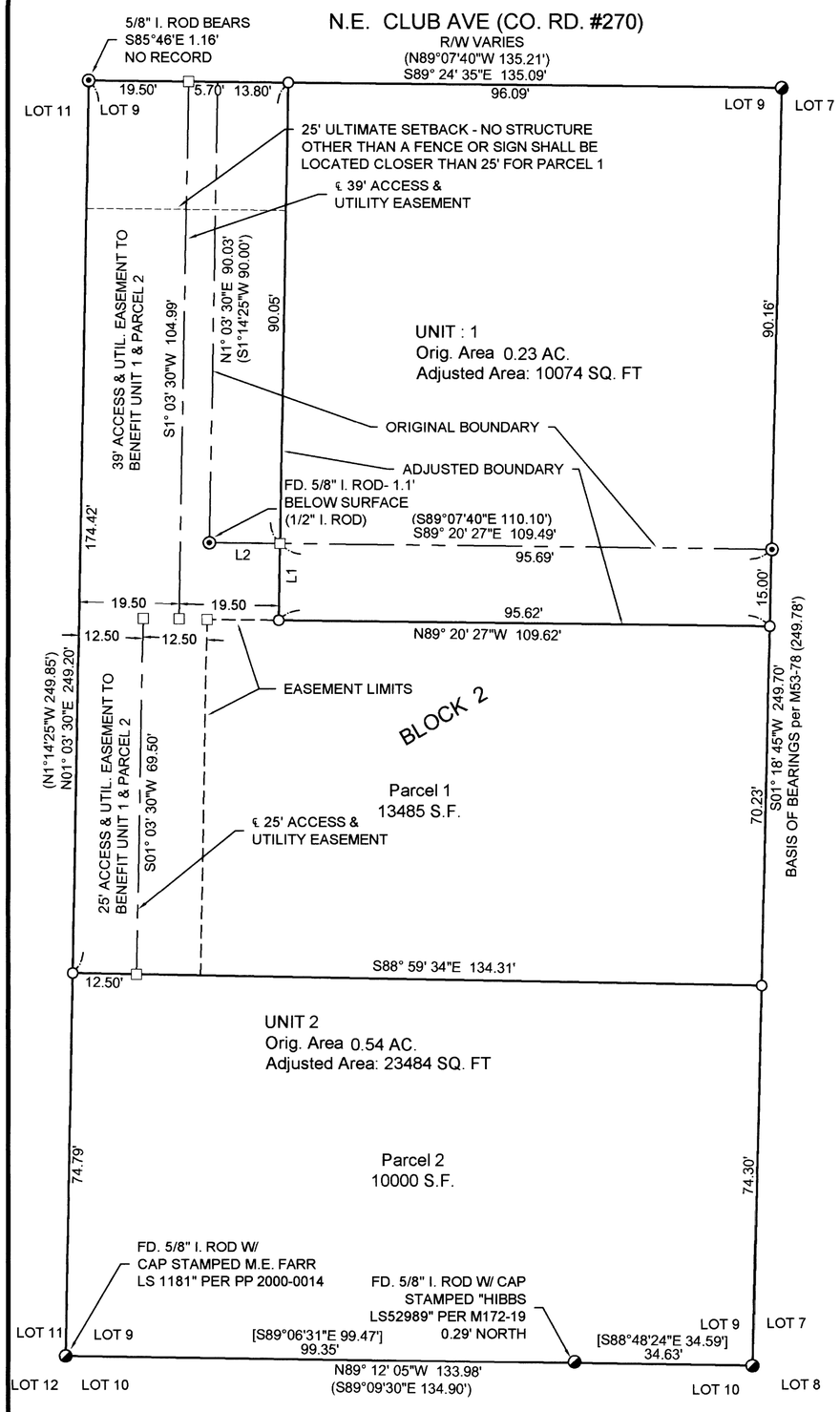

Parcel Line Table		
Line #	Length	Direction
L1	15.00	N01° 03' 30"E
L2	13.80	N89° 20' 27"W

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS. THAT RUSSELL MATLOCK REVOCABLE LIVING TRUST, THE OWNER 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.

