

PARTITION PLAT
OF PARCEL 1 OF PARTITION PLAT 2018-0021
 LOCATED IN
THE NW 1/4 OF SECTION 22
T.27S., R.6W., W.M.
DOUGLAS COUNTY, OREGON

Douglas County Official Records 2021-019181
 Daniel J. Loomis, County Clerk

 00550686202100191810020024 NO FEE
 09/29/2021 11:12:48 AM
 PLAT-PAR Cnt=1 Stn=33 HAJOHNST
 This is a no fee document

2021-0042A

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT JOSHUA HEACOCK AND ANNA HEACOCK ARE THE OWNERS OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES, HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED, THE ACCESS AND UTILITY EASEMENTS AND THE INDIVIDUAL ON-SITE WASTEWATER TREATMENT SYSTEM EASEMENT TO BE CREATED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT.



 JOSHUA HEACOCK



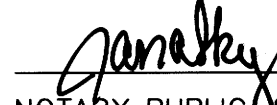
 ANNA HEACOCK

ACKNOWLEDGMENT:

STATE OF OREGON)
) SS
 COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 17th DAY OF September, 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOSHUA HEACOCK AND ANNA HEACOCK 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.


 _____ Exp. April 8, 2023
 NOTARY PUBLIC, STATE OF OREGON Commission # 985647

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE HEACOCK PROPERTY INTO TWO PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 21-041.

THE BOUNDARY OF THE HEACOCK PROPERTY WAS DEFINED IN 2018 BY ADAM DEGROOT UNDER LAND PARTITION PLAT 2018-0021 AS PARCEL 1. I CONFIRM THAT ALL MONUMENTS ARE IN THEIR 2018 RECORD POSITIONS, AND ACCEPT THIS SURVEY AND ITS MONUMENTS AS CONTROLLING THE BOUNDARY LINES. NEW MONUMENTS WERE SET AS DIRECTED BY THE OWNER.

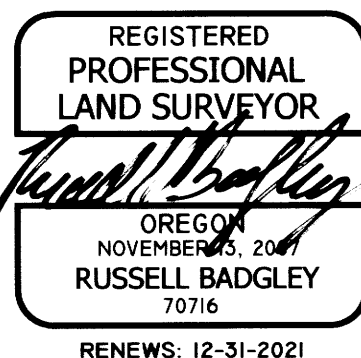
THIS SURVEY WAS PERFORMED IN THE FIELD ON JUNE 17, 2021 BY ADAM DEGROOT, WITH COMPUTATIONS AND DRAFTING BY ADAM DEGROOT AND RUSSELL BADGLEY.

INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM EASEMENT:

FOR THE CONSTRUCTION, MAINTENANCE, USE, AND REPAIR OF AN INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM (HEREINAFTER CALLED THE "SYSTEM") APPURTENANT TO PARCEL 1 AND SHOWN HEREON. GRANTORS, FOR THEMSELVES AND THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE THAT THE ABOVE-REFERENCED EASEMENT AREA 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.

SURVEYOR'S CERTIFICATE:

I, RUSSELL BADGLEY, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THIS LAND PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:
 PARCEL 1 OF PARTITION PLAT NO. 2018-0021.



EXISTING EASEMENTS:

EASEMENT NO. 1 - INST. NO. 2017-013128
 A 60' WIDE PERPETUAL ROADWAY AND UTILITY EASEMENT, BETWEEN SIEGEL CONSTRUCTION LLC, JON HAMILTON RIGGS AND AKIYO RIGGS, AND ROSEBURG URBAN SANITARY AUTHORITY (RUSA), DESCRIBED IN THE EASEMENT AGREEMENT ORIGINALLY RECORDED FEBRUARY 28, 2017 AS INSTRUMENT NO. 2017-004082, SUBSEQUENTLY RE-RECORDED ON AUGUST 8, 2017 WITH A CORRECTED LEGAL DESCRIPTION AS INSTRUMENT NO. 2017-013128. THIS EASEMENT IS MAPPED ON THE 2017 HIBBS SURVEY M 173-55.

EASEMENT NO. 2 - INST. NO. 2017-004080
 A 60' WIDE PERPETUAL ROADWAY AND UTILITY EASEMENT, RESERVED BY GRANTOR SIEGEL CONSTRUCTION LLC IN THE STATUTORY BARGAIN & SALE DEED GRANTED TO JON HAMILTON RIGGS AND AKIYO RIGGS, RECORDED FEBRUARY 28, 2017 AS INSTRUMENT NO. 2017-004080.

EASEMENT NO. 3 - INST. NO. 2017-004081
 A 35' PERPETUAL, NON-EXCLUSIVE ROAD EASEMENT, GRANTED BY SIEGEL CONSTRUCTION LLC TO ROSEBURG URBAN SANITARY AUTHORITY (RUSA), DESCRIBED IN THE ROAD EASEMENT AGREEMENT RECORDED FEBRUARY 28, 2017 AS INSTRUMENT NO. 2017-004081.


EASEMENT NO. 4 - POWER LINE R/W
 A ±25' WIDE POWER LINE RIGHT OF WAY GRANTED TO THE CALIFORNIA OREGON POWER COMPANY.

ZONING & UTILITIES:

ZONING: RURAL RESIDENTIAL - 2 ACRE (RR)
 COMP. PLAN: COMMITTED RESIDENTIAL - 2 ACRE (RC2)
 SEWER: ONSITE SEPTIC APPROVALS
 WATER: UMPQUA BASIN WATER ASSOC. (UBWA)
 PLANNING FILE NO.: 21-041


APPROVALS:


 _____ 9/28/2021
 DOUGLAS COUNTY PLANNING DIRECTOR DATE


 _____ 9/28/2021
 DOUGLAS COUNTY SURVEYOR DATE

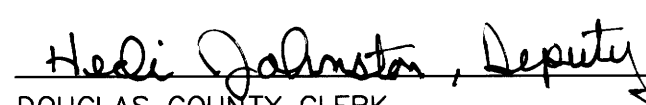
TAX COLLECTORS CERTIFICATE:

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


 _____ 9-28-21
 DOUGLAS COUNTY TAX COLLECTOR DATE



FILED THIS 29th DAY OF September, 2021, AT 11:12 AM/PM


 _____ 9/29/2021
 DOUGLAS COUNTY CLERK DATE

2021-0042A

BTS SURVEYING, INC.			
348 SE JACKSON ST., ROSEBURG, OR 97470			
(541) 673-0966 russell@btssurveying.com			
SCALE: N/A	FOR: JOSHUA & ANNA HEACOCK	JOB #: 21-033	
DATE: 9/3/2021	126 LONG MEADOWS LN	FILE: HEACOCK_PLAT.DWG	
	ROSEBURG, OR 97471	SHEET 1 OF 2	