

2022-0041B

SURVEYOR'S CERTIFICATE:

I MARK HEIMBURGER HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND SET PROPER MONUMENTS FOR PARCEL 1 ONLY AND THAT PARCEL 2 IS UNSURVEYED AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT BEING PARTITIONED:

THAT PROPERTY DESCRIBED IN RECORDER'S NUMBER 2021-7289 OFFICIAL DEED RECORDS OF DOUGLAS COUNTY, OREGON.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT STEPHEN PRICE AND LINDA PRICE, 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 TWO PARCELS AND THE EASEMENTS CREATED TO BENEFIT BOTH PARCELS.

Stephen Price
STEPHEN PRICE

9-6-22
DATE

Linda Wayne Price
LINDA PRICE

9-06-2022
DATE

ACKNOWLEDGMENT

STATE OF OREGON SS
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENT, ON THIS 6th DAY OF September 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED STEPHEN PRICE AND LINDA PRICE 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.

Rebecca Marie Dutton
NOTARY PUBLIC (PRINTED NAME)

COMMISSION NUMBER 1026031

Rebecca Marie Dutton
SIGNATURE

ENCUMBRANCES PER PUBLIC RECORDS REPORT PREPARED BY WESTERN TITLE & ESCROW ON JUNE 27, 2022 AS ORDER NO. WT0240549

- 4. Gateway Road Easement, recorded March 22, 1901 Recording No.: Volume 42, Pages 94-95. Modified and/or amended by instrument, recorded February 27, 1911 Recording No.: 10808 (Volume 67, Page 271)
- 5. Easement(s) for Grant of Right of Way In favor of The California Oregon Power Company for electric transmission and distribution lines recorded May 20, 1929 as Recording No. 76158 (Volume 91, Page 271)
- 6. Easement(s) for Grant of Right of Way in favor of The California Oregon Power Company for electric transmission and distribution lines recorded May 24, 1929 as Recording No. 76203 (Volume 91, Page 283)
- 7. Easement(s) for Grant of Right of Way in favor of The California Oregon Power Company for electric transmission and distribution lines recorded August 19, 1959 as Recording No. 266621 (Volume 286, Page 897).
- 8. Easement(s) for Grant of Right of Way in favor of The California Oregon Power Company for electric transmission and distribution lines recorded August 19, 1959 as Recording No. 266630 (Volume 286, Page 915)
- 9. Easement(s) for Right of Way Easement in favor of: Pacific Power & Light Co for electric transmission and distribution lines recorded July 24, 1962 as Recording No. 310477 (Volume 315, Page 701)
- 10. Easement(s) for Right of Way Easement in favor of: Pacific Power & Light Co. for electric transmission and distribution lines recorded July 24, 1962 as Recording No. 310491 (Volume 315, Page 751)
- 11. Terms, provisions and conditions of Easement, including, but not limited to, maintenance provisions, and a covenant to share the costs of maintenance, contained in instrument recorded August 17, 1977 Recording No.: 77-15562
- 12. Easement(s) in favor of State of Oregon through its Department of Environmental Quality for the purpose as stated on document recorded September 29, 1986 as Recording No. 86-13229
- 13. Easement(s) for Right-of-Way Easement in favor of: PacifiCorp, a corporation dba Pacific Power & Light Co for electric transmission and distribution lines recorded November 18, 1991 as Recording No. 91-17969.
- 14. Easement(s) for Right of Way Easement in favor of: PacifiCorp for electric transmission and distribution lines recorded April 6, 2007 as Recording No. 2007-008160.
- 15. Terms, provisions and conditions, including, but not limited to, maintenance provisions, and a covenant to share the costs of maintenance, contained in Easement Grant, recorded November 10, 2021 as Recording No. : 2021-021863

OWNER/PARTITIONER: STEPHEN & LINDA PRICE
1901 SE STRONG AVE
ROSEBURG, OR 97470

WATER: WELL TO SERVE BOTH PARCELS

SEWER: SUBSURFACE

COMP PLAN, PARCEL 1: COMMITTED RESIDENTIAL-5 AC. (RC5)
PARCEL 2: FARM FOREST TRANSITIONAL (FFT)

ZONING, PARCEL 1: RURAL RESIDENTIAL- 5 AC. (5R)
PARCEL 2: FARM FOREST (FF)

PLANNING DEPART. FILE NO. 21-101

APPROVALS:

[Signature]
DOUGLAS CO. PLANNING DIRECTOR

9/7/2022
DATE

[Signature]
DOUGLAS CO. SURVEYOR

9-7-22
DATE

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

[Signature]
DOUGLAS CO. TAX COLLECTOR

9-8-22
DATE

FILED THIS 5th DAY OF September, 2022

[Signature] Deputy
DOUGLAS COUNTY CLERK



Sheet 2 of 2

PARTITION PLAT
In the SE 1/4, Section 25
Township 27 South, Range 6 West, W.M.
Douglas County, Oregon
July 2022

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

FOR: Stephen & Linda Price
1901 SE Strong Ave.
Roseburg, OR 97471
LM Land Mark
Surveying, Inc.
• 3329 N.E. Stephens St. • Roseburg, Oregon 97470
• Office (541) 677-9400 • Fax (541) 677-9401

LM Proj. No. 2022-0039

2022-0041B