

Jay Sooden, Deputy
DOUGLAS COUNTY CLERK



MAP OF SURVEY

LAND PARTITION
WITH
ADJUSTMENT OF COMMON
BOUNDARY LINE SURVEY

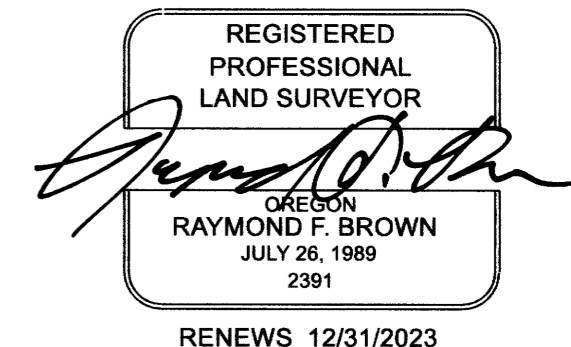
DOUGLAS COUNTY PLANNING DEPARTMENT FILE NUMBER 22-045

LOCATED IN THE:
NORTHWEST QUARTER OF SECTION 24,
TOWNSHIP 28 SOUTH, RANGE 6 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

TOTAL NUMBER OF PARCELS: 3 (THREE)
WATER SUPPLY: GREEN AREA WATER AND SANITARY AUTHORITY
SEWER DISPOSAL: SEPTIC
ZONING: (RR) RURAL RESIDENTIAL - 2 AC.
COMP. PLAN DESIGNATION: COMMITTED RESIDENTIAL - 2 ACRE (RC2)

LEGAL OWNER OF RECORD UNIT 1 AND 2 AND PARTITIONER:
LLOYD W. AND CAROL L. STEPHENS
2181 ROBERTS CREEK ROAD
ROSEBURG, OR. 97470

PREPARED BY:
RAYMOND F. BROWN - P.L.S. # 2391
P.O. BOX 539
CANYONVILLE, OR. 97417
PHONE: 541-839-6185



NARRATIVE:
PURPOSE OF THE SURVEY WAS TO ADJUST THE BOUNDARY BETWEEN PARCELS 1 AND 2 OF THAT LAND PARTITION DEFINED BY PARTITION PLAT NUMBER 1997-0002, DOUGLAS COUNTY SURVEYORS OFFICE, THEN TO CREATE THE THREE PARCELS SHOWN FROM THE ADJUSTED UNIT 2. FIELD INVESTIGATION LOCATED THE SAID FOUND MONUMENTS AND CONDITIONS. EXISTING FOUND MONUMENTS PER SAID PARTITION PLAT 1997-0002 CONTROLLED THE SURVEY.

RECORDING:
PROPERTY LINE ADJUSTMENT DEED
RECORDED AS INSTRUMENT NUMBER 2023-001333
DOUGLAS COUNTY CLERK'S RECORDS

NOTE 1
NO STRUCTURE OTHER THAN FENCE OR SIGN SHALL BE LOCATED CLOSER THAT 40 FEET FROM THE RIGHT OF WAY OF ROBERTS CREEK ROAD.

NOTE 2
EXISTING DRAINFIELD EASEMENT PER PP 1997-0002 IS NOW FOR THE BENEFIT OF PARCEL 2. THE EXISTING 10 FOOT WIDE SEWER LINE EASEMENT SHOWN ON SAID PP 1997-0002 THAT RUNS FROM PARCEL 1 OF SAID PP 1997-0002 IS NO LONGER NEEDED, AS THE NEWLY CREATED UNIT 1 HAS IT'S OWN DRAINFIELD WITHIN IT'S BOUNDARIES AND SAID 10 FOOT WIDE SEWER LINE EASEMENT IS NOW NULL AND VOID.

NOTE 3
10 FOOT WIDE DRAINAGE EASEMENT FROM SOUTH BOUNDARY OF PARCEL 1 TO CREEK.



