

SURVEYOR'S CERTIFICATE:

I, JAMES DEAN TERREL, OREGON PROFESSIONAL LAND SURVEYOR NO. 65473, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE ANNEXED PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

DESCRIBED AS PARCELS 2 & 3 OF PARTITION PLAT 2007-0011

SAID TRACT OF LAND CONTAINING 19.80 ACRES, MORE OR LESS.

NARRATIVE:

--THIS SURVEY WAS COMPLETED AT THE REQUEST OF GEORGE R. LAWSON AND DOLORES M. LAWSON TO PARTITION PARCEL 2 OF PARTITION PLAT NO. 2007-0011 AS APPROVED IN DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 23-041.

--THE BASIS OF BEARINGS IS BETWEEN MONUMENTS NUMBER 106 & 107, OREGON COORDINATE REFERENCE SYSTEM (OCRS), HORIZONTAL DATUM: NAD 83, ZONE: COTTAGE GROVE-CANYONVILLE (6006).

--FOR THE BOUNDARY OF THE ORIGINAL PARTITION PLAT NO. 2007-0011, I HELD MONUMENTS NO. 106 AND 107 AND RECORD BEARING AND DISTANCE ROTATED ABOUT MONUMENT NO. 106 TO MONUMENT 107.

--A DISCREPANCY BETWEEN PARTITION PLAT NO. 2007-0011 AND DOUGLAS COUNTY SURVEY M157-52 WAS ACKNOWLEDGED BY BOTH THE LAWSON'S, OWNERS OF PARCEL 2, PARTITION PLAT NO. 2007-0011 AND THE FOWLER'S, OWNERS OF DEED INSTRUMENT NO. 2016-003945.

ADDITIONAL SURVEY WORK WAS COMPLETED AND TIES TO ORIGINAL MONUMENTS NO. 158, 160, 161 FROM M29-9 WERE TAKEN. THESE MONUMENTS FIT VERY WELL WITH EACH OTHER BASED ON THE OUTER PERIMETER DISTANCE MEASUREMENTS COMPARED TO THOSE OF M29-9. A DISCREPANCY IN THE BEARING AS NOTED IN M157-52 WAS PRESENT ALONG HIGHWAY 42. DISTANCES NORTH SOUTH IN M29-9 DO NOT WORK AS NOTED IN M157-52. AND DISTANCES EAST WEST DO NOT WORK AS SHOWN IN M29-9 AND NOTED AGAIN IN M157-52.

THE BOUNDARY DESCRIPTION IN DEED INSTRUMENT NO. 2016-003945 PARCEL 1, CALLS TO THE WESTERLY LINE OF THE "PORTER CREEK LUMBER COMPANY" BEING THE SENIOR DEED AND THE WESTERLY BOUNDARY OF PARTITION PLAT NO. 2007-0011.

THE DISTANCE FROM THE FOUND MONUMENT 158 BEING AN ORIGINAL CORNER AS SHOWN IN SURVEY M29-9 AND IN PARTITION PLAT NO. 2007-0011 & SURVEY M157-52, AND DISTANCE PER DEED INSTRUMENT NO. 2016-003954, TO THE NORTHWEST CORNER OF PARTITION PLAT 2007-0011 ARE SHOWN ON THE FACE OF THE MAP.

THE DISTANCE FROM MONUMENT NO. 158 TO MONUMENT NO. 152, FROM SURVEY M157-52 IS 10.70' LONGER THAN ALL OTHER SHOWN DISTANCES. THIS CAUSED AN OVERLAP AND DISREGARDED INSTRUMENT NO. 2016-003945 DISTANCE AND CALLS TO THE WESTERLY BOUNDARY OF THE SENIOR PORTER CREEK LUMBER COMPANY BOUNDARY AS SHOWN ON PARTITION PLAT NO. 2007-0011. THEREFORE I HELD THE RE-SOLVE FROM PARTITION PLAT NO. 2007-0011 AND MY TIES TO THE ORIGINAL MONUMENTS FROM SURVEY M29-9.

