

LAND PARTITION BASED UPON MEASURE 49 AUTHORIZATION

PARTITION PLAT

LOCATED IN SECTIONS 29 & 32

T.25S., R.5W., W.M.

DOUGLAS COUNTY, OREGON

Douglas County Official Records 2021-021498 Daniel J. Loomis, County Clerk



NO FEE

11/03/2021 02:42:51 PM PLAT-PAR Cnt=1 Stn=33 HAJOHNST This is a no fee document

2021-0047A

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT JONATHAN CURTIS MARTZ AND TRACY REBECCA MARTZ 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, AND BASED UPON MEASURE 49 AUTHORIZATION HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED, THE 35 FOOT WIDE ACCESS AND UTILITY EASEMENT BENEFITING ALL THREE PARCELS, THE 6 FOOT WIDE WELL/WATERLINE EASEMENT, AND THE 25 FOOT WIDE INGRESS/EGRESS EASEMENT BENEFITING PARCEL 3 TO BE CREATED AS SHOWN ON SHEET 2 OF THIS LAND PARTITION PLAT.

Jonathan Curtis Martz signature and name

Tracy Rebecca Martz signature and name

ACKNOWLEDGMENT:

STATE OF OREGON) COUNTY OF DOUGLAS) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 8 DAY OF October, 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JONATHAN CURTIS MARTZ AND TRACY REBECCA MARTZ 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.

Notary Public signature and name: Maria J. Johnson



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE PROPERTY PER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 20-005 AS SHOWN.

THIS SURVEY IS BASED ON AND CONTROLLED BY THE "ORGN" GPS CONTROL NETWORK. GPS OBSERVATIONS WERE PERFORMED WITH A LEICA GS15 GPS RECEIVER TO OBTAIN COORDINATES ON SITE CONTROL AND SOME OF THE EXISTING MONUMENTS. ADDITIONAL SURVEY MONUMENTS WERE LOCATED USING A LEICA TS15 TOTAL STATION FROM THE SITE CONTROL. THE COORDINATE SYSTEM AND PROJECTION ARE OCRS COTTAGE GROVE-CANYONVILLE ZONE.

THE BOUNDARY WAS DETERMINED BY DEEDS, SURVEYS OF RECORD, AND EXISTING MONUMENTS. IT WAS NECESSARY TO SUBDIVIDE SECTION 29 TO DETERMINE A PORTION OF THE BOUNDARY. THIS REQUIRED ESTABLISHING THE NORTHWEST AND SOUTHWEST CORNERS OF SECTION 29 BY DOUBLE PROPORTION. I THEN SET PROPER MONUMENTS AT THE SECTION CORNERS AS SHOWN. THE EAST BOUNDARY AND A PORTION OF THE NORTH BOUNDARY OF THE PROPERTY WAS SUBJECT TO A BOUNDARY LINE AGREEMENT RECORDED AS INST. NO. 81-04485. THE BOUNDARY LINE AGREEMENT REFERS TO THE SURVEY M 79-76 BY ROBERT DOLAN WHICH SET MONUMENTS ALONG A PORTION OF THE BOUNDARY LINE AGREEMENT. I FIND THE MONUMENTS FROM SAID SURVEY AND WHERE THE NORTH LINE OF THE BOUNDARY LINE AGREEMENT INTERSECTS THE N/S MID-SECTION LINE OF SECTION 29 I END THE ADJUSTMENT AND SET A NEW MONUMENT SINCE SAID SURVEY DESCRIBES THE MID-SECTION LINE AS "...SUBJECT TO CHANGE UPON SUBDIVISION OF SECTION 29". THE WEST BOUNDARY OF THE PROPERTY WAS DEFINED BY FOUND MONUMENTS ON THE EAST LINE OF LOT 5, BLOCK 3, PLAT "C", ROSEBURG HOME ORCHARD TRACTS, SHOWN ON SURVEY M 49-26. THE SOUTH BOUNDARY WAS DEFINED BY FOUND MONUMENTS PER SURVEY M49-26 AND CS 65/34-4

THIS SURVEY WAS PERFORMED IN THE FIELD BY ADAM DEGROOT, ISAAC JACOBSEN, SKYLER COMBS AND WYATT KEADY, WITH COMPUTATIONS AND DRAFTING BY ADAM DEGROOT AND RUSSELL BADGLEY.