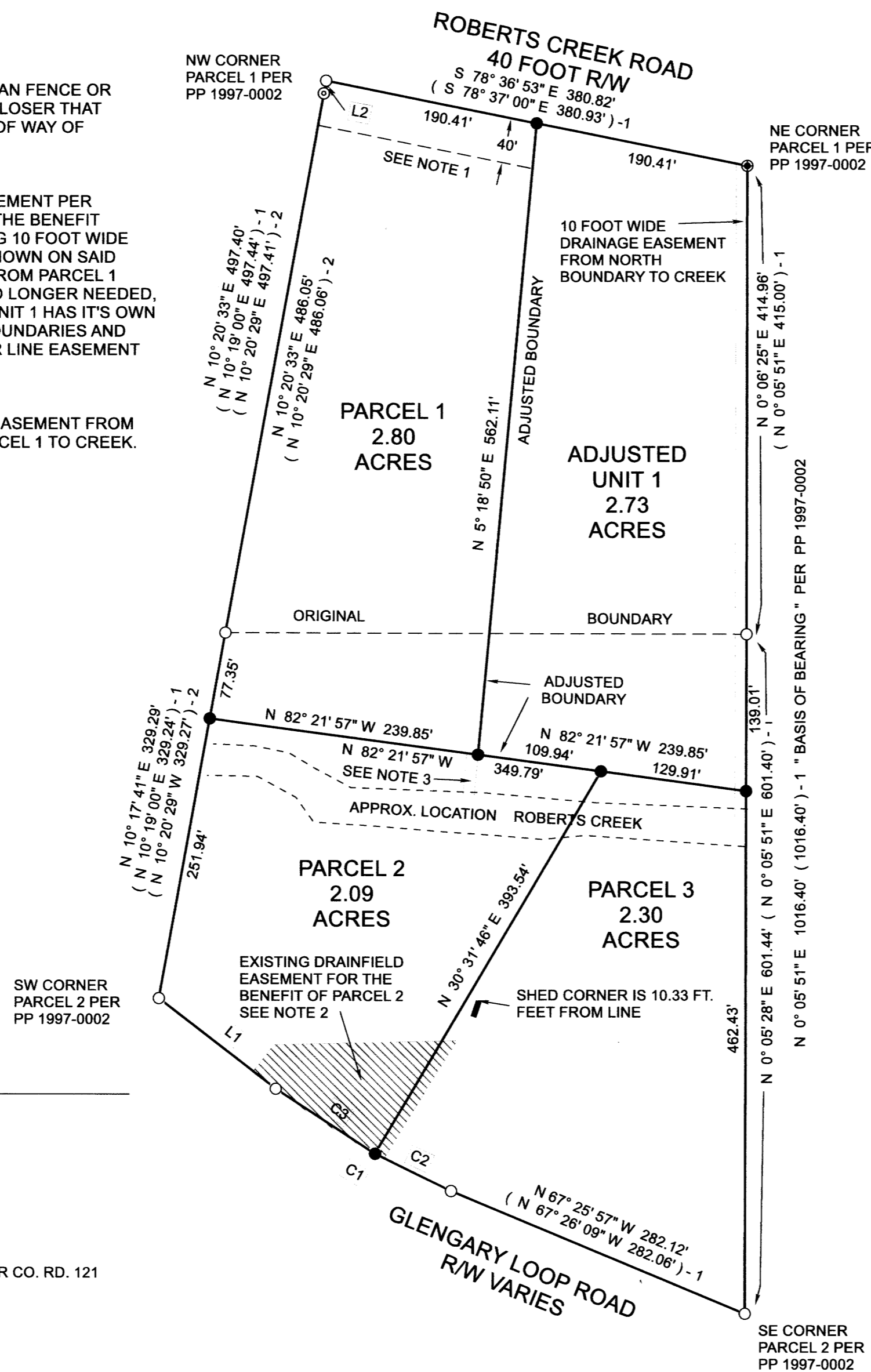
FEBRUARY 2023
SCALE: 1" = 100'

LINE INDEX:

- L1 N 52° 22' 42" W 131.01'
(N 52° 23' 53" W 131.14') - 1
(N 52° 20' 18" W 131.02') - 2
- L2 N 10° 20' 33" E 11.35'
(N 10° 20' 29" E 11.35') - 2
- C1 R = 686.20', L = 180.17', T = 90.60'
L.C. BEARS N 59° 55' 33" W 179.65'
(N 59° 55' 01" W 179.58') - 1
- C2 R = 686.20', L = 74.85', T = 37.46',
L.C. BEARS N 64° 18' 26" W 74.82'
- C3 R = 686.20', L = 105.31', T = 52.76',
L.C. BEARS N 56° 48' 40" W 105.21'

