

**APPROVALS**

*[Signature]*  
 Douglas County Planning Director      2/1/2022  
 Date

*[Signature]*  
 Douglas County Surveyor      2-7-22  
 Date

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

*[Signature]*  
 Douglas County Tax Collector      2-10-22  
 Date

Filed this 11<sup>th</sup> day of February 2022.  
*[Signature]* Deputy  
 Douglas County Clerk      2/11/22

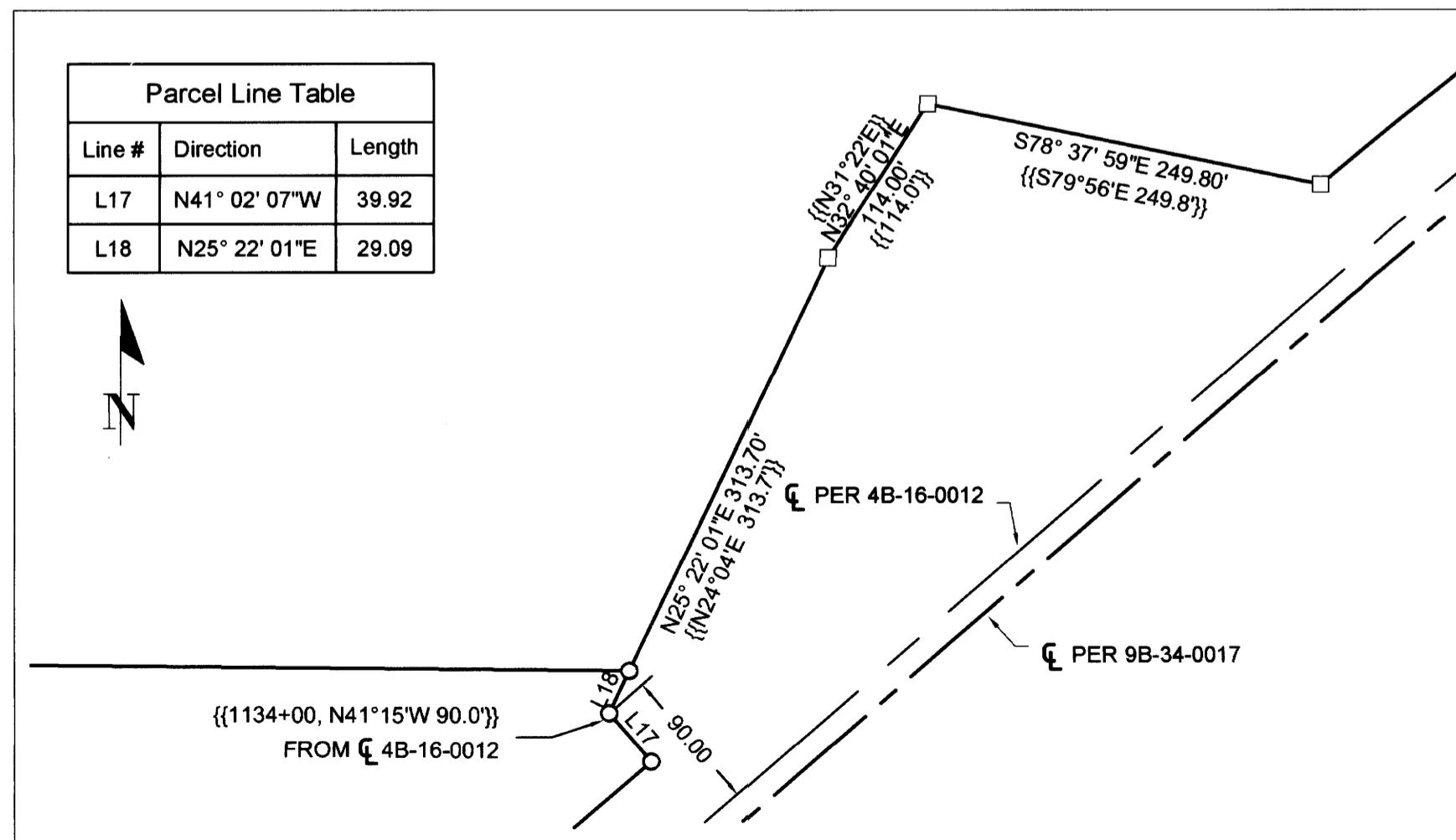
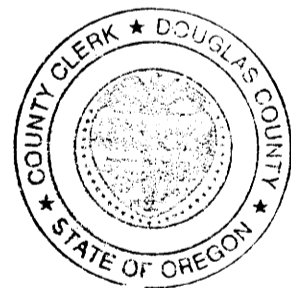
OWNER/ PARTITIONER: Seth & Amber Williamson  
 P.O. Box 625  
 Elkton, OR 97436