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 BEING MORE PARTICULARLY DESCRIBED IN DEED INST. NO. 2018-013202.



TAX COLLECTORS CERTIFICATE:

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

J. D. E. signature and name, DATE 11-3-21

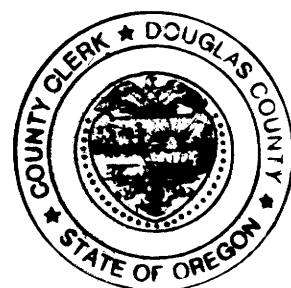
APPROVALS:

Planning Director signature and name, DATE 11/1/2021

Surveyor signature and name, DATE 11-2-21

FILED THIS 3rd DAY OF November, 2021, AT 2:42 AM/PM

Deputy Clerk signature and name, DATE 11/3/2021



TITLE EXCEPTIONS: (NON-PLOTTABLE)

WESTERN TITLE & ESCROW TITLE POLICY ORDER NO. WT0159108-AV SCHEDULE B EXCEPTIONS

8. RESERVATION, EXCEPTION OR OTHER SEVERANCE OF MINERALS, TOGETHER WITH THE IMPLIED OR EXPRESS APPURTENANT RIGHTS TO USE THE SURFACE OF THE LAND FOR THE DEVELOPMENT OR EXTRACTION OF SUCH MINERALS, CONTAINED IN OR DISCLOSED BY INSTRUMENT IN FAVOR OF OREGON & CALIFORNIA RAILROAD CO., DOCUMENT RECORDING VOLUME 29, PAGES 602-605.

BTS SURVEYING, INC. 348 SE JACKSON ST., ROSEBURG, OR 97470 (541) 673-0966 russell@btssurveying.com

SCALE: N/A	FOR: JON AND TRACY MARTZ 698 DEADY CROSSING RD. SUTHERLIN, OR 97479	JOB #: 20-065 FILE: 20-065_MARTZ-PP.DWG SHEET 1 OF 3
DATE: 10/7/2021		

2021-0047A

2021-0047B

LAND PARTITION BASED UPON MEASURE 49 AUTHORIZATION

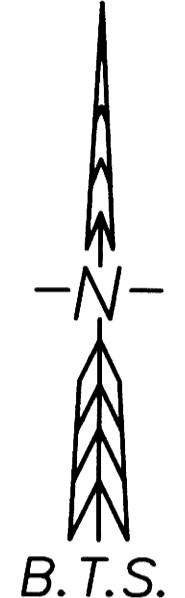
PARTITION PLAT
LOCATED IN SECTIONS 29 & 32
T.25S., R.5W., W.M.
DOUGLAS COUNTY, OREGON

COR. S19/S24/25/S30
PLSS ID.#100300
FND. 1 3/8" IRON PIPE BENT AT GROUND BY LOGGING
ACTIVITY IN SKID ROAD. I REMOVE, STRAIGHTEN, AND
RESET PLUMB OVER THE FLANGES;
FROM WHICH BEARING TREES BY DCSO IN 1999:
A 37" CEDAR BEARS S32°00'W 56.8' (S32 1/2°W 56.6')
A 26" D. FIR BEARS N48°15'E 24.1' (N47 1/4°E 24.0')
A 21" D. FIR BEARS N20°00'W 41.0' (N19 3/4°W 41.5')
A 9" CEDAR BEARS S72°00'E 16.1' (S72°E 16.1')

COR. S19/S20/29/S30
PLSS ID.#200300
SET BY DOUBLE PROPORTION, A 1"x30" IRON PIPE
WITH A 2&1/2" BRASS CAP MARKED AS SHOWN;
FROM WHICH:
A 5/8"x30" IRON ROD BEARS S37°17'22"W 62.90'
WITH A 2" ALUM. CAP MARKED "RM"
A PACIFICORP POWER POLE (#199001) WITH A MAG
NAIL IN THE SIDE BEARS N66°45'W 242.8'
A PACIFICORP POWER POLE (#200000) WITH A MAG
NAIL IN THE SIDE BEARS N29°30'E 33.5'
A 11" ALDER BEARS S4°15'W 90.1' BARK SCRIBED
"T25S R5W S29 BT" W/WASHER "PLS70716"

