

2019-0004 A

Douglas County Official Records 2019-003431
Patricia K. Hitt, County Clerk
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02/20/2019 02:27:03 PM
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This is a no fee document

LAND PARTITION

LOCATED in the West 1/2 of Section 19, T. 25 S., R 5 W., W.M.
in the City of Sutherlin, Douglas County, Oregon.

February, 2019

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:

BEGINNING AT A 1 INCH DIAMETER IRON PIPE MONUMENTING THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2008-15786, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON, SAID PIPE BEARS SOUTH 0° 07' 43" WEST 49.46 FEET FROM THE NORTHEAST CORNER OF LOT 4, FIR GROVE TRACTS, AS PLATTED IN VOLUME 9, PAGE 20 OF THE PLAT RECORDS FOR SAID COUNTY AND STATE; THENCE NORTH 0° 07' 43" EAST 49.46 FEET TO SAID NORTHEAST CORNER; THENCE NORTH 0° 14' 22" EAST, ALONG THE EAST LINE OF SAID FIR GROVE TRACTS, 138.95 FEET TO A 1 INCH DIAMETER IRON PIPE; THENCE NORTH 88° 15' 00" EAST 100.00 FEET TO A 5/8" DIAMETER STEEL REBAR MONUMENTING THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 75-5516, OFFICIAL RECORDS FOR SAID COUNTY AND STATE; THENCE SOUTH 87° 30' 50" EAST 60.05 FEET TO A 5/8 INCH DIAMETER STEEL REBAR MONUMENTING THE NORTHERLY TERMINUS OF THAT CERTAIN BOUNDARY CREATED BY AGREEMENT IN DOCUMENT NUMBER 2006-19637, SAID OFFICIAL RECORDS; THENCE SOUTH 0° 07' 54" WEST 190.46 FEET TO A 5/8 INCH DIAMETER STEEL REBAR MONUMENTING THE SOUTHERLY TERMINUS OF SAID BOUNDARY BY AGREEMENT; THENCE NORTH 89° 25' 42" WEST 160.21 FEET TO THE POINT OF BEGINNING.

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

DECLARATION

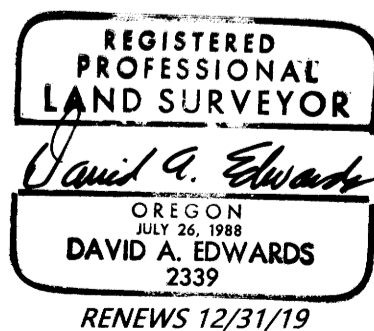
KNOW ALL PERSONS BY THESE PRESENTS THAT BRENDA A. ROBINSON, TRUSTEE OF THE ROBINSON LIVING TRUST DATED MAY 08, 2017, IS THE OWNER OF THE LANDS REPRESENTED HEREON ON SHEET TWO AND THAT SHE HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AND DOES HEREBY CREATE THE 60 FOOT WIDE ACCESS EASEMENT FOR THE BENEFIT OF PARCEL 2 AND DOES HEREBY DEDICATE TO THE PUBLIC THE 60 FOOT WIDE PUBLIC UTILITY EASEMENT OVER AND ACROSS PARCELS 1 AND 2 AS SHOWN ON SAID SHEET TWO.

FOR THE AFFADAVIT OF BRENDA A. ROBINSON, TRUSTEE OF THE ROBINSON LIVING TRUST DATED MAY 08, 2017 CONSENTING TO THIS

LAND PARTITION SEE DOCUMENT NUMBER 2019-003430, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON.

SURVEYED FOR: ROBINSON LIVING TRUST
2015 EAST WILDFLOWER LANE
SPOKANE, WA. 99224

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



APPROVALS

Brian Ellett 2-20-2019
SUTHERLIN COMMUNITY DEVELOPMENT DIRECTOR DATE

Kristian D. Alcott 2-20-2019
DOUGLAS COUNTY SURVEYOR DATE

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

Brown Johnson 2/20/2019
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 20th DAY OF February, 2019. 2:27 PM

Patricia K. Hitt 2/20/19
DOUGLAS COUNTY CLERK



WATER: CITY OF SUTHERLIN

SEWER: CITY OF SUTHERLIN

COMP. PLAN: LOW DENSITY - RL

ZONING: R-1

PLANNING DEPT. FILE: 18-5023

FOR WAIVER OF REMONSTRANCE REGARDING POTENTIAL FUTURE IMPROVEMENTS TO WEST DUKE ROAD

SEE DOC. NO. 2019-000587, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON.

