

Jay Sooden, Deputy
DOUGLAS COUNTY CLERK



MAP OF SURVEY

LAND PARTITION
WITH
ADJUSTMENT OF COMMON
BOUNDARY LINE SURVEY

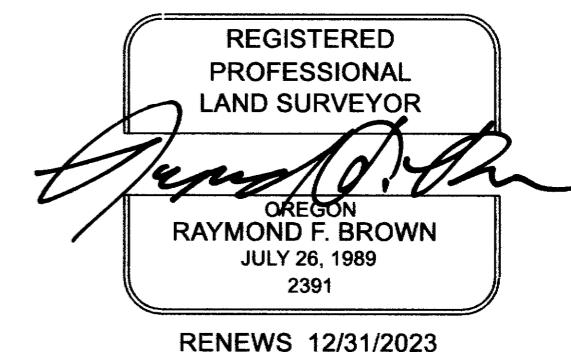
DOUGLAS COUNTY PLANNING DEPARTMENT FILE NUMBER 22-045

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.



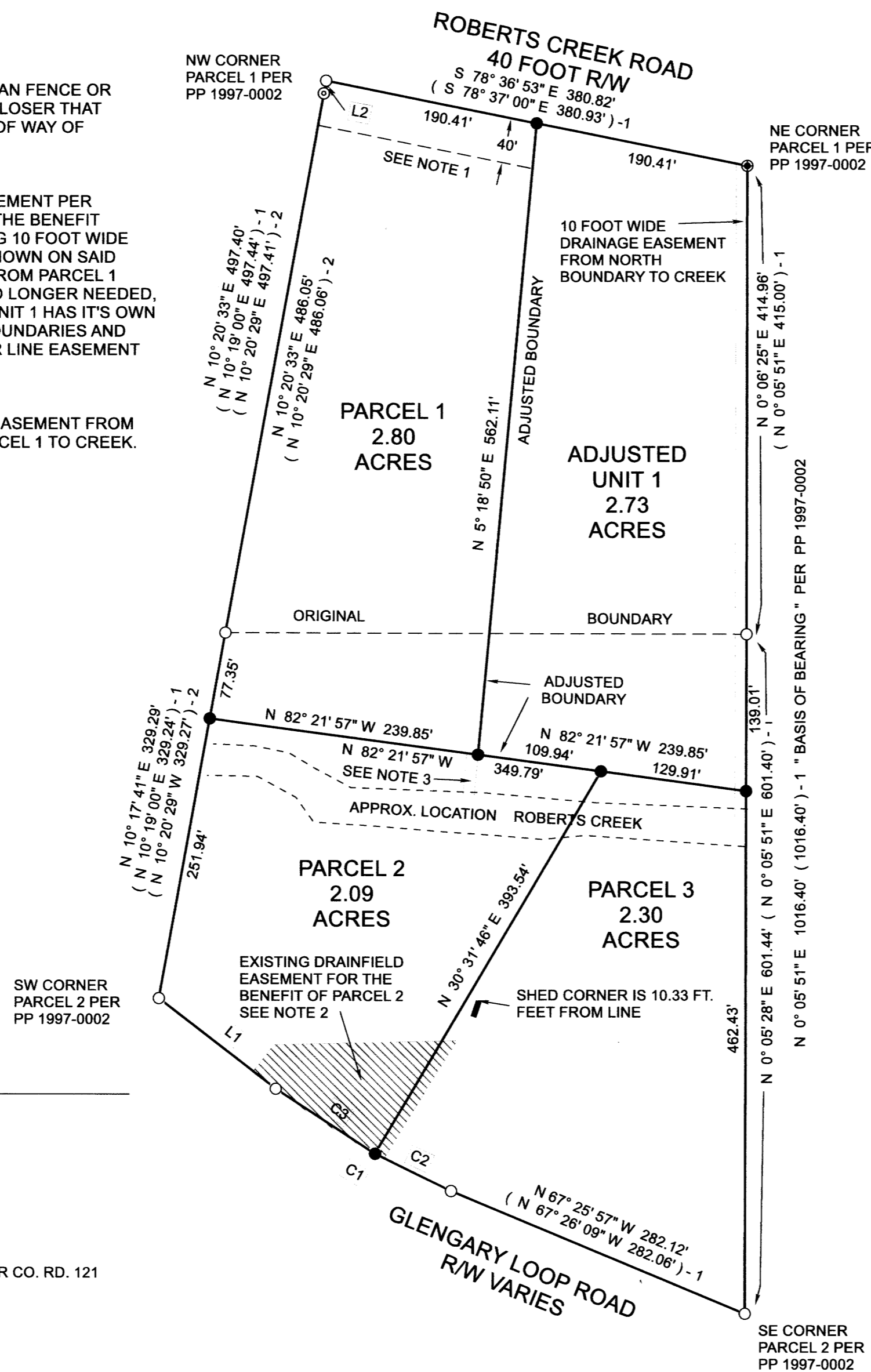
FEBRUARY 2023
SCALE: 1" = 100'

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



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2023-0008 A