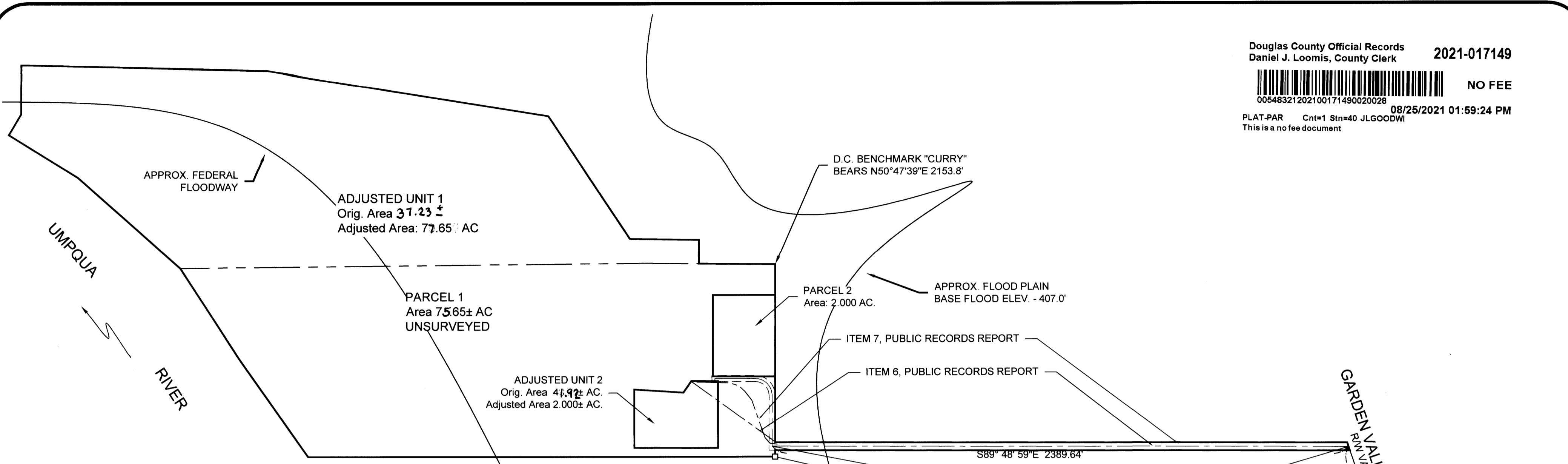


2021-0032 A



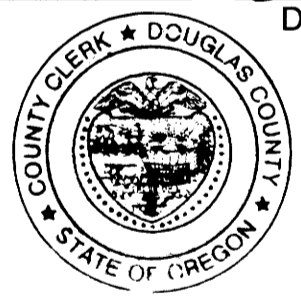
DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS, that **John R. Baird and Kay S. Baird**, 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 described as Unit 1 hereon to be partitioned into parcels and easements created to benefit all Parcels as shown.

John R. Baird 9-6-21
 John R. Baird, Date

Kay S. Baird 8-6-21
 Kay S. Baird, Date

ACKNOWLEDGMENT:
 STATE OF OREGON)
) SS
 COUNTY OF DOUGLAS)



KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 6th DAY OF August 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED **John R. Baird and Kay S. Baird**, 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

Owner: John & Kay Baird
 Water: UBWA & Well
 Sewer: Septic System + Easement for Unit 2
 Zoning: Exclusive Farm Use (FG)
 Comp: Agricultural (AGC & AGG)

NO STRUCTURES WITHIN 10' OF THE ADJUSTED PROPERTY LINE

BUILDING SETBACK REQUIREMENTS:
 ROAD R/W SETBACK 30 FEET
 SIDE/BACK SETBACK 10 FEET

PLANNING DEPARTMENT FILE NO. 21-018

BOUNDARY LINE ADJUSTMENT RESTRICTIVE COVENANT RECORDED IN INSTRUMENT NO. 2021-016008
 016567

APPROVALS

Jeff Lehman for JMS 8-25-21
 Douglas County Planning Director Date

Janet [Signature] (deputy) 8-19-21
 Douglas County Surveyor Date

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

[Signature] 8-25-21
 Douglas County Tax Collector Date

Filed this 25th day of August 2021.