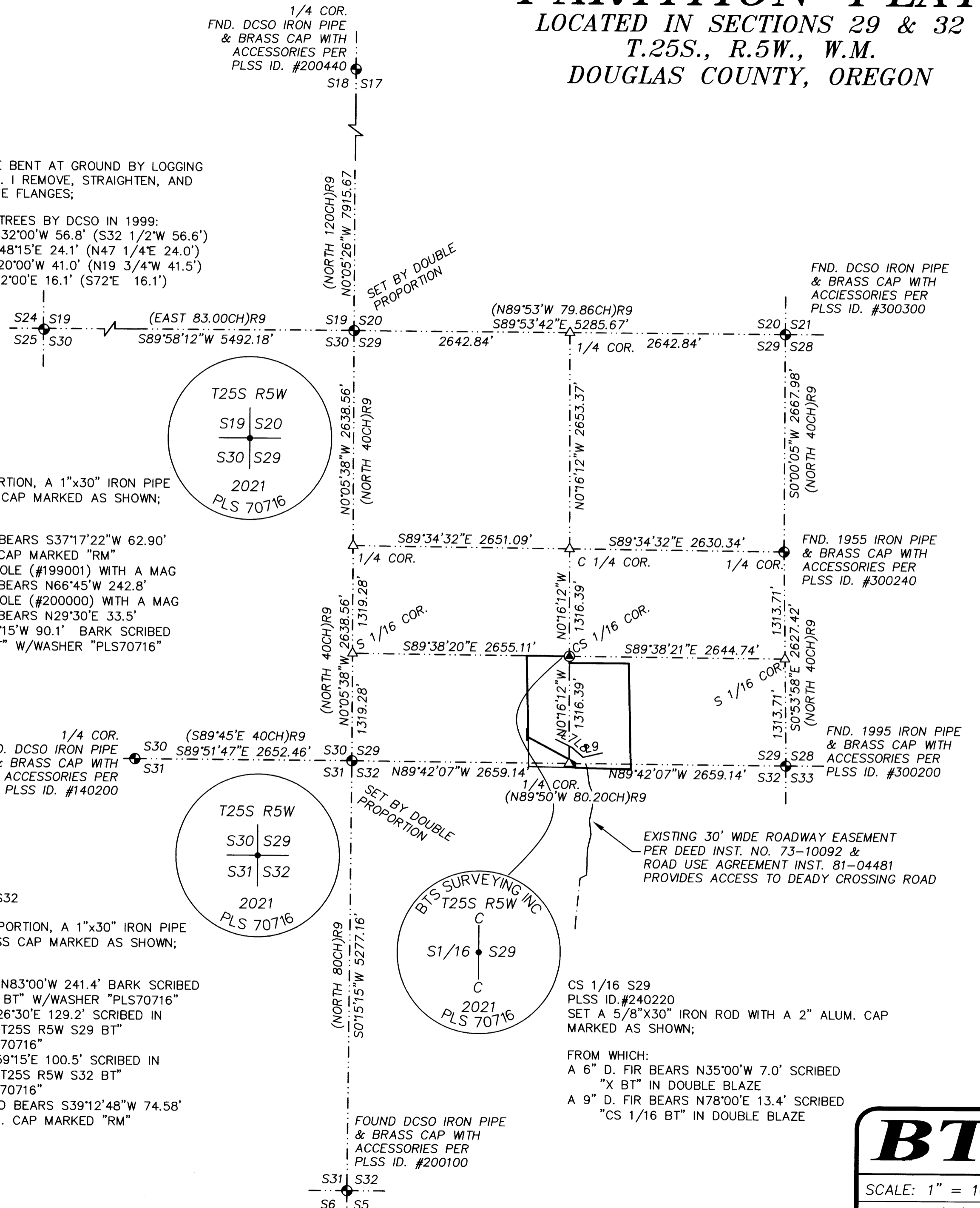
COR. S29/S30/S31/S32
PLSS ID.#200200
SET BY DOUBLE PROPORTION, A 1"x30" IRON PIPE
WITH A 2&1/2" BRASS CAP MARKED AS SHOWN;
FROM WHICH:
A 15" ALDER BEARS N83°00'W 241.4' BARK SCRIBED
"T25S R5W S30 BT" W/WASHER "PLS70716"
A 14" OAK BEARS N26°30'E 129.2' SCRIBED IN
DOUBLE BLAZE "T25S R5W S29 BT"
W/WASHER "PLS70716"
A 10" OAK BEARS S59°15'E 100.5' SCRIBED IN
DOUBLE BLAZE "T25S R5W S32 BT"
W/WASHER "PLS70716"
A 5/8"x30" IRON ROD BEARS S39°12'48"W 74.58'
WITH A 2" ALUM. CAP MARKED "RM"