WATER: Well  
 SEWER: Septic  
 ZONE: (FF) Farm Forest  
 (FG) Exclusive Farm Use - Grazing  
 COMP PLAN: (FFT) Farm Forest Transitional  
 (AGG) Agriculture

**Narrative**  
 The purpose of the survey was to partition the property described in Deed Reference #2020-9999 in accordance with Tentative Approval per Planning Department file no. 20-097

The westerly boundary was controlled by found monuments per M146-51, the southerly boundary by found Right of Way monuments as shown on State Highway Maps 38-003, 38-018i, 9B-34-0017, 10B-08-0034 and Warranty Deed recorded in Volume 95, Page 44 using Highway Map 4B-16-0012. The parcels were established and monumented in accordance with the Preliminary and the Custom Soils Report prepared by Professional Soils Scientist, Gary A. Kitzrow.

Equipment: Trimble S6 Total Station & R10 GPS  
 Field Personnel: B. Heichel, A. Welch, Z. Holland  
 Office Calculations: M. Heimbürger



DETAIL 'C'  
 SCALE: 1" = 100'

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS, that SETH WILLIAMSON and AMBER WILLIAMSON, 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 to be partitioned into three (3) parcels and the easement created to benefit Parcels 1 & 2 as shown.

*[Signature]*  
 Seth Williamson      2/3/2022  
 Date

*[Signature]*  
 Amber Williamson      2/3/2022  
 Date

ACKNOWLEDGMENT:  
 STATE OF OREGON)      SS  
 COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 3<sup>rd</sup> DAY OF February 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED SETH WILLIAMSON AND AMBER WILLIAMSON 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 ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

*[Signature]*  
 NOTARY PUBLIC, (PRINTED NAME)

COMMISSION NO. 977308

MY COMMISSION EXPIRES: July 30, 2022

*[Signature]*  
 SIGNATURE

**SURVEYOR'S CERTIFICATE**

I, Mark A. Heimbürger 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 Deed Reference Number 2020-9999 of the official records of Douglas County, Oregon.

Douglas County Official Records 2022-003189  
 Daniel J. Loomis, County Clerk  
 NO FEE  
 00560600202200031890020028  
 02/11/2022 09:29:48 AM  
 PLAT-PAR Cnt=1 Stn=33 HAJOHNST  
 This is a no fee document

**EASEMENTS OF RECORD DISCLOSED IN PUBLIC RECORDS REPORT BY FIRST AMERICAN TITLE DATED February 1, 2021, ORDER NO. 7399-3662907.**

6. Easement recorded in Book 101, Page 30, Recorder's No. 13096 in favor of The California Oregon Power Company for Right of Way. (Location undeterminable)
7. Easement recorded in Book 225, Page 296, Recorder's No. 164466, and in Book 246, Page 243, Recorder's No. 201404 in favor of Douglas Electric Cooperative, Inc. for Electric transmission and distribution lines. (Location undeterminable)
8. 35' wide easements as reserved in Instrument recorded in Book 694, Page 791, Recorder's No. 78-19393. (Along existing roadway)
9. Easement recorded in Book 695, Page 957, Recorder's No. 78-20010 in favor of Douglas County Forest Protective Association for ingress and egress
10. Easement Agreement recorded in Book 695, Page 961, Recorder's No. 78-20011
11. Easement recorded in Book 702, Page 480, Recorder's No. 78-23437, Book 702, Page 488, Recorder's No. 78-23441, and in Book 695, Page 953, Recorder's No. 78-20009 in favor of Cascade Utilities, Inc. for Right of Way
12. Limited access provisions contained in Deed to the State of Oregon recorded in Book 1093, Page 909, Recorder's No. 90-04046 Deed of Records, which provides that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.
13. Easement recorded in Book 1342, Page 305, Recorder's No. 95-04792, and in Book 1344, Page 109, Recorder's No. 95-05660 in favor of Douglas Electric Cooperative, Inc. for Electric transmission and distribution lines. (Location undeterminable)
14. Limited access provisions contained in Deed to the State of Oregon recorded in Book 1672, Page 100, Recorder's No. 2000-03474, and re-recorded in Book 1847, Page 563, Recorder's No. 2002-6348 Deed of Records, which provides that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.