LEGEND

- △ COMPUTED POINT
- FOUND 5/8" IRON ROD PER PP 1997-0002
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP ATTACHED, MKD. " R. BROWN. PLS 2391 "
- ⊙ FD. 5/8 INCH IRON ROD AS PER PP 2005-0031
- ⊕ FD. 3/4 INCH IRON PIPE AS PER SURVEY M 41-4.
- ⊙ FD. 5/8 INCH IRON ROD WITH AL. CAP PER 1975 PLANS FOR CO. RD. 121
- () - 1 RECORD AS PER PP 1997-0002
- () - 2 RECORD AS PER PP 2005-0031



2023-0008 A

2023-0008 A

DECLARATION:

KNOW ALL PERSON BY THESE PRESENTS, THAT WE LLOYD W. AND CAROL L. STEPHENS ARE THE OWNERS OF THE LANDS PRESENTED HEREON AND DID CAUSE THE LANDS TO BE PARTITIONED, PLATTED, AND THE EASEMENTS SHOWN HEREON TO BE CREATED, IN ACCORDANCE WITH THE PROVISIONS OF CHARTER 92, OREGON REVISED STATUTES.

Lloyd W. Stephens 3/29/23
LLOYD W. STEPHENS DATE

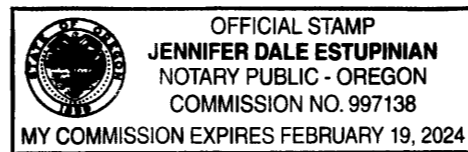
Carol L. Stephens 3-29-23
CAROL L. STEPHENS DATE

ACKNOWLEDGEMENT:

PERSONALLY APPEARED BEFORE ME, LLOYD W. AND CAROL L. STEPHENS, AND ACKNOWLEDGED THE FOREGOING TO BE A VOLUNTARY AND FREE ACT.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE 29th DAY OF March, 2023

Jennifer Estupinian Estupinian
NOTARY PUBLIC (PRINT) SIGN



MY COMMISSION EXPIRES 02/19/2024 MY COMMISSION NUMBER 997138

APPROVALS:

[Signature] 3/29/2023
DOUGLAS COUNTY PLANNING DEPARTMENT DATE
DIRECTOR

Ronald G. Pinsky 3-30-23
DOUGLAS COUNTY SURVEYOR DATE

CERTIFICATION OF TAX PREPAYMENT:

I, HEREBY CERTIFY THAT ALL TAXES AND OTHER ASSESSMENTS OR OTHER CHARGES HAVE BEEN PAID

[Signature] 3-30-23
DOUGLAS COUNTY TAX COLLECTOR DATE

ENCUMBRANCES PER PUBLIC RECORDS REPORT:
FIRST AMERICAN TITLE INSURANCE COMPANY
DATED AUGUST 17, 2022, REPORT ORDER NO. 7399-3985187.

- 7. EASEMENT(S) FOR GRANT OF RIGHT OF WAY IN FAVOR OF ROBERTS CREEK WATER DISTRICT FOR PERMANENT PIPELINE EASEMENT RECORDED APRIL 21, 1997 AS RECORDERS NO. 97-08364.
- 8. EASEMENT(S) FOR UNDERGROUND RIGHT OF WAY EASEMENT IN FAVOR OF PACIFICORP RECORDED NOVEMBER 12, 1997 AS RECORDERS NO. 97-22894.
- 9. EASEMENT(S) FOR RIGHT OF WAY EASEMENT IN FAVOR OF DOUGLAS SERVICES, INC. FOR MAINTENANCE OF EXISTING POWER AND COMMUNICATION LINES RECORDED OCTOBER 25, 2018 AS RECORDERS NO. 2018-017204.
- 10. CONVEYANCE OF UTILITY EASEMENT(S) FROM GREEN SANITARY DISTRICT TO GREEN AREA WATER AND SANITARY AUTHORITY RECORDED AUGUST 19, 2021 AS RECORDERS NO. 2021-016774.
- 11. STATUTORY WARRANTY DEED FROM ROBERTS CREEK WATER AUTHORITY TO GREEN AREA WATER AND SANITARY AUTHORITY RECORDED AUGUST 19, 2021 AS RECORDERS NO. 2021-016776.
- 12. CONVEYANCE OF UTILITY EASEMENT(S) FROM ROBERTS CREEK WATER DISTRICT TO GREEN AREA WATER AND SANITARY AUTHORITY RECORDED AUGUST 19, 2021 AS RECORDERS NO. 2021-016777.

