

LAND PARTITION

LOCATED in the SW 1/4 of Section 5, T. 30 S., R 5 W., W.M.
in Douglas County, Oregon.

August 22, 2016

Douglas County Official Records 2016-016418
Patricia K. Hitt, County Clerk
NO FEE
00426053201600164180020028 10/18/2016 01:09:55 PM
PLAT-PAR Cnt=1 Str=17 ROBIN
This is a no fee document

SURVEYOR'S CERTIFICATE

I, DAVID A. EDWARDS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED HEREON ON SHEET TWO AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF SAID LANDS:

LOT 3, BLOCK ONE, TRASK ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF IN DOUGLAS COUNTY, OREGON, AS CONTROLLED BY FOUND MONUMENTATION FROM SAID PLAT AND PREVIOUS SURVEYS AS SHOWN ON SHEET TWO.

David A. Edwards
DAVID A. EDWARDS, P.L.S. 2339

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT STEVEN D. MARKHAM IS THE OWNER OF THE LANDS REPRESENTED HEREON ON SHEET TWO AND THAT HE HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AND EASEMENTS AS SHOWN ON SAID SHEET TWO AND THAT HE DOES HEREBY DEDICATE TO THE PUBLIC THE 15 FOOT WIDE DRAINAGE EASEMENT SHOWN ON SAID SHEET TWO.

ACKNOWLEDGEMENT BY AFFIDAVIT

A CONSENT AFFIDAVIT FOR THIS PARTITION PLAT SIGNED BY STEVEN D. MARKHAM IS RECORDED AS

DOCUMENT NUMBER 2016-016417, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON.

APPROVALS

Keith L. Cubie 10/6/16
DOUGLAS COUNTY PLANNING DIRECTOR DATE

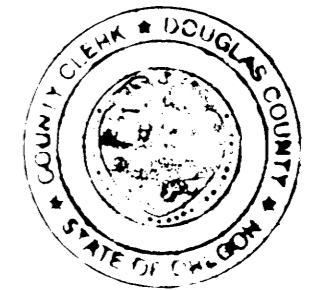
Kristian O. DuThoot 10-10-2016
DOUGLAS COUNTY SURVEYOR DATE

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

Jessamyn Smith 10/18/2016
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 18 DAY OF October, 2016.

Patricia K. Hitt
DOUGLAS COUNTY CLERK



SURVEYED FOR: STEVEN D. MARKHAM
C/O DON BARROWS
9666 GREEN VALLEY ROAD
OAKLAND, OREGON 97462

SURVEYED BY: DAVID EDWARDS LAND SURVEYING
P.O. BOX 361
OAKLAND, OREGON 97462
PHONE: (541) 459-0512



WATER: TRI CITY WATER AND SANITARY AUTHORITY

SEWER: TRI CITY WATER AND SANITARY AUTHORITY

COMP. PLAN: RMD

ZONING: R-1

PLANNING DEPT. FILE: 16-031

2016-0025 A

2016-0025 A

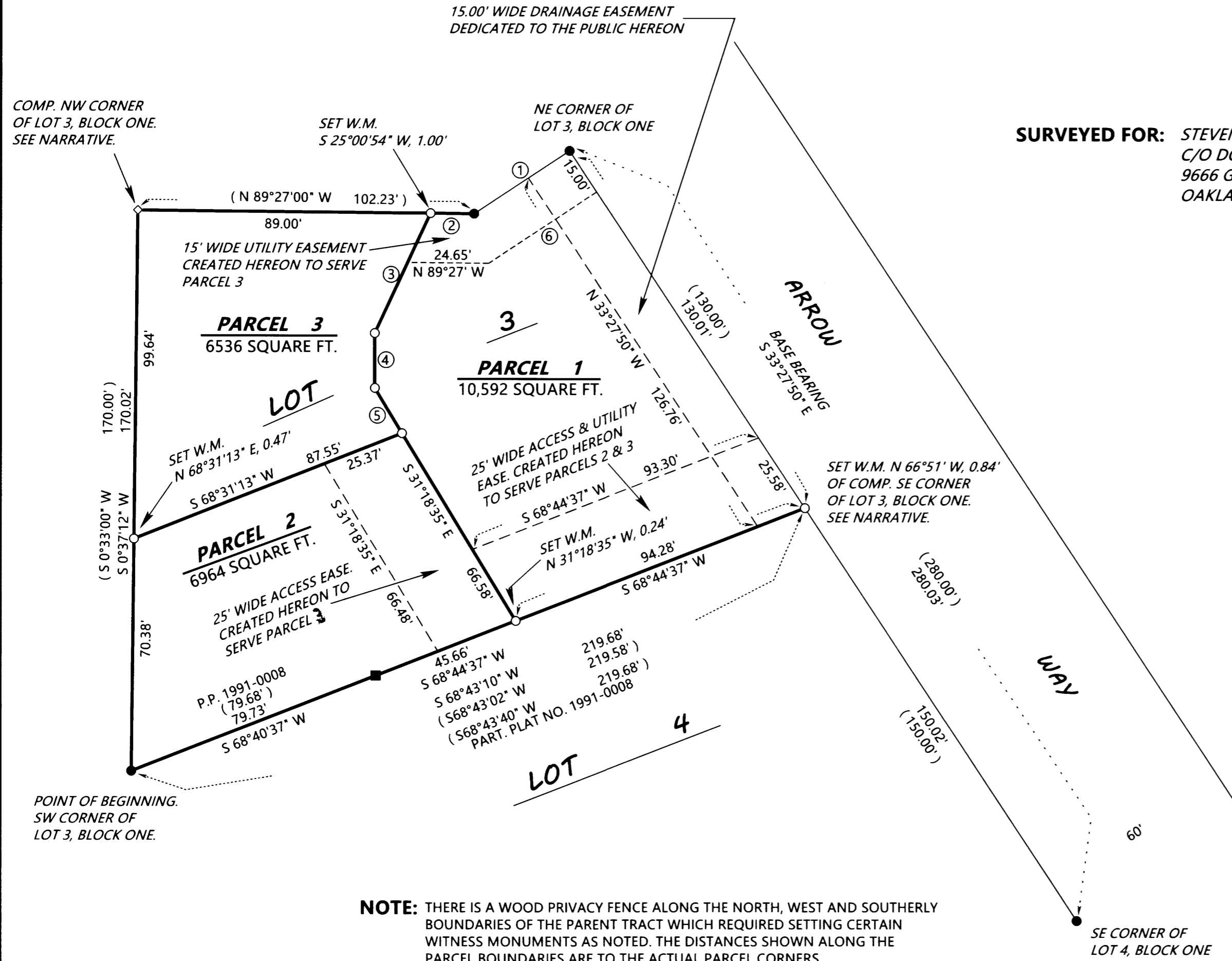
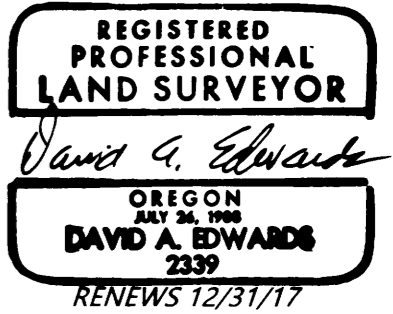
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LEGEND