**Land Partition**  
 In the E 1/2, Sec. 20 & W 1/2, Sec. 21  
 Township 22 South, Range 7 West, W.M.  
 Douglas County, Oregon  
 January 18, 2022

FOR: SETH & AMBER WILLIAMSON  
 P.O. BOX 625  
 ELKTON, OREGON 97436

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

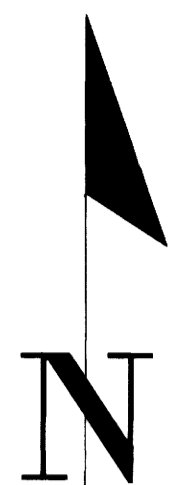
**LM Land Mark**  
 Surveying, Inc.  
 •3329 N.E. Stephens St. •Roseburg, Oregon 97470  
 •Office (541) 677-9400 •Fax (541) 677-9401  
 LM Proj. No. 2020-0086

Sheet 1 of 2

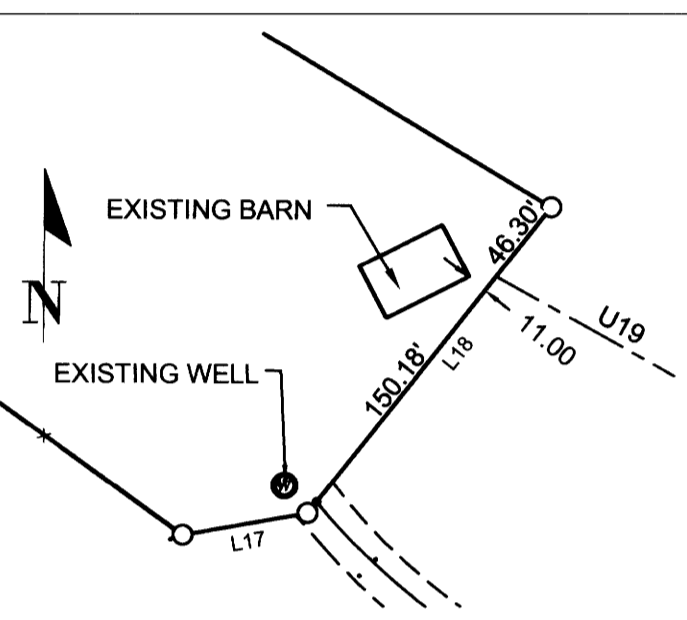
2022-0006 A

2022-0006 A

2022-0006 B



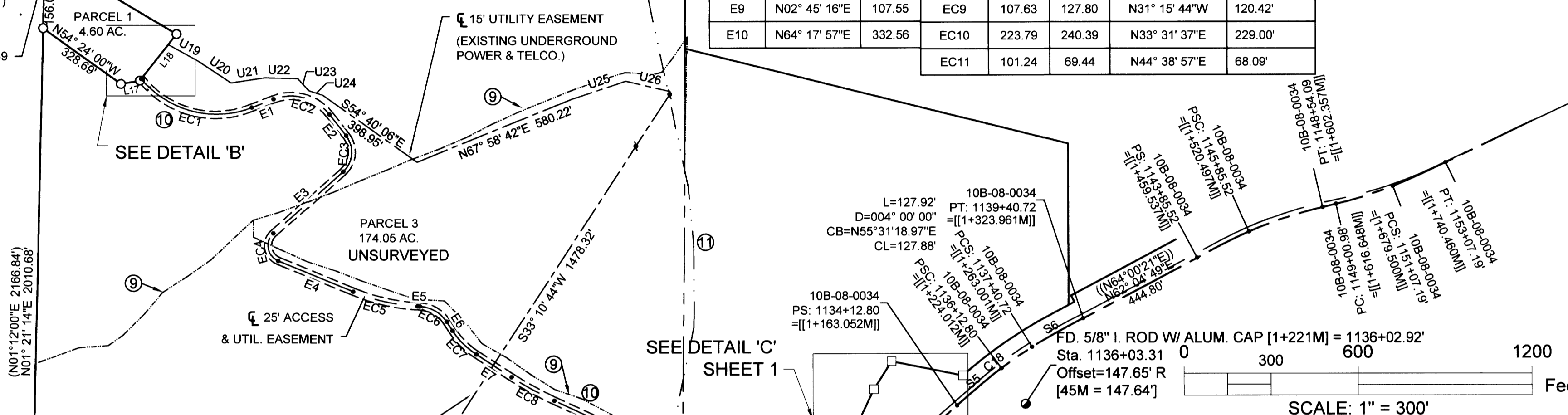
Basis of Bearing: NAD83 2011  
(epoch 2010) Oregon Coordinate  
Reference System, Cottage  
Grove - Canyonville Zone, Per  
OAR 734.