MAP OF SURVEY

LAND PARTITION WITH ADJUSTMENT OF COMMON BOUNDARY LINE SURVEY

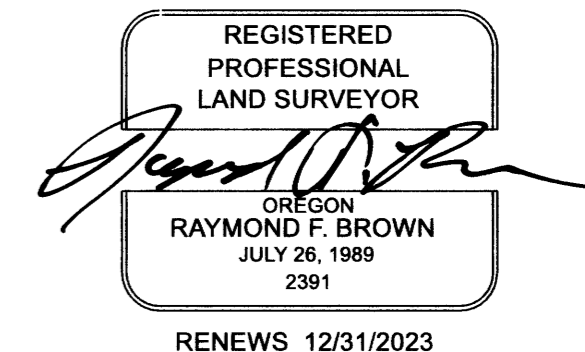
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PREPARED BY:
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CANYONVILLE, OR. 97417
PHONE: 541-839-6185



SURVEYOR'S CERTIFICATE:

I, RAYMOND F. BROWN, HEREBY CERTIFY AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LANDS REPRESENTED HEREON AND SAY THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE SAID LANDS.

[Signature] 3/29/23
RAYMOND F. BROWN - P.L.S. # 2391 DATE

LEGAL DESCRIPTION: (ADJUSTED UNIT 2)

THE FOLLOWING DESCRIBED REAL PROPERTY IS LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, THE BOUNDARIES OF WHICH ARE DESCRIBED AS THE FOLLOWING. BEGINNING AT A 5/8 INCH IRON ROD LOCATED AT THE SOUTHEAST CORNER OF PARCEL 2 OF THAT LAND PARTITION DEFINED BY DOUGLAS COUNTY SURVEYORS OFFICE MAP FILE NUMBER 1997-0002, DOUGLAS COUNTY, OREGON, AND IS ON THE NORTHERLY RIGHT OF WAY BOUNDARY OF GLENGARY LOOP ROAD (DOUGLAS COUNTY ROAD NUMBER 121); THENCE ALONG SAID NORTHERLY RIGHT OF WAY BOUNDARY NORTH 67° 25' 57" WEST 282.12 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY BOUNDARY, ALONG THE ARC OF A 686.20 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS NORTH 59° 55' 33" WEST 179.65 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY BOUNDARY, NORTH 52° 22' 42" WEST 131.01 FEET TO A 5/8 INCH IRON ROD LOCATED AT THE SOUTHWEST CORNER OF SAID PARCEL 2; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY BOUNDARY AND RUNNING ALONG THE WESTERLY BOUNDARY OF SAID LAND PARTITION, NORTH 10° 17' 41" EAST 329.29 FEET TO A 5/8 INCH IRON ROD, THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY, NORTH 10° 20' 33" EAST 497.40 FEET TO A 5/8 INCH IRON ROD LOCATED ON THE SOUTHERLY RIGHT OF WAY BOUNDARY OF ROBERTS CREEK ROAD (DOUGLAS COUNTY ROAD NUMBER 16); THENCE LEAVING SAID WESTERLY BOUNDARY AND RUNNING ALONG THE SAID SOUTHERLY RIGHT OF WAY BOUNDARY, SOUTH 78° 36' 53" EAST 190.41 FEET TO A 5/8 INCH IRON ROD; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY BOUNDARY AND RUNNING SOUTH 5° 18' 50" WEST 562.11 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 82° 21' 57" EAST 239.85 FEET TO A 5/8 INCH IRON ROD LOCATED ON THE EASTERLY BOUNDARY OF SAID PARCEL 2; THENCE ALONG SAID EASTERLY BOUNDARY OF SAID PARCEL 2, SOUTH 0° 05' 28" WEST 462.43 FEET TO THE POINT OF BEGINNING. CONTAINING 7.19 ± ACRES