[Signature]
 Douglas County Clerk

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 Instrument Number 1997-19028 and 2006-23168, deed records of Douglas County, Oregon

EXCEPTING THEREFROM a portion of said property described as Commencing at a 5/8 inch iron rod at the Southeast corner of Parcel 1, Partition 1991-0041; thence North 77°00'42" West 2659.47', North 89°59'09" West 234.79 feet and North 1°39'35" West 36.27 feet to a 5/8 inch iron rod with a plastic cap stamped "LAND MARK SURVEYING, INC." being the TRUE POINT OF BEGINNING; thence North 89°46'42" West 347.27 feet; thence North 00°00'00" East 241.94 feet; thence South 86°22'35" East 203.83 feet; thence North 35°01'55" East 58.88 feet; thence South 89°22'33" East 110.06 feet; thence South 00°00'00" West 277.41 feet to the **POINT OF BEGINNING** containing **2,000** acres more or less.
 Records of Douglas County, Oregon.

BOUNDARY LINE ADJUSTMENT AND LAND PARTITION BASED ON MEASURE 49 AUTHORIZATION

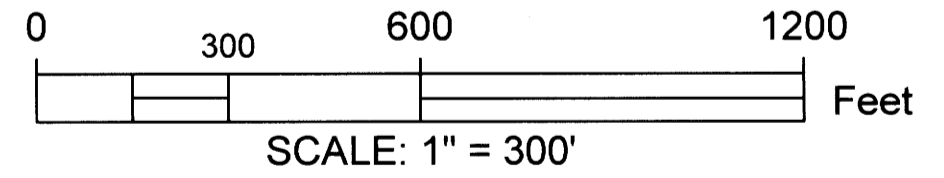
EASEMENTS OF RECORD DISCLOSED IN PUBLIC RECORDS REPORT BY FIRST AMERICAN TITLE DATED July 9, 2021 ORDER NO. 7399-3756556.

- An easement reserved in a deed recorded October 08, 1940 as Recorder's No. 17412 for maintaining and repairing the existing telephone line. (LOCATION UNDETERMINED)
- Easement, recorded April 25, 1963 in Vol 324, Page 195, Recorder's No. 323522 in favor of Pacific Power & Light Company, a Maine corporation for: right of way.
- Easement recorded April 24, 1968 in Recorder's No. 68-4049 in favor of Umpqua Basin Water Association, Inc. for water lines
- The right, title or interest of Kay S. Baird and John R. Baird, as disclosed by an instrument entitled Deed Creating Estate By The Entirety which recorded September 18, 1997 as recording no. 97-19028.

SEPTIC SYSTEM/DRAINFIELD STATEMENT

FOR THE CONSTRUCTION, MAINTENANCE, USE, AND REPAIR OF AN INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM (HEREINAFTER CALLED THE SYSTEM) APPURTENANT TO UNIT 2 AND SHOWN HEREON.

GRANTORS, FOR THEMSELVES AND THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE THAT THE ABOVE-REFERENCED IDENTIFIED UNIT 2 INDIVIDUAL ONSITE WASTEWATER TREATMENT 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.



Sheet 1 of 2

PARTITION PLAT & BLA
 in the SE & SW 1/4, Sec. 33, T. 26 S., R. 6 W., the NW 1/4, Sec. 3 & the NE & NW 1/4, Sec. 4, T. 27 S., R. 6 W., W.M.
 Douglas County, Oregon
 June 18, 2021

