

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



TAX COLLECTORS CERTIFICATE:

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

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

APPROVALS:

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

Surveyor signature and name, 11-2-21 DATE

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

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



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.



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

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

2021-0047A