Carla McClure, Trustee 8/23/21
CARLA MCCLURE, TRUSTEE DATE

ACKNOWLEDGMENT:
STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 23rd DAY OF August 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CARLA MCCLURE, TRUSTEE FOR RUSSELL MATLOCK REVOCABLE LIVING TRUST, 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 THE DAY AND YEAR FIRST ABOVE WRITTEN.

Rebecca M Dutton
NOTARY PUBLIC, (PRINTED NAME)

COMMISSION NO. 977308

MY COMMISSION EXPIRES: July 30, 2022
RebeccaMarie Dutton
SIGNATURE

APPROVALS

Jeff LeBreach for JMS 8-27-21
DOUGLAS COUNTY PLANNING DIRECTOR DATE

(deputy) 8-27-21
DOUGLAS COUNTY SURVEYOR DATE

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

8-27-21
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 27th DAY OF August 2021. 2:45 PM

Heidi Johnston Deputy 8/27/21
DOUGLAS COUNTY CLERK

LEGEND
- ◕ FOUND 5/8" IRON ROD PER M37-49 UNLESS NOTED
- ⊙ FOUND 1/2" IRON ROD PER M53-78
- □ CALCULATED POINT
- ○ SET 5/8" x 30" IRON ROD WITH PLASTIC CAP STAMPED "LAND MARK SURVEYING, INC."
- — — NEW EASEMENT LIMITS

RECORD INFORMATION
( ) M53-78
[ ] M172-19

COUNTY CLERK ★ DOUGLAS COUNTY ★ STATE OF OREGON

THERE WERE NO EASEMENTS OF RECORD DISCLOSED IN PUBLIC RECORDS REPORT BY FIRST AMERICAN TITLE DATED JULY 7, 2021, ORDER NO. 7399-3772414.

DESCRIPTIONS

UNIT 1

PARCEL 1 OF THE MINOR LAND PARTITION RECORDED IN VOLUME 2, PAGE 27, OF THE MINOR LAND PARTITION PLAT RECORDS OF DOUGLAS COUNTY AND FILED AS M53-78, DOUGLAS COUNTY SURVEYOR'S RECORDS.
ALSO, A PORTION OF PARCEL 2 OF THE MINOR LAND PARTITION RECORDED IN THE DOUGLAS COUNTY SURVEYOR'S RECORDS AS M53-78 DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH BOUNDARY OF PARCEL 1 OF SAID MINOR LAND PARTITION FROM WHICH A 5/8" IRON ROD AT THE SOUTHWEST CORNER BEARS NORTH 89°20'27" WEST 13.80 FEET; THENCE SOUTH 89°20'27" EAST 95.69 FEET; THENCE SOUTH 01°18'45" WEST 15.00 FEET; THENCE NORTH 89°20'27" WEST 95.62 FEET; THENCE NORTH 01°03'30" EAST 15.00 FEET TO THE POINT OF BEGINNING, ALL SITUATED IN LOT 9, BLOCK 2, FAIRACRES AS RECORDED IN VOLUME 6, PAGE 43 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON, CONTAINING 1495 SQUARE FEET MORE OR LESS.
EXCEPT A PORTION OF PARCEL 1 OF THE MINOR LAND PARTITION RECORDED IN THE DOUGLAS COUNTY SURVEYOR'S RECORDS AS M53-78 DESCRIBED AS FOLLOWS:
BEGINNING AT A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF PARCEL 1 OF SAID MINOR LAND PARTITION; THENCE NORTH 01°03'30" EAST 90.03 FEET; THENCE SOUTH 89°24'35" EAST 13.80 FEET; THENCE SOUTH 01°03'30" WEST 90.05 FEET; THENCE NORTH 89°20'27" WEST 13.80 FEET TO THE POINT OF BEGINNING, ALL SITUATED IN LOT 9, BLOCK 2, FAIRACRES AS RECORDED IN VOLUME 6, PAGE 43 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON, CONTAINING 882 SQUARE FEET MORE OR LESS.

