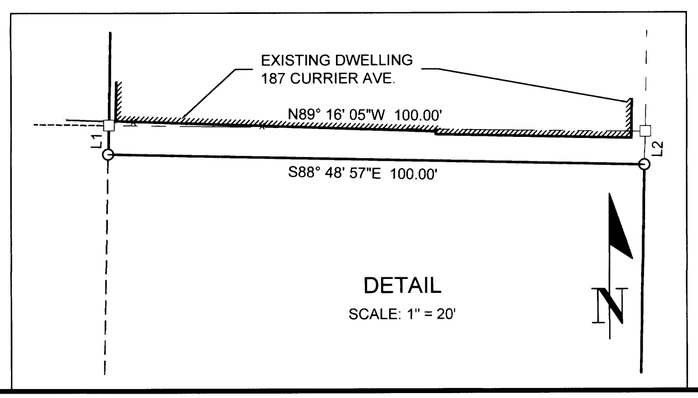
UNIT 1
A parcel of land being a portion of the property described in Deed Reference Number 2014-6271 of the Deed Records of Douglas County, Oregon.

EXCEPTING THEREFROM BEGINNING at a point from which a 5/8 inch iron rod at the Northeast corner of Lot 6, Block 4, Fairacres as recorded in Volume 6, Page 43, Plat Records of Douglas County, Oregon North bears 1°06'30" East 150.00 feet; thence North 89°16'05" West 100.00 feet; thence South 01°06'18" West 5.47 feet to a 5/8 inch iron rod with a plastic cap stamped "LAND MARK SURVEYING, INC.; thence South 88°48'57" East 100.00 feet to a 5/8 inch iron rod with a plastic cap stamped "LAND MARK SURVEYING, INC; thence North 01°06'18" East 6.26 feet; to the point of beginning. containing **0.013** acres more or less.

UNIT 2
A parcel of land as described in Deed Reference Number 2017-7410 of the Deed Records of Douglas County, Oregon.

ALSO, the portion of the property described in Deed Reference Number 2014-6271 of the Deed Records of Douglas County, Oregon described as follows:

BEGINNING at a point from which a 5/8 inch iron rod at the Northeast corner of Lot 6, Block 4, Fairacres as recorded in Volume 6, Page 43, Plat Records of Douglas County, Oregon North bears 1°06'30" East 150.00 feet; thence North 89°16'05" West 100.00 feet; thence South 01°06'18" West 5.47 feet to a 5/8 inch iron rod with a plastic cap stamped "LAND MARK SURVEYING, INC.; thence South 88°48'57" East 100.00 feet to a 5/8 inch iron rod with a plastic cap stamped "LAND MARK SURVEYING, INC; thence North 01°06'18" East 6.26 feet; to the point of beginning. containing **0.013** acres more or less.



Parcel Line Table		
Line #	Length	Direction
L1	5.47	S01° 06' 18"W
L2	6.26	N01° 06' 18"E

Sheet 1 of 1

PARTITION PLAT & BOUNDARY LINE ADJUSTMENT
LOT 6, BLOCK 4, FAIRACRES
In the SE 1/4, Sec. 36, Township 26 South, Range06 West, W.M.
Douglas County, Oregon
Oct. , 2020

FOR: ELTON & NANCY GABLE
1361 BUHMAN RD
WASHOUGAL, WA 98671

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

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

LM Proj. No. 2020-0080

2021-0026