

DESCRIPTIONS

UNIT 1

The real property described in deed reference number 2019-010480 of the official records of Douglas County, Oregon.

ALSO, the portion of Parcel 2, Partition Plat 2011-0027 recorded as Deed Reference Number 2011-12987, official records of Douglas County, Oregon being more particularly described as follows:

Beginning at a 5/8-inch iron rod with plastic cap stamped "LAND MARK SURVEYING, INC." on the northerly right of way of State Highway 38 from which the Section Corner common to Sections 19, 20, 29 and 30, Township 22 South, Range 7 West bears South 50°06'44" West 122.55 feet and North 89°40'35" West 1081.46 feet; thence leaving said right of way North 09°57'35" East 333.63 feet to a 5/8 inch iron rod with plastic cap stamped "LAND MARK SURVEYING, INC."; thence North 89°57'13" West 184.05 feet to a 5/8 inch iron rod with plastic cap stamped "LAND MARK SURVEYING, INC."; thence South 59°58'26" West 406.45 feet to a 5/8 inch iron rod with plastic cap stamped "LAND MARK SURVEYING, INC." on the easterly right of way line of Schad County Road Number 187; thence along said right of way line South 23°47'24" West 193.39 feet to a 5/8 inch iron rod with plastic cap stamped "LAND MARK SURVEYING, INC."; thence 26.91 feet along the arc of a 514.00 foot radius curve to the right, the chord of which bears South 25°17'23" West 26.90 feet to a 5/8 inch iron rod with plastic cap stamped "LAND MARK SURVEYING, INC." on the Section Line common to Sections 20 and 29, Township 22 South, Range 7 West; thence along said Section Line South 89°40'35 East 473.73 feet to a 5/8 inch iron rod with plastic cap stamped "LAND MARK SURVEYING, INC." on the northerly right of way of said State Highway; thence along said right of way line 122.68 feet along the arc of a 758.51' radius non-tangent curve to the left, the chord of which bears North 50°06'44" East 122.55 feet to the POINT OF BEGINNING. Unit 1 containing 5.22 acres more or less.

TOGETHER WITH A 25-foot-wide easement for the purpose of ingress, egress and utilities being a portion of the property described as Parcel 2, Partition Plat 2011-0027 recorded as Deed Reference Number 2011-12987, official records of Douglas County, Oregon being 12.5 feet each side of the following described centerline:

BEGINNING at a point from which the Section Corner common to Sections 19, 20, 29 and 30, Township 22 South, Range 7 West bears South 37°00'35" West 2383.85 feet; thence 87.85 feet along the arc of a 51.43 foot curve to the right, the chord of which bears South 20°01'18" East 77.55, to a point; thence South 25°49'12" West 97.96 feet; thence 151.65 feet along the arc of a non-tangent curve with a radius of 258.23 feet to the left, the chord of which bears South 10°45'30" West 149.48, to a point; thence South 04°52'43" East 154.91 feet; thence South 01°41'14" East 309.94 feet; thence 49.55 feet along the arc of a non-tangent curve with a radius of 762.66 feet to the right, the chord of which bears South 05°03'36" West 49.54, to a point; thence South 09°53'55" West 280.00 feet; thence 72.52 feet along the arc of a non-tangent curve with a radius of 351.72 feet to the left, the chord of which bears South 05°41'15" West 72.40, to a point; thence 43.42 feet along the arc of a non-tangent curve with a radius of 105.75 feet to the right, the chord of which bears South 14°00'35" West 43.12, to a point; thence South 26°40'28" West 191.35 feet; thence 73.02 feet along the arc of a non-tangent curve with a radius of 242.63 feet to the right, the chord of which bears South 33°41'46" West 72.74, to a point; thence South 40°15'31" West 77.75 feet to the Point of Terminus on the northerly boundary of an adjusted unit of land from which the Section Corner common to Sections 19, 20, 29 and 30, Township 22 South, Range 7 West bears South 71°00'04" West 1233.86 feet.

UNIT 2

A parcel of land described as Unit 2 of the deed recorded as Deed Reference Number 2020-15476 of the official records of the Douglas County, Oregon.

EXCEPTING THEREFROM Beginning at a 5/8-inch iron rod with plastic cap stamped "LAND MARK SURVEYING, INC." on the northerly right of way of State Highway 38 from which the Section Corner common to Sections 19, 20, 29 and 30, Township 22 South, Range 7 West bears South 50°06'44" West 122.55 feet and North 89°40'35" West 1081.46 feet; thence leaving said right of way North 09°57'35" East 333.63 feet to a 5/8 inch iron rod with plastic cap stamped "LAND MARK SURVEYING, INC."; thence North 89°57'13" West 184.05 feet to a 5/8 inch iron rod with plastic cap stamped "LAND MARK SURVEYING, INC."; thence South 59°58'26" West 406.45 feet to a 5/8 inch iron rod with plastic cap stamped "LAND MARK SURVEYING, INC." on the easterly right of way line of Schad County Road Number 187; thence along said right of way line South 23°47'24" West 193.39 feet to a 5/8 inch iron rod with plastic cap stamped "LAND MARK SURVEYING, INC."; thence 26.91 feet along the arc of a 514.00 foot radius curve to the right, the chord of which bears South 25°17'23" West 26.90 feet to a 5/8 inch iron rod with plastic cap stamped "LAND MARK SURVEYING, INC." on the Section Line common to Sections 20 and 29, Township 22 South, Range 7 West; thence along said Section Line South 89°40'35 East 473.73 feet to a 5/8 inch iron rod with plastic cap stamped "LAND MARK SURVEYING, INC." on the northerly right of way of said State Highway; thence along said right of way line 122.68 feet along the arc of a 758.51' radius non-tangent curve to the left, the chord of which bears North 50°06'44" East 122.55 feet to the POINT OF BEGINNING. Unit 1 containing 80.05 acres more or less.

