Douglas County Official Records
Patricia K. Hitt, County Clerk
2017-019365
NO FEE
00453256201700193650020026
12/06/2017 02:41:27 PM
PLAT-PAR Cnt=1 Stn=33 HAJOHNST
This is a no fee document

2017-0031 A

LAND PARTITION

LOCATED in the South 1/2 of Section 19 and in Section 30, T. 25 S., R 6 W., W.M.
in Douglas County, Oregon.

November 18, 2017

SURVEYOR'S CERTIFICATE

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

PARCEL 3 OF PARTITION PLAT NUMBER 2011-0016 OF THE RECORDS OF PARTITION PLATS IN DOUGLAS COUNTY, OREGON.

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

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT ROBERT GLENN PIERCE JR., TRUSTEE OF THE R PIERCE TRUST, 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.

Robert Glenn Pierce Jr TRUSTEE
ROBERT GLENN PIERCE JR., TRUSTEE

ACKNOWLEDGEMENT

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

PERSONALLY APPEARED BEFORE ME THIS 29th DAY OF November, 2017, THE ABOVE NAMED ROBERT GLENN PIERCE JR. WHO DID ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

Bri Moos
NOTARY PUBLIC FOR OREGON

OFFICIAL SEAL
BRI E MOOS
NOTARY PUBLIC - OREGON
COMMISSION NO. 935438
MY COMMISSION EXPIRES JANUARY 29, 2019

APPROVALS

Keith L. Cubic 12/5/17
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Kristian O. DeGroot 12/5/2017
DOUGLAS COUNTY SURVEYOR DATE

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

Jessica Hansen 12/6/2017
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 6th DAY OF December, 2017. 2:41 PM

