

# LAND PARTITION

BASED UPON MEASURE 49 AUTHORIZATION

LOCATED in the SW 1/4 of Section 14 & in Section 15, T. 26 S., R 6 W., W.M.  
 in Douglas County, Oregon.

**SURVEYOR'S CERTIFICATE**

I, DAVID A. EDWARDS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS ONLY PARCEL 1 AND A PORTION OF PARCEL 2 AS SHOWN HEREON AND ON SHEET 2 AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT:

PARCEL 1 OF PARTITION PLAT NUMBER 2018-0020 OF THE RECORDS OF PARTITION PLATS IN DOUGLAS COUNTY, OREGON.

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

January, 2019

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



SURVEYED FOR: ED LUTTRELL  
 6025 A 57TH DRIVE NE  
 MARYSVILLE, WA. 98270

**DECLARATION**

KNOW ALL PERSONS BY THESE PRESENTS THAT MARGARET M. LARAUT, VERNON N. LARAUT AND JUDY A. LARAUT - FREE, TRUSTEES OF THE JAMES N. LARAUT REVOCABLE LIVING TRUST AND JAMES N. LARAUT, VERNON N. LARAUT AND JUDY A. LARAUT - FREE, TRUSTEES OF THE MARGARET M. LARAUT REVOCABLE TRUST, AS TENANTS IN COMMON, ARE THE OWNERS OF THE LANDS REPRESENTED HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND THAT THEY HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AND EASEMENTS AS SHOWN HEREON AND ON SHEET 2.

*James N. Laraut* JNL  
 JAMES N. LARAUT, TRUSTEE

*Margaret M. Laraut* MML  
 MARGARET M. LARAUT, TRUSTEE

*Vernon N. Laraut* VNL  
 VERNON N. LARAUT, TRUSTEE

**ACKNOWLEDGEMENT**

STATE OF OREGON )  
 ) SS  
 COUNTY OF DOUGLAS )  
 PERSONALLY APPEARED BEFORE ME THIS 15 DAY OF FEBRUARY, 2019 THE ABOVE NAMED JAMES N. LARAUT, MARGARET M. LARAUT AND VERNON N. LARAUT WHO DID ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.



*Carrie Jo Maynard*  
 NOTARY PUBLIC FOR OREGON

FOR THE AFFADAVIT OF JUDY A. LARAUT - FREE CONSENTING TO THIS LAND PARTITION SEE DOCUMENT NUMBER 2019- 005143 OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON.

**APPROVALS**

*John B. ...*  
 DOUGLAS COUNTY PLANNING DIRECTOR  
 DATE: 3/26/19

*Kristin O. de Groot*  
 DOUGLAS COUNTY SURVEYOR  
 DATE: 3/26/2019

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

FILED THIS 26th DAY OF March, 2019.

*Jessie Hanson*  
 DOUGLAS COUNTY TAX COLLECTOR  
 DATE: 3/26/19

*Patricia K. Hitt*  
 DOUGLAS COUNTY CLERK  
 DATE: 3/26/19



**LEGEND**

- INDICATES 5/8" DIAM. IRON ROD FOUND PER M 40-76.
- INDICATES 5/8" X 30" STEEL REBAR W/RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
- [ ] DENOTES RECORD DATA PER M 40-76.