SUBJECT TO A 25-foot-wide easement for the purpose of ingress, egress and utilities being a portion of the property described as Parcel 2, Partition Plat 2011-0027 recorded as Deed Reference Number 2011-12987, official records of Douglas County, Oregon being 12.5 feet each side of the following described centerline:

BEGINNING at a point from which the Section Corner common to Sections 19, 20, 29 and 30, Township 22 South, Range 7 West bears South 37°00'56" West 2383.42 feet; thence 87.85 feet along the arc of a 51.43 foot curve to the right, the chord of which bears South 20°01'18" East 77.55, to a point; thence South 25°49'12" West 97.96 feet; thence 151.65 feet along the arc of a non-tangent curve with a radius of 258.23 feet to the left, the chord of which bears South 10°45'30" West 149.48, to a point; thence South 04°52'43" East 154.91 feet; thence South 01°41'14" East 309.94 feet; thence 49.55 feet along the arc of a non-tangent curve with a radius of 762.66 feet to the right, the chord of which bears South 05°03'36" West 49.54, to a point; thence South 09°53'55" West 280.00 feet; thence 72.52 feet along the arc of a non-tangent curve with a radius of 351.72 feet to the left, the chord of which bears South 05°41'15" West 72.40, to a point; thence 43.42 feet along the arc of a non-tangent curve with a radius of 105.75 feet to the right, the chord of which bears South 14°00'35" West 43.12, to a point; thence South 26°40'28" West 191.35 feet; thence 73.02 feet along the arc of a non-tangent curve with a radius of 242.63 feet to the right, the chord of which bears South 33°41'46" West 72.74, to a point; thence South 40°15'31" West 77.75 feet to the Point of Terminus on the northerly boundary of an adjusted unit of land from which the Section Corner common to Sections 19, 20, 29 and 30, Township 22 South, Range 7 West bears South 71°00'04" West 1233.86 feet.

UNIT 3

A parcel of land described as Parcel 1, Partition Plat 2011-0027 recorded as Deed Reference Number 2011-12987 of the official records of Douglas County, Oregon.

EXCEPTING THEREFROM, a portion of said Parcel 1, lying southerly of the following described line:

Beginning on the East line of the James F. Levins Donation Land Claim Number 39 from which the Northeast corner of said Donation Land Claim bears North 1° 21' 21" East 741.95 feet; thence, leaving said East line West 1220.8' more or less to the center of the existing seasonal creek as shown on said Partition Plat; thence downstream along said creek to a point designated as "B" on said Partition.

NARRATIVE

The purpose of the survey was to adjust the boundaries of Unit 2 and 3 in order to have adequate area to adjust Unit 1 to 5+ acres and keep Units 2 and 3 at least 80.0 acres.

The areas of Unit 2 and 3 were adjusted graphically using the Unsurveyed Partition Plat 2011-0027.

The West boundary of Unit 1 was determined as the center of Elk Creek as shown, The South & East boundary are the Right of Way of State Highway 38 which was determined holding found State Highway "Strategic Point" at Engineer's Station 1070+37.42, 53.69 feet right and rotating to match record offset at "Network Point" at Station 1113+57.35 35.66 feet right. The North line of the original property line is the Section line common to Sections 20 and 29, Township 22 South, Range 7 West which was computed from record information per M146-51. The excepted Right of Way of Schad County Road Number 187 was determined holding center of the existing traveled way and offsetting 20 feet each side.

The adjusted boundary was established at the client's direction as shown.

OWNER UNIT 1:	PROPERTY ID # R39631, R39639 SETH & AMBER WILLIAMSON P.O. BOX 625 ELKTON, OR 97436
OWNER UNIT 2:	PROPERTY ID # R139828 RAGS VENTURES P.O. BOX 625 ELKTON, OR 97436
OWNER UNIT 3:	PROPERTY ID # R38887 SETH & AMBER WILLIAMSON P.O. BOX 625 ELKTON, OR 97436
WATER SUPPLY:	CITY
SANITARY SEWER:	SEPTIC
ZONE:	UNIT 1: FG
UNIT 2 & 3:	FF/FG
COMP. PLAN	UNIT 1: AGG UNIT 2 & 3: FFT/AGC

PLANNING DEPARTMENT FILE NO. **M19-033**
DEED RECORDING NUMBERS UNITS 2 & 3 **2020-17720**
DEED RECORDING NUMBERS UNIT 1 & 2 **2020-16252**

APPROVALS

DOUGLAS COUNTY PLANNING DIRECTOR

10/16/2020
DATE

Sheet 2 of 2

BOUNDARY LINE ADJUSTMENT
In the NE 1/4, SEC. 29 & IN SEC., 20
Township 22 South, Range 7 West, W.M.
Douglas County, Oregon
JUNE 25, 2020

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 16, 1987
MARK A. HEIMBURGER
2287
RENEWS JUNE 30, 2021

FOR: SETH & AMBER WILLIAMSON
P.O. BOX 625
ELKTON, OREGON 97436
LM Land Mark Surveying, Inc.
•3317 N.E. Stephens St. •Roseburg, Oregon 97470
•Office (541) 677-9400 •Fax (541) 677-9401

LM Proj. No. 2020-0039

MAP FILE M17-47B

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