Patricia K. Hitt 12/6/17
DOUGLAS COUNTY CLERK

COUNTY CLERK ★ DOUGLAS COUNTY ★ STATE OF OREGON

WATER: *SPRINGS AND WATERLINE EASEMENT.*

SEWER: *SUB-SURFACE*

COMP. PLAN: *FFT AND AGG*

ZONING: *FG AND FF*

PLANNING DEPT. FILE: *M17-003*

SURVEYED FOR: *ROBERT PIERCE*
525 FAIRWAY ESTATES DRIVE
SUTHERLIN, OREGON 97479

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

REGISTERED PROFESSIONAL LAND SURVEYOR
David A. Edwards
OREGON
JULY 26, 1988
DAVID A. EDWARDS
2339
RENEWS 12/31/17

SHEET ONE OF TWO

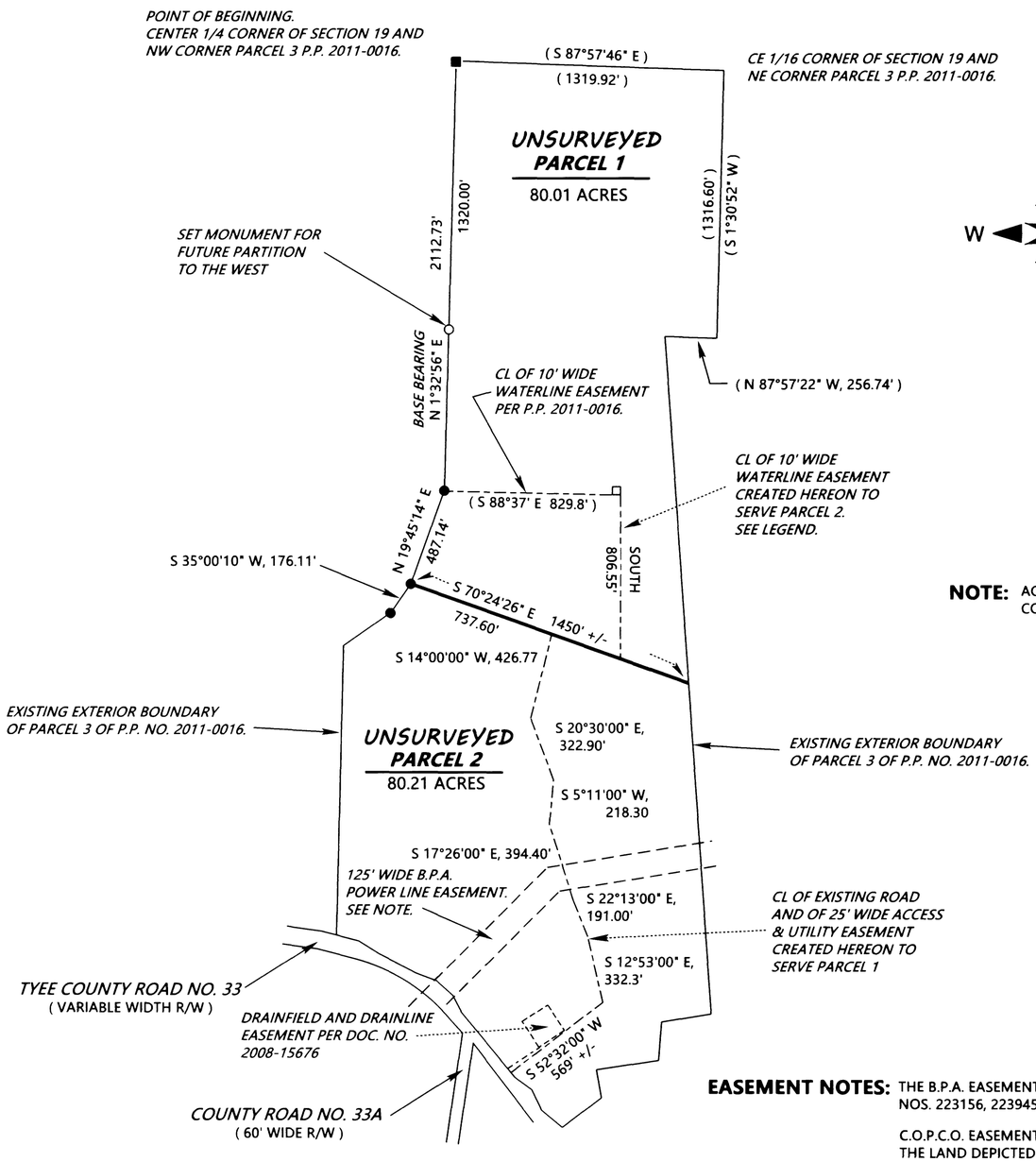
2017-0031 A

Traverse PC

LAND PARTITION

LOCATED in the South 1/2 of Section 19 and in Section 30, T. 25 S., R. 6 W., W.M.
in Douglas County, Oregon.

November 18, 2017



NOTE: ACREAGES ARE BASED UPON COUNTY ASSESSOR DATA.

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LEGEND

- ■ INDICATES 5/8" DIAM. IRON ROD FOUND PER M 70-18.
- ● INDICATES 5/8" DIAM. STEEL REBAR WITH CAP FOUND PER PARTITION PLAT NO. 2011-0016.
- ○ INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
- ( ) DENOTES RECORD DATA PER PARTITION PLAT NO. 2011-0016.

SCALE: 1" = 500' P.P. = PARTITION PLAT

BASIS OF BEARINGS: PARTITION PLAT 2011-0016 AS SHOWN.

□ INDICATES A 40' SQUARE SPRING EASEMENT. THE BEARINGS OF THE SIDELINES ARE EAST-WEST AND NORTH-SOUTH AND THE SW CORNER OF THE EASEMENT BEARS S 19°55'02" E, 2267.65' FROM THE CENTER 1/4 CORNER.

EASEMENT NOTES: THE B.P.A. EASEMENT IS FOUND IN RECORDING NOS. 223156, 223945 AND 228020

C.O.P.C.O. EASEMENTS POTENTIALLY AFFECTING THE LAND DEPICTED HEREON ARE FOUND IN RECORDING NOS. 77333, 99517 AND 146543 AND GIVE NO SPECIFIC LOCATIONS.

OTHER EASEMENTS FOUND IN DOC. NO. 2010-9393 WERE EXAMINED AND FOUND TO NOT IMPACT THE LANDS DEPICTED HEREON.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION PARCEL 3 OF PARTITION PLAT NUMBER 2011-0016 INTO TWO SEPARATE PARCELS. MONUMENTS FROM THAT PLAT WERE FOUND AND HELD FOR CONTROL AND THE NEW PARCEL BOUNDARY WAS MARKED IN THE FIELD BY THE OWNER WITH STEEL FENCE POSTS.

FIELD CREW: DAVID EDWARDS, ROBERT PIERCE AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

2017-0031 B

2017-0031 B

Traverse PC