2019-0004 A

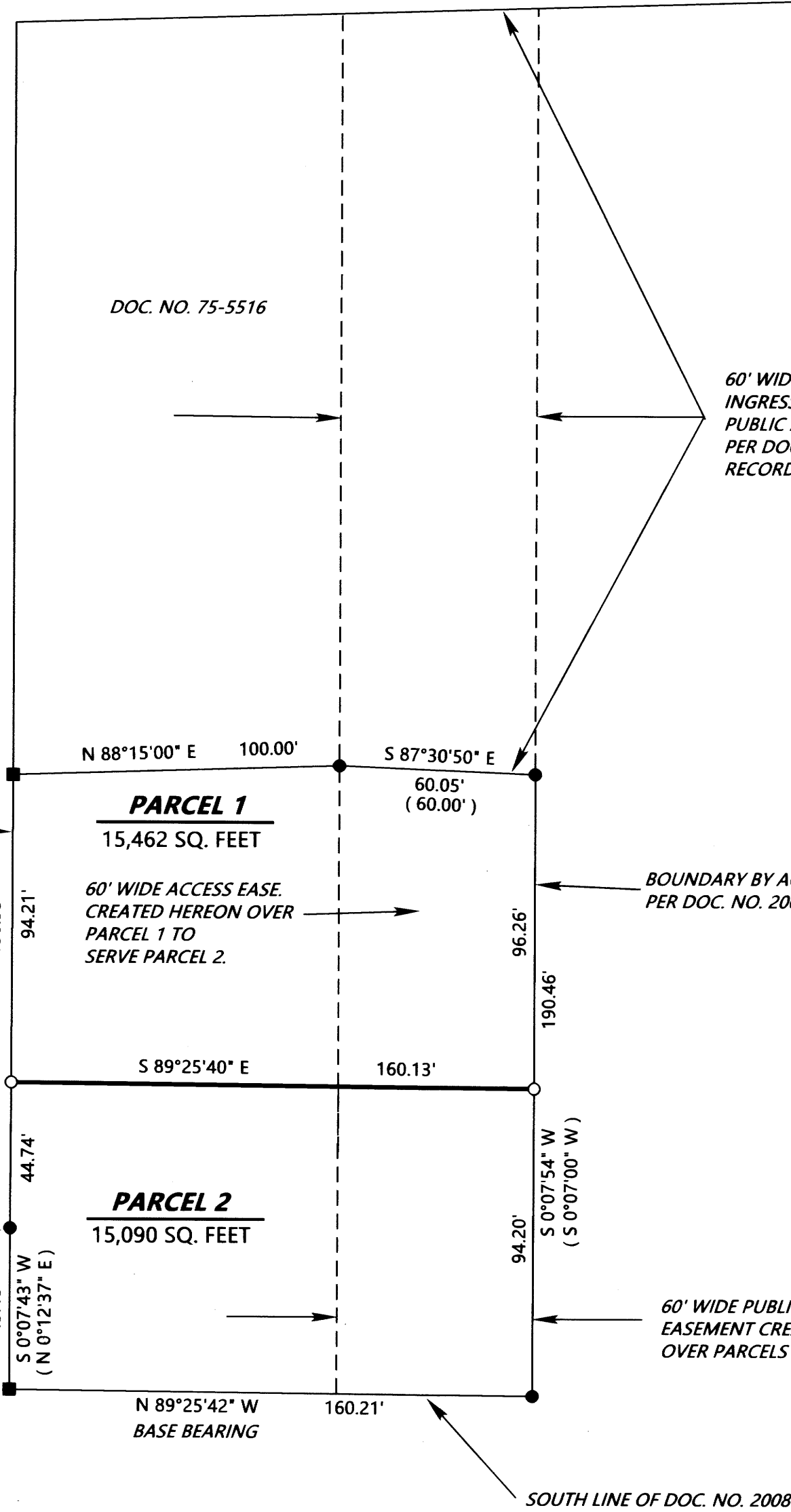
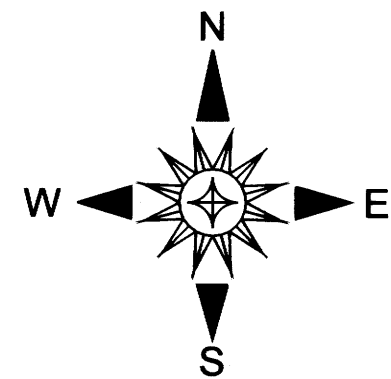
LAND PARTITION

LOCATED in the West 1/2 of Section 19, T. 25 S., R. 5 W., W.M.
in the City of Sutherlin, Douglas County, Oregon.

February, 2019

WEST DUKE AVENUE

(R/W VARIES)



SURVEYED FOR: ROBINSON LIVING TRUST
2015 EAST WILDFLOWER LANE
SPOKANE, WA. 99224

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



LEGEND

- INDICATES 5/8" DIAMETER STEEL REBAR WITH MY CAP FOUND PER M 167-32.
 - INDICATES 1" DIAMETER IRON PIPE FOUND PER M 24-14.
 - INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MKD. *D.A. EDWARDS-L.S. 2339* SET.
 - () DENOTES RECORD DATA PER M 167-32.
 - [] DENOTES RECORD DATA PER PLAT OF FIR GROVE TRACTS (VOLUME 9, PAGE 20).
- SCALE: 1" = 40'
BASIS OF BEARINGS: M 167-32 AS SHOWN.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE PARENT TRACT INTO TWO SEPARATE PARCELS AND TO CREATE A 60 FOOT WIDE PUBLIC UTILITY EASEMENT ON THIS PLAT. FOUND MONUMENTS PER M 24-14 AND M 167-32 WERE HELD FOR CONTROL AS SHOWN HEREON.

FIELD CREW: DAVID EDWARDS AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

NOTE REGARDING EASEMENTS OF RECORD:

NO EASEMENTS OF RECORD WERE FOUND THAT ENCUMBER THE SUBJECT PROPERTY PER AMERITITLE STATUS OF RECORD TITLE REPORT NO. 277508, DATED 01/29/2019.

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