FOR: John Baird
 3880 Garden Valley Road
 Roseburg, OR 97470

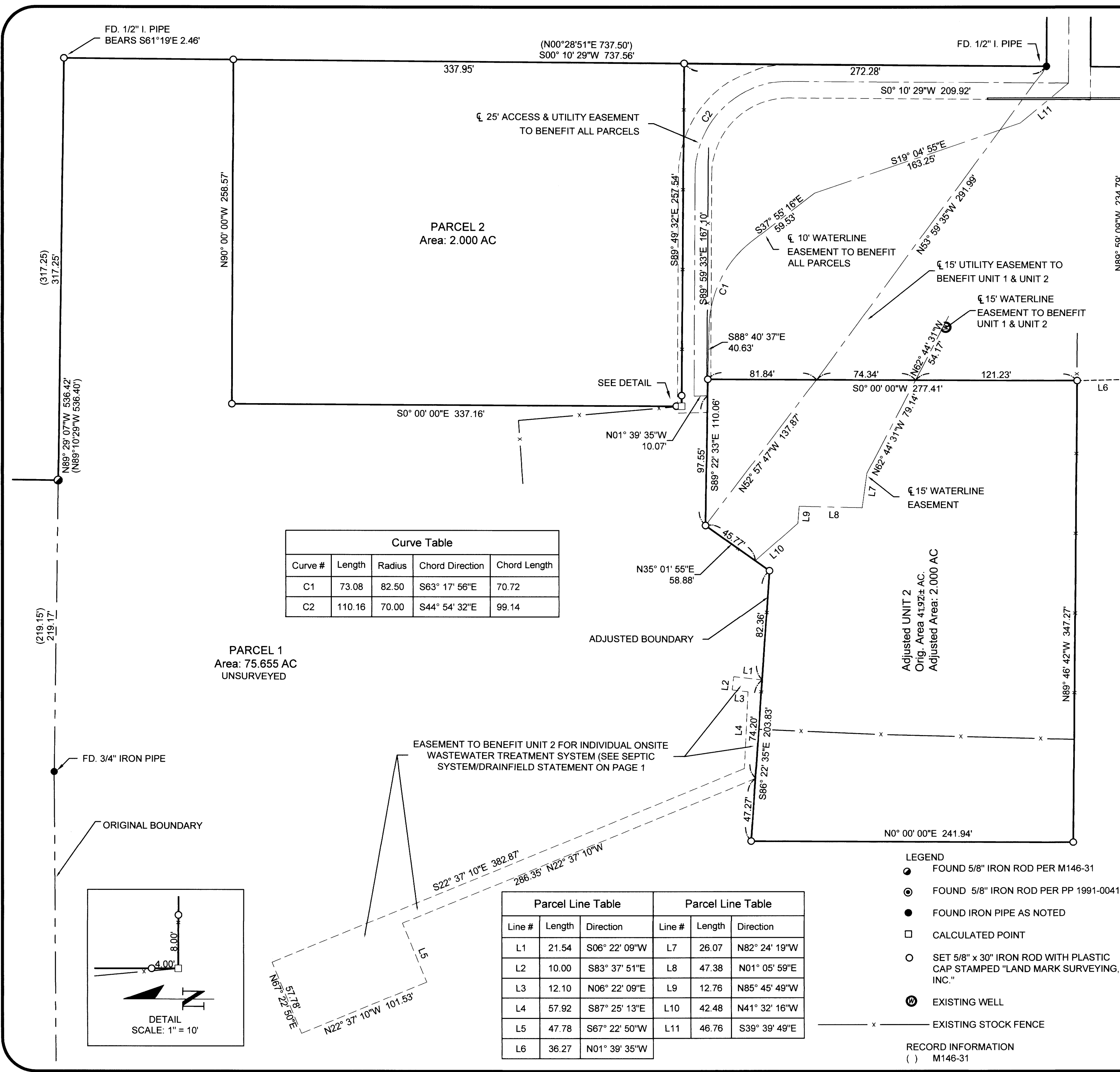
REGISTERED PROFESSIONAL LAND SURVEYOR
Mark A. Heimburger
 OREGON
 JULY 16, 1987
 MARK A. HEIMBURGER
 2287
 RENEWS JUNE 30, 2023

LM Land Mark
 Surveying, Inc.
 •3329 N.E. Stephens St. •Roseburg, Oregon 97470
 •Office (541) 677-9400 •Fax (541) 677-9401
 LM Proj. No. 2021-0053

2021-0032 A

2021-0032 B

2021-0032 B



Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	73.08	82.50	S63°17'56"E	70.72
C2	110.16	70.00	S44°54'32"E	99.14

Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	21.54	S06°22'09"W	L7	26.07	N82°24'19"W
L2	10.00	S83°37'51"E	L8	47.38	N01°05'59"E
L3	12.10	N06°22'09"E	L9	12.76	N85°45'49"W
L4	57.92	S87°25'13"E	L10	42.48	N41°32'16"W
L5	47.78	S67°22'50"W	L11	46.76	S39°39'49"E
L6	36.27	N01°39'35"W			

- LEGEND
- FOUND 5/8" IRON ROD PER M146-31
 - ⊙ FOUND 5/8" IRON ROD PER PP 1991-0041
 - FOUND IRON PIPE AS NOTED
 - CALCULATED POINT
 - SET 5/8" x 30" IRON ROD WITH PLASTIC CAP STAMPED "LAND MARK SURVEYING, INC."
 - ⊙ EXISTING WELL
 - x — EXISTING STOCK FENCE
- RECORD INFORMATION
() M146-31