UNIT 2

PARCEL 2 OF THE MINOR LAND PARTITION RECORDED IN VOLUME 2, PAGE 27, OF THE MINOR LAND PARTITION PLAT RECORDS OF DOUGLAS COUNTY AND FILED AS M53-78, DOUGLAS COUNTY SURVEYOR'S RECORDS.
ALSO, A PORTION OF PARCEL 1 OF THE MINOR LAND PARTITION RECORDED IN THE DOUGLAS COUNTY SURVEYOR'S RECORDS AS M53-78 DESCRIBED AS FOLLOWS:
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BEGINNING AT A POINT ON THE SOUTH BOUNDARY OF PARCEL 1 OF SAID MINOR LAND PARTITION FROM WHICH A 5/8" IRON ROD AT THE SOUTHWEST CORNER BEARS NORTH 89°20'27" WEST 13.80 FEET; THENCE SOUTH 89°20'27" EAST 95.69 FEET; THENCE SOUTH 01°18'45" WEST 15.00 FEET; THENCE NORTH 89°20'27" WEST 95.62 FEET; THENCE NORTH 01°03'30" EAST 15.00 FEET TO THE POINT OF BEGINNING, ALL SITUATED IN LOT 9, BLOCK 2, FAIRACRES AS RECORDED IN VOLUME 6, PAGE 43 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON, CONTAINING 1495 SQUARE FEET MORE OR LESS.

NARRATIVE

THE PURPOSE OF THE SURVEY IS TO ADJUST THE BOUNDARY AND PARTITION THE PROPERTY DESCRIBED AS LOT 9, BLOCK 2, FAIRACRES AS RECORDED IN VOLUME 6, PAGE 43, OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.

THE WEST BOUNDARY OF LOT 9 WAS CONTROLLED BY THE FOUND MONUMENTS PER M37-49. THE 1/2" IRON ROD PER M53-78 WAS HELD FOR THE NORTHEAST CORNER AND THE 5/8" ROD PER PP2000-0014 WAS HELD AS THE SOUTHEAST CORNER.

CORNERS WERE SET PER THE PRELIMINARY MAP TO ADJUST THE PROPERTY AND CREATE THE PARCELS AS SHOWN.

EQUIPMENT: TRIMBLE GPS & TOTAL STATION
FIELD CREW: A. WELCH, B. HEICHEL, Z. HOLLAND
OFFICE: HEIMBURGER

0 20 40 80 Feet
SCALE: 1" = 20'

Douglas County Official Records
Daniel J. Loomis, County Clerk 2021-017354
00548552202100173540010017 NO FEE
08/27/2021 02:45:29 PM
PLAT-PAR Cnt=1 Stn=33 HAJOHNST
This is a no fee document

2021-0034

Owner: Russell Matlock Revocable Living Trust

Partitioner: Richard & Carla McClure
4501 NE Graham St.
Roseburg, OR 97470

Water: City of Roseburg
Sewer: Roseburg Urban Sanitary Authority
Zoning: Single Family Residential - (R1).
Comp: Medium Density Residential (MDR)

NO STRUCTURES WITHIN 10' OF THE ADJUSTED PROPERTY LINE

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

PLANNING DEPARTMENT FILE NO. 21-020

RESTRICTIVE COVENANT
INSTRUMENT NO. 2021-016547

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 9, Block 2, Fairacres as recorded in Volume 6, Page 43 of the official Subdivision Plat Records of Douglas County, Oregon.

EXCEPTING THEREFROM EXCEPTING THEREFROM BEGINNING at a point on the southerly Right of Way of N.E. Club Ave. from which the Northwest corner of Lot 9, Block 2, Fairacres as recorded in Volume 6, Page 43 of the official Plat Records of Douglas County, Oregon bears North 89°24'35" West 39.00 feet; thence South 01°03'30" West 105.05 feet; thence South 89°20'27" East 95.62 feet; thence North 01°18'45" East 105.16 feet to a 5/8 inch iron rod at the Northeast corner of said Lot 9; thence North 89°24'35" West 96.09 feet; to the point of beginning. containing 10,074 square feet more or less

Sheet 1 of 1

BOUNDARY LINE ADJUSTMENT & PARTITION PLAT
In the Lot 9, Block 2, Fairacres
NE 1/4, Section 36, Township 26 South, Range 06 West, W.M.
Douglas County, Oregon
JULY 14, 2021

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

FOR: Richard & Carla McClure
4501 NE Graham St.
Roseburg, Oregon 97470

Land Mark Surveying, Inc.
•3329 N.E. Stephens St. •Roseburg, Oregon 97470
•Office (541) 677-9400 •Fax (541) 677-9401

LM Proj. No. 2021-0070

2021-0034