EXISTING 30' WIDE ROADWAY EASEMENT
PER DEED INST. NO. 73-10092 &
ROAD USE AGREEMENT INST. 81-04481
PROVIDES ACCESS TO DEADY CROSSING ROAD



BASIS OF BEARINGS
OCRS COTTAGE GROVE-CANYONVILLE ZONE

2021-0047B



LEGEND:
⊙ = SET 5/8" x 30" IRON ROD W/ BTS ALUM. CAP
⊙ = FOUND OR SET PLSS MONUMENT AS SHOWN
Δ = COMPUTED POINT NOTHING FOUND OR SET
— = PROPERTY LINES
— = NEW PARCEL LINES
- - - = SECTION LINES

REGISTERED PROFESSIONAL LAND SURVEYOR
RUSSELL BADGLEY
OREGON NOVEMBER 14, 2007
70716
RENEWS: 12-31-2021

BTS SURVEYING, INC.
348 SE JACKSON ST., ROSEBURG, OR 97470
(541) 673-0966 russell@btssurveying.com
SCALE: 1" = 1000'
DATE: 10/7/2021
FOR: JON AND TRACY MARTZ
698 DEADY CROSSING RD.
SUTHERLIN, OR 97479
JOB #: 20-065
FILE: 20-065_MARTZ-PP.DWG
SHEET 2 OF 3

2021-0047 C

2021-0047 C

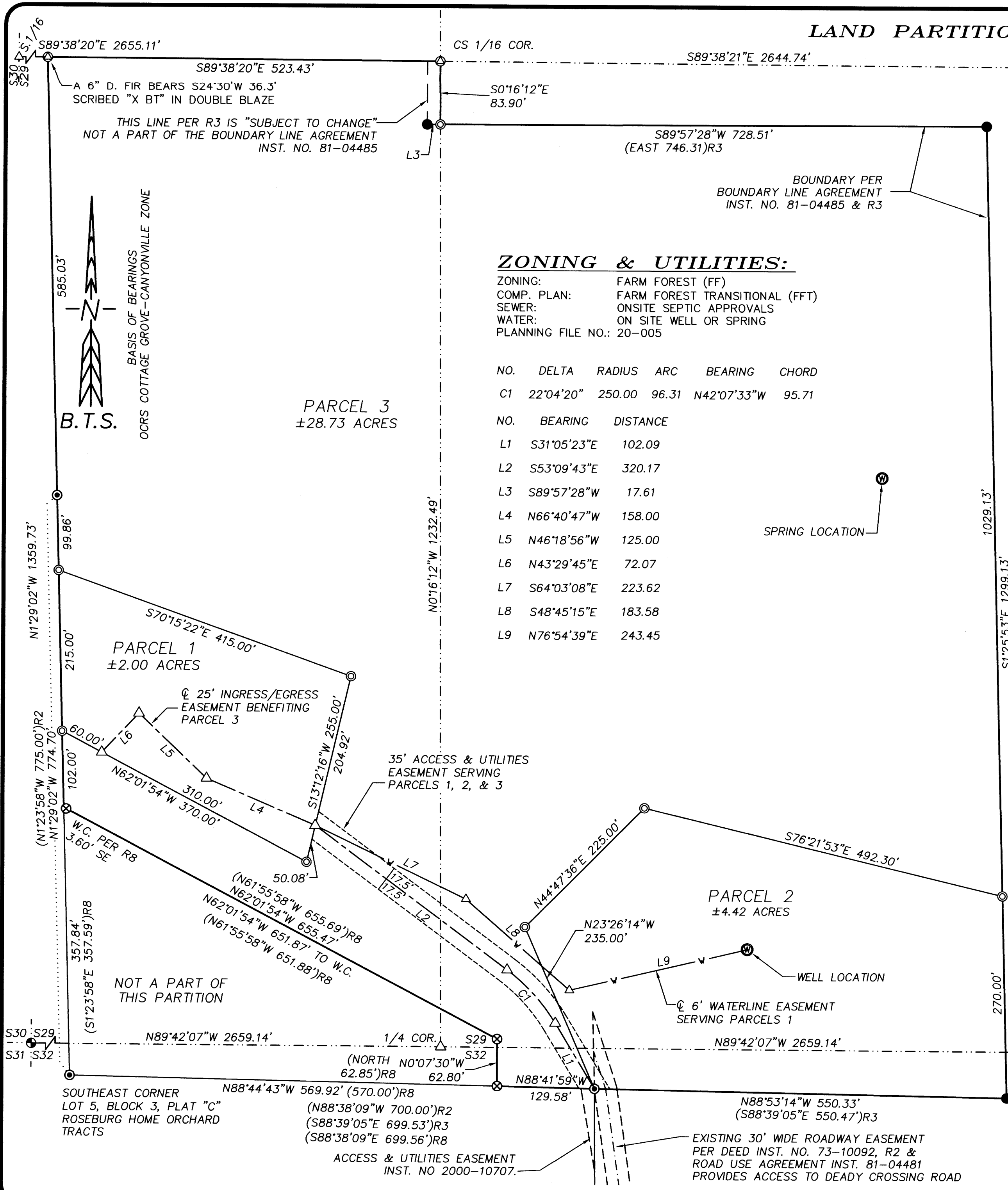
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T.25S., R.5W., W.M.