DESCRIPTIONS

ADJUSTED UNIT 1
A PARCEL OF LAND AS DESCRIBED IN INSTRUMENT NUMBER 1997-19028 AND 2006-23168, DEED RECORDS OF DOUGLAS COUNTY, OREGON

EXCEPTING THEREFROM A PORTION OF SAID PROPERTY DESCRIBED AS COMMENCING AT A 5/8 INCH IRON ROD AT THE SOUTHEAST CORNER OF PARCEL 1, PARTITION 1991-0041; THENCE NORTH 77°00'42" WEST 2659.47', NORTH 89°59'09" WEST 234.79 FEET AND NORTH 1°39'35" WEST 36.27 FEET TO A 5/8 INCH IRON ROD WITH A PLASTIC CAP STAMPED "LAND MARK SURVEYING, INC." BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 89°46'42" WEST 347.27 FEET; THENCE NORTH 00°00'00" EAST 241.94 FEET; THENCE SOUTH 86°22'35" EAST 203.83 FEET; THENCE NORTH 35°01'55" EAST 58.88 FEET; THENCE SOUTH 89°22'33" EAST 110.06 FEET; THENCE SOUTH 00°00'00" WEST 277.41 FEET TO THE POINT OF BEGINNING CONTAINING 2.000 ACRES MORE OR LESS.

ADJUSTED UNIT 2
A PORTION OF THE LAND AS DESCRIBED IN INSTRUMENT NUMBER 1997-19028 AND 2006-23168, DEED RECORDS OF DOUGLAS COUNTY, OREGON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD AT THE SOUTHEAST CORNER OF PARCEL 1, PARTITION 1991-0041; THENCE NORTH 77°00'42" WEST 2659.47', NORTH 89°59'09" WEST 234.79 FEET AND NORTH 1°39'35" WEST 36.27 FEET TO A 5/8 INCH IRON ROD WITH A PLASTIC CAP STAMPED "LAND MARK SURVEYING, INC." BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 89°46'42" WEST 347.27 FEET; THENCE NORTH 00°00'00" EAST 241.94 FEET; THENCE SOUTH 86°22'35" EAST 203.83 FEET; THENCE NORTH 35°01'55" EAST 58.88 FEET; THENCE SOUTH 89°22'33" EAST 110.06 FEET; THENCE SOUTH 00°00'00" WEST 277.41 FEET TO THE POINT OF BEGINNING CONTAINING 2.000 ACRES MORE OR LESS.

NARRATIVE
THE PURPOSE OF THE SURVEY WAS TO ADJUST COMMON BOUNDARIES AND PARTITION THE PROPERTY DESCRIBED IN INSTRUMENT NUMBERS 1997-19028 AND 2006-23168. THE EXTERIOR EASTERLY BOUNDARY WAS ESTABLISHED HOLDING THE FOUND MONUMENTS PER M149-31. THE MISSING EASTERLY NORTHEAST CORNER WAS COMPUTED BY PROJECTING THE NORTHERLY LINE RECORD DISTANCE.
THE BOUNDARY WAS ADJUSTED AND PARCELS ESTABLISHED PER THE TENTATIVE APPROVAL.

EQUIPMENT: TRIMBLE GPS & TOTAL STATION

FIELD CREW: A. WELCH, B. HEICHEL, Z. HOLLAND
OFFICE: M. HEIMBURGER, B. HEICHEL

BASIS OF BEARINGS - OREGON COORDINATE REFERENCE SYSTEM PER OREGON REALTIME GNOSS NETWORK (NAD88 2011, EPOCH 2010)

0 50 100 200 Feet

SCALE: 1" = 50'

UNITS OF LAND ON PLAT INCLUDE: PARCEL 1, PARCEL 2 (ADJUSTED UNIT 1) AND ADJUSTED UNIT 2

Sheet 2 of 2

PARTITION PLAT & BLA
In the SE & SW 1/4, Sec. 33, T. 26 S., R. 6 W., the NW 1/4, Sec. 3 & the NE & NW 1/4, Sec. 4, T. 27 S., R. 6 W., W.M.
Douglas County, Oregon
June 18, 2021

FOR: John Baird
3880 Garden Valley Road
Roseburg, OR 97470

REGISTERED PROFESSIONAL LAND SURVEYOR
Mark A. Heimburger
OREGON JULY 16, 1987
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