DETAIL 'B'  
SCALE: 1" = 100'

Parcel Line Table			Parcel Line Table		
Line #	Direction	Length	Line #	Direction	Length
U19	S61° 08' 45"E	118.93	U23	S42° 09' 26"E	56.09
U20	S56° 18' 20"E	134.10	U24	S72° 02' 58"E	49.11
U21	N81° 18' 34"E	115.00	U25	N71° 47' 42"E	191.25
U22	S88° 45' 06"E	115.24	U26	S76° 59' 35"E	157.22

Line Table: Easement			Curve Table: Easement				Spiral Table: Alignments					
Line #	Direction	Length	Curve #	Radius	Length	Chord Direction	Chord Dist.	Spiral #	Length	S	a In	a Out
E1	S68° 50' 33"W	79.83	EC1	336.25	419.65	N75° 24' 15"W	392.94'	S1	280.00	9° 48' 00"	0.0	2.5
E2	N38° 20' 49"W	93.67	EC2	166.45	211.52	N74° 45' 08"W	197.57'	S2	280.00	9° 48' 00"	2.5	0.0
E3	N48° 15' 34"E	320.05	EC3	90.05	136.12	N04° 57' 22"E	123.53'	S3	400.00	16° 00' 00"	0.0	2.0
E4	N67° 35' 35"W	277.43	EC4	56.61	114.47	N09° 40' 01"W	95.95'	S4	400.00	16° 00' 00"	2.0	0.0
E5	N86° 46' 02"W	8.04	EC5	682.14	228.28	N77° 10' 49"W	227.21'	S5	200.00	4° 00' 00"	0.0	2.0
E6	N33° 11' 11"W	37.05	EC6	118.96	111.25	N59° 58' 36"W	107.24'	S6	200.00	4° 00' 00"	2.0	0.0
E7	N57° 07' 21"W	144.24	EC7	278.33	116.28	N45° 09' 16"W	115.43'					
E8	N65° 16' 44"W	195.57	EC8	1182.70	168.36	N61° 12' 02"W	168.22'					
E9	N02° 45' 16"E	107.55	EC9	107.63	127.80	N31° 15' 44"W	120.42'					
E10	N64° 17' 57"E	332.56	EC10	223.79	240.39	N33° 31' 37"E	229.00'					
			EC11	101.24	69.44	N44° 38' 57"E	68.09'					



SCALE: 1" = 300'