DOUGLAS COUNTY, OREGON



ZONING & UTILITIES:

ZONING: FARM FOREST (FF)
 COMP. PLAN: FARM FOREST TRANSITIONAL (FFT)
 SEWER: ONSITE SEPTIC APPROVALS
 WATER: ON SITE WELL OR SPRING
 PLANNING FILE NO.: 20-005

NO.	DELTA	RADIUS	ARC	BEARING	CHORD
C1	22°04'20"	250.00	96.31	N42°07'33"W	95.71
NO.	BEARING	DISTANCE			
L1	S31°05'23"E	102.09			
L2	S53°09'43"E	320.17			
L3	S89°57'28"W	17.61			
L4	N66°40'47"W	158.00			
L5	N46°18'56"W	125.00			
L6	N43°29'45"E	72.07			
L7	S64°03'08"E	223.62			
L8	S48°45'15"E	183.58			
L9	N76°54'39"E	243.45			

RECORDS:

- R1 = PLAT "C" ROSEBURG HOME ORCHARD TRACTS, VOL.1 PG.54
- R2 = M 49-26 ~ HAROLD BALL - 1973
- R3 = M 79-76 ~ ROBERT DOLAN - 1981
- R4 = M 104-20 ~ HERMAN PIESKE - 1987
- R5 = M 109-36 ~ MARK HEIMBURGER - 1989
- R6 = M 119-74 ~ DANIEL BAKER - 1995
- R7 = M 146-47 ~ MARK HEIMBURGER - 2006
- R8 = CS 65/34-4 ~ DAVID EDWARDS - 2001
- R9 = GLO ORIGINAL SURVEY PLAT AND NOTES - 1853

LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD W/ BTS SURVEYING PLASTIC CAP
- ⊕ = SET 5/8" x 30" IRON ROD W/ BTS SURVEYING ALUM. CAP
- ⊙ = FOUND 5/8" IRON ROD PER R2
- = FOUND 5/8" IRON ROD PER R3
- ⊗ = FOUND 5/8" IRON ROD PER R8
- ⊕ = FOUND OR SET PLSS MONUMENT AS SHOWN
- △ = COMPUTED POINT NOTHING FOUND OR SET
- R# = RECORD REFERENCE
- () = RECORD DIMENSION
- = PROPERTY LINES
- = NEW PARCEL LINES
- = SECTION LINES
- = RIGHT-OF-WAY LINE
- = EXISTING EASEMENT
- = TIE LINE
- = NEW 35' WIDE ACCESS AND UTILITIES EASEMENT
- = EASEMENT CENTERLINE
- = WATER LINE

REGISTERED PROFESSIONAL LAND SURVEYOR

Russell Badgley

OREGON
 NOVEMBER 13, 2007
 RUSSELL BADGLEY
 70716
 RENEWS: 12-31-2021

BTS SURVEYING, INC.
 348 SE JACKSON ST., ROSEBURG, OR 97470
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SCALE: 1" = 100'
 DATE: 10/7/2021

FOR:
 JON AND TRACY MARTZ
 698 DEADY CROSSING RD.
 SUTHERLIN, OR 97479

JOB #: 20-065
 FILE: 20-065_MARTZ-PP.DWG
 SHEET 3 OF 3