- INDICATES 5/8" DIAMETER IRON ROD FOUND PER PLAT OF TRASK ACRES. (VOL. 16, PGS. 8A & 8B).
- INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MARKED "D.A. EDWARDS-L.S. 2339" SET.
- ◇ INDICATES 1 1/2" MAG NAIL WITH 1" DIAM. STEEL WASHER STAMPED "L.S. 2339" SET IN CONCRETE.
- INDICATES 5/8" DIAMETER IRON ROD WITH CAP FOUND PER PARTITION PLAT NO. 1991-0008.
- () DENOTES RECORD DATA PER PLAT OF TRASK ACRES EXCEPT WHERE NOTED.
- SCALE: 1" = 30'
- BASIS OF BEARINGS: PLAT OF TRASK ACRES AS SHOWN. COMP. = COMPUTED
- W.M. = WITNESS MONUMENT

NARRATIVE

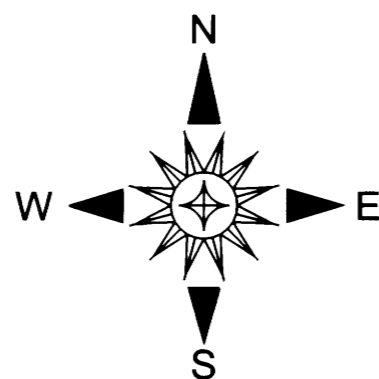
THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF LOT 3, BLOCK 1 OF TRASK ACRES INTO THREE PARCELS AND TO CREATE THE ACCESS AND UTILITY EASEMENTS TO SERVE PARCELS 2 AND 3 AS WELL AS THE DRAINAGE EASEMENT ACROSS PARCEL 1 AS SHOWN HEREON. ORIGINAL MONUMENTS FOUND PER THE PLAT OF TRASK ACRES AND THE FOUND ROD AND CAP PER PARTITION PLAT NO. 1991-0008 WERE HELD FOR CONTROL. I USE RECORD BEARING AND DISTANCE ALONG THE NORTH LINE OF LOT 3 TO COMPUTE THE MISSING NORTHWEST CORNER THEREOF. I PROPORTION THE POSITION FOR THE MISSING SOUTHEAST CORNER OF LOT 3 AS SHOWN.

FIELD CREW: DAVID EDWARDS, BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

NOTE: THERE IS A WOOD PRIVACY FENCE ALONG THE NORTH, WEST AND SOUTHERLY BOUNDARIES OF THE PARENT TRACT WHICH REQUIRED SETTING CERTAIN WITNESS MONUMENTS AS NOTED. THE DISTANCES SHOWN ALONG THE PARCEL BOUNDARIES ARE TO THE ACTUAL PARCEL CORNERS.



LINE NO.	BEARING	DISTANCE
①	S 56°30'03" W	34.71'
②	(S 56°32'10" W	34.72')
③	N 89°27'00" W	13.23'
④	S 25°00'54" W	40.09'
⑤	S 0°10'10" E	16.66'
⑥	S 31°08'31" E	16.04'
⑥	S 56°30'03" W	39.29'