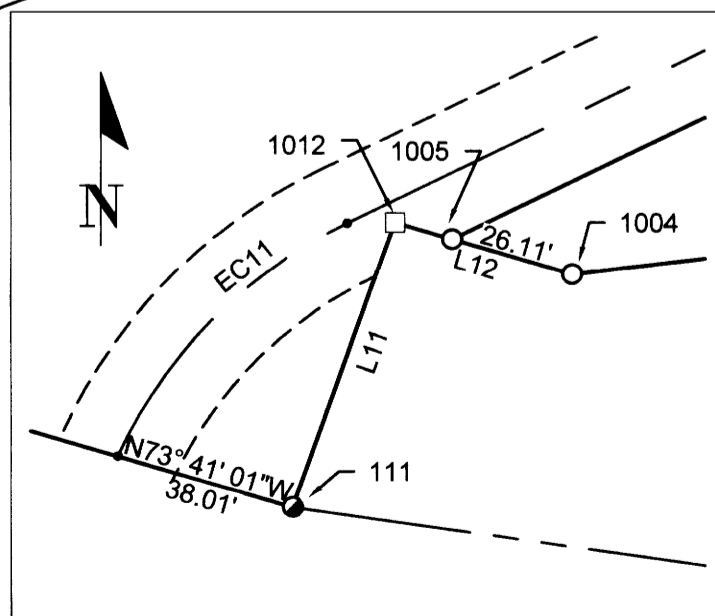
RIGHT OF WAY POINT LIST

Pt. No.	Northing	Easting	Station	Offset	Record Sta.	Record Offset	Record Map#
110	293526.616	107720.216	1121+47.62	126.64	Left 1121+50.00	-130.00	09B-34-0017 (NOT HELD)
111	293516.608	107158.939	1115+12.50	75.01	Left 1115+12.47	-75.00	09B-34-0017
112	293463.887	107529.836	1119+12.30	95.11	Left 1119+12.47	-95.00	09B-34-0017
113	293765.349	108170.396	1126+99.94	65.14	Left 1127+00.00	-65.00	09B-34-0017
114	293929.475	108358.970	1129+49.94	65.13	Left 1129+50.00	-65.00	09B-34-0017
1001	293983.0116	108341.943	1129+72.24	116.57	Left		
1002	293587.109	107829.427	1122+98.96	136.17	Left		
1003	293619.107	107670.869	1121+22.19	229.66	Left 0+769.673M = 1121+22.19	-229.66	10B-08-0034
1004	293565.154	107217.226	1115+55.30	137.80	Left 0+596.885M = 1115+55.30	-42M = 137.80	10B-08-0034
1005	293572.414	107192.159	1115+28.83	137.80	Left		
1012	293575.861	107180.258	1115+16.38	137.79	Left 0+583.831M = 1115+12.47	137.80	10B-08-0034
1013	293956.726	108329.4805	1134+00.00	90.00	Left 1134+00.00	90.00	4B-16-0012
1014	293926.617	108355.686	1134+00.00	50.08	Left 1134+00.00	50.00	4B-16-0012

Parcel Line Table			Parcel Line Table		
Line #	Direction	Length	Line #	Direction	Length
L11	S19° 52' 15"W	62.98	L16	S48° 57' 55"W	245.64
L12	N73° 50' 50"W	38.49	L17	S79° 54' 00"W	66.25
L13	S83° 13' 03"W	456.84	L18	S38° 23' 00"W	203.97
L14	N78° 37' 02"W	161.85	L19	N64° 17' 57"E	314.26
L15	S62° 24' 07"W	384.63			

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C12	253.81	236.29	61.54	N33° 31' 37"E	241.79



DETAIL 'A'  
SCALE: 1" = 40'

- LEGEND
- FOUND 5/8" IRON ROD W/ ALUM. CAP PER M146-51.
  - FOUND 5/8" IRON ROD W/ PLASTIC CAP PER O.D.O.T STATE HWY MAPS UNLESS NOTED.
  - ◆ FOUND BLM BRASS CAP PER PLSS RENEWAL #039010
  - SET 5/8" X 30" IRON ROD W/ PLASTIC CAP STAMPED "LAND MARK SURVEYING, INC."
  - CALCULATED POINT
  - HORIZONTAL ALIGNMENT GEOMETRY POINT
  - ⊕ EXISTING UTILITY POLE

RECORD INFORMATION  
( ) M146-51  
[ ] STATE HWY MAP 38-003  
{ } STATE HWY MAP 38-018 i  
(( )) STATE HWY MAP 9B-34-0017  
[[ ]] STATE HWY MAP 10B-08-0034  
{{{ }} WARRANTY DEED VOL. 95, PAGE 44.

NO STRUCTURES WITHIN 10' OF NEW PARCEL BOUNDARIES.

APPROXIMATE EASEMENT LOCATION PER TITLE REPORT DESCRIPTION

**Land Partition**  
In the E 1/2, Sec. 20 & W 1/2, Sec. 21  
Township 22 South, Range 7 West, W.M.  
Douglas County, Oregon  
January 18, 2022

FOR: SETH & AMBER WILLIAMSON  
P.O. BOX 625  
ELKTON, OREGON 97436

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Mark A. Heimbarger*

OREGON  
JULY 16, 1987  
MARK A. HEIMBURGER  
2287

RENEWS JUNE 30, 2023

**Land Mark**  
Surveying, Inc.

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

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LM Proj. No 2020-0099

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