INSTRUMENTS NO. 2016-003945 (PARCEL 2), 2020-012292 & 2022-010489 ALL FIT WITH THE SOUTH BOUNDARY LINE OF PARTITION PLAT NO. 2007-0011 AND THE TIES TO MONUMENTS NO. 161 & 106 PER DEED CALLS, THEREFORE I HELD THE SOUTH BOUNDARY LINE AS SHOWN PER PARTITION PLAT NO. 2007-0011.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT GEORGE AND DOLORES LAWSON ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PARTITIONED INTO TWO PARCELS AS SHOWN AND HEREBY DEDICATE THE 25.00 FEET WIDE ACCESS AND UTILITIES EASEMENT OVER PARCEL 2 FOR THE BENEFIT OF PARCEL 1 AND THE 20.00 FEET WIDE POND SERVICE ROAD EASEMENT OVER PARCEL 1 AS SHOWN.

George R. Lawson 6-24-2024 DATE

Dolores M. Lawson 6/24/2024 DATE AS TENANTS BY THE ENTIRETY

ACKNOWLEDGEMENT:

STATE OF OREGON )
COUNTY OF DOUGLAS ) SS

KNOW ALL PEOPLE BY THESE PRESENT, ON THIS THE 24 DAY OF June 2024,

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BEFORE ME GEORGE R. LAWSON & DOLORES M. LAWSON, AS TENANTS BY THE ENTIRETY WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARY

Miranda H Crawford (SIGN) NOTARY PUBLIC (PRINT)

COMMISSION NUMBER 1034488 MY COMMISSION EXPIRES March 06 2027



APPROVALS:

Jeff Lehman for JMS 6/26/2024 DOUGLAS COUNTY PLANNING DIRECTOR DATE

George R. Kalb 6/24/2024 DOUGLAS COUNTY SURVEYOR Deputy DATE

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

J. P. E. [Signature] 6-26-24 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 26 DAY OF June, 2024 KATHY H. SHUTMAN 6/26/24 DOUGLAS COUNTY CLERK DATE



Douglas County Official Records 2024-006925 Daniel J. Loomis, County Clerk



NO FEE 06/26/2024 02:27:52 PM PLAT-PAR Cnt=1 Stn=33 KGSTUTZM This is a no fee document

MONUMENT NOTES:

- (100) FOUND A 5/8" IRON ROD NO CAP DOWN 0.6' PER PARTITION PLAT 2007-0011 (HELD).
(101) FOUND A 5/8" IRON ROD NO CAP IN CONCRETE, PER PARTITION PLAT 2007-0011 (HELD).
(103) FOUND A 5/8" IRON ROD W/YPC MARKED "HIBBS-LS52989" PER M157-52, MONUMENT BEARS N81°18'13"E 4.91' FROM SE CORNER PARCEL 1. MONUMENT FALLS NORTH OF THE SENIOR LINE.
(104) FOUND A 5/8" IRON ROD W/YPC MARKED "HIBBS-LS52989" PER M157-52, MONUMENT BEARS N58°22'17"E 7.21' FROM SW CORNER PARCEL 1.
(105) FOUND A 5/8" IRON ROD BENT NORTHERLY ORIGIN UNKNOWN. MONUMENT BEARS N88° 21'22"E 2.69' FROM SW CORNER PARCEL 1.
(106) FOUND A 5/8" IRON ROD NO CAP AT THE NE CORNER OF A 4 FOOT WIRE FENCE WEST OF DITCH LINE. PER M29-9 (LOFTIN RESURVEY DECEMBER 1964) (HELD).
(107) FOUND A P.K. NAIL IN THE ROADWAY OF STRICKLAND CANYON ROAD WHICH FITS THE CALCULATED POSITION PER PARTITION PLAT 2007-0011 (HELD).
(108) FOUND A DISTURBED 5/8" IRON ROD W/YPC MARKED "I.E. ENGINEERING" BENT EASTERLY PER PARTITION PLAT 2007-0011. MONUMENT BEARS N44°11'20"E 0.45' FROM RECORD LOCATION.
(109) FOUND A 5/8" IRON ROD W/YPC MARKED "I.E. ENGINEERING" IN CONCRETE PER PARTITION PLAT 2007-0011. (HELD).
(110) FOUND A 5/8" IRON ROD W/YPC MARKED "I.E. ENGINEERING" IN CONCRETE PER PARTITION PLAT 2007-0011. (HELD) MONUMENT IS WITHIN ACCEPTABLE DISTANCE OF RECORD POSITION.
(111) FOUND A 5/8" IRON ROD W/YPC MARKED "I.E. ENGINEERING" PER PARTITION PLAT 2007-0011. (HELD) MONUMENT IS WITHIN ACCEPTABLE DISTANCE OF RECORD POSITION.
(112) FOUND 5/8" IRON ROD W/YPC MARKED "HIBBS-LS52989" PER M157-52, (HELD) MONUMENT IS WITHIN ACCEPTABLE DISTANCE OF RECORD POSITION.
(113) FOUND A 5/8" IRON ROD W/YPC DESTROYED IN THE CENTERLINE OF STOOKEY LANE. PER M30-29 (HELD).
(114) FOUND A 1/2" IRON PIPE AT EASTERLY EDGE STOOKEY LANE. PER M30-29 (HELD).
(115) FOUND A 5/8" IRON ROD AS FOUND BY PARTITION PLAT 2007-0011, INSIDE A BROKEN OFF 3/4" IRON PIPE UP 2.7 FEET DISTURBED. SPUN, PULLED, RESET MONUMENT BEARS N19° 07'37"W 0.88' FROM CALCULATED POSITION. PER PARTITION PLAT 2007-0011.
(116) FOUND A 5/8" IRON ROD FLUSH IN PARKING LOT PER M57-11 (HELD).
(117) FOUND A 5/8" IRON ROD FLUSH IN PARKING LOT PER M57-11 (HELD).
(118) FOUND A 3/4" BOLT PER M29-9 (HELD).
(119) FOUND 5/8" IRON ROD W/YPC DISTURBED, UP 0.50' IN FENCE LINE RUNNING EAST WEST, PER PARTITION PLAT 2007-0011 (HELD).
(120) FOUND A 1/4" X 1" FLAT BAR PER M29-9 (HELD).
(121) FOUND A 3/4" IRON PIPE PER M29-9 (HELD).

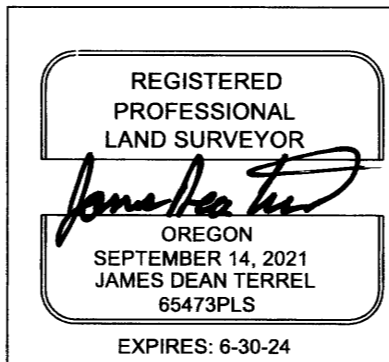
PLANNING DEPARTMENT FILE NO. 23-041

ZONE: RURAL RESIDENTIAL- 5 (5R) AND RURAL COMMUNITY INDUSTRIAL (MRC)

COMP PLAN: INDUSTRIAL (IN) COMMITTED - 5 (RC5). TENMILE/PORTER CREEK RURAL COMMUNITY (RC).

WATER: OLALLA WATER CONTROL DISTRICT

SEWER: SUBSURFACE



Property Line Surveying PROPERTY LINE SURVEYING LLC. 3460 DOERNER CUTOFF RD. ROSEBURG OR 97471 541-670-0745 propertylinesurveying@gmail.com propertylinesurveying.com

PARTITION PLAT COMPLETED FOR GEORGE & DOLORES LAWSON LYING IN THE NW 1/4 OF SECTION 27, TOWNSHIP 28 SOUTH, RANGE 7 WEST, W.M., DOUGLAS COUNTY, OREGON.

Table with 2 columns: Field Name, Value. Includes SHEET 1 OF 2, DRAWN BY: JDT, FIELD CREW: JDT & JLT, EQUIPMENT: TRIMBLE S7/TSC3/GPS, FIELD WORK: 3/11 - 3/20, 2024, JOB: 2024001, FILE NAME: 2024001 LAWSON.TRV, REVISION: 6-20-2024

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