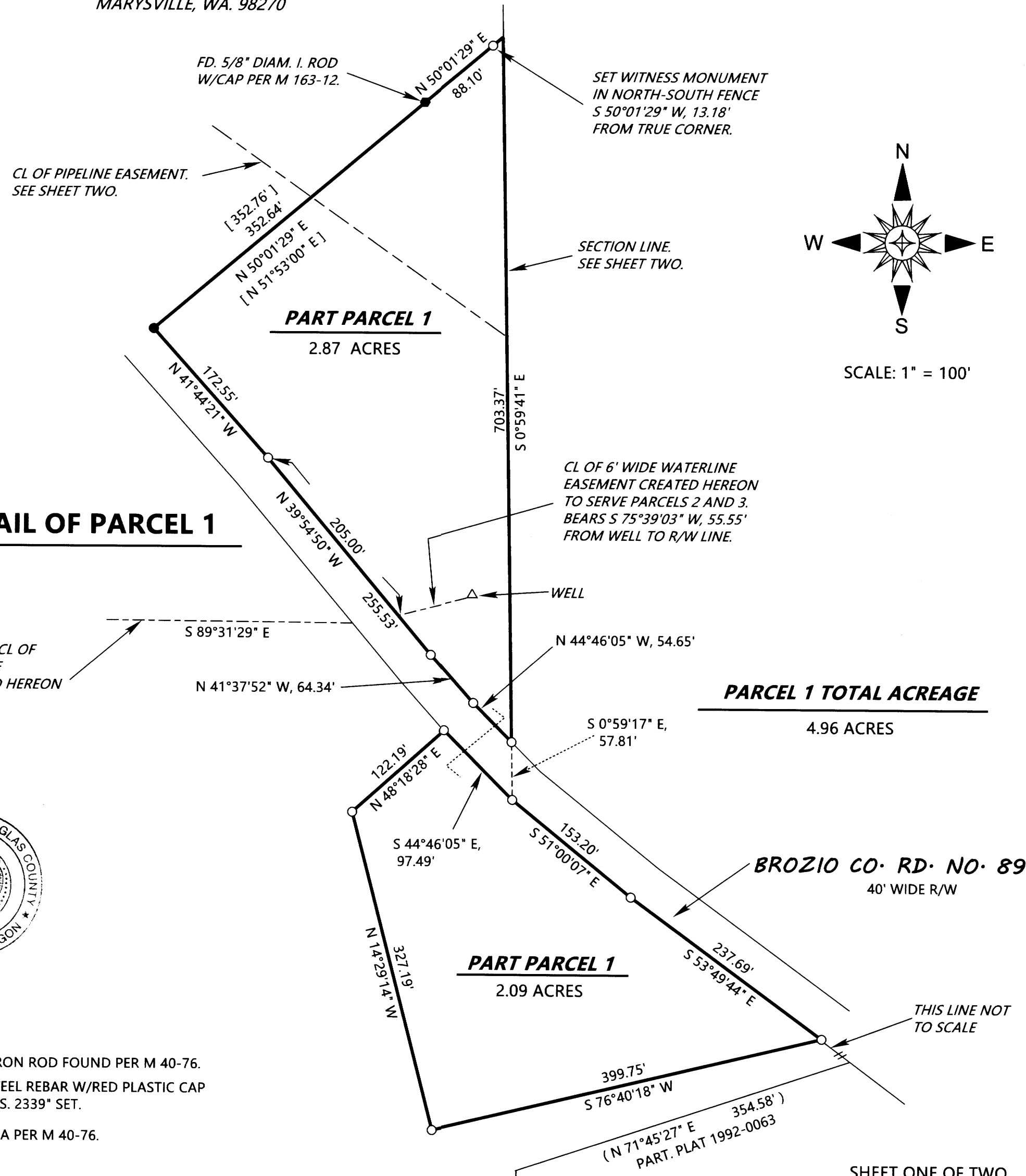
COMP. PLAN: FFT WATER: ALL PARCELS: WELL OR WELL AND WATERLINE EASEMENT.

ZONING: FF SEWER: ALL PARCELS: SUB-SURFACE

PLANNING DEPT. FILE: 18-070

LUTTRELL2.TRV

**DETAIL OF PARCEL 1**



2019-0005 A

2019-0005 A

# LAND PARTITION

BASED UPON MEASURE 49 AUTHORIZATION

LOCATED in Section 15 and the SW 1/4 of Section 14, T. 26 S., R. 6 W, W.M.  
in Douglas County, Oregon.

February, 2019

**SURVEYED FOR:** ED LUTTRELL  
6025 A 57TH DRIVE NE  
MARYSVILLE, WA. 98270

**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 12/31/19

### LINE TABLE

L1	S 9°52'11" E	239.44'
L2	S 5°48'45" E	135.46'
L3	N 85°32'40" W	38.62'
L4	N 16°01'33" W	97.80'
L5	N 88°43'37" E	90.02'
L6	S 7°48'55" E	102.96'
L7	N 85°32'40" W	38.62'

### NOTES REGARDING EASEMENTS:

EASEMENTS FOUND IN DOC. NOS. 326597 AND 71-12829 AND 72-12716 GIVE NO SPECIFIC LOCATION.

EXISTING NORTH LINE OF PARCEL 1 OF P.P. 2018-0020.

NORTH 1/16 CORNER

NORTH LINE OF SOUTH 1/2 OF NE 1/4 SECTION 15

CL OF 10' WIDE R/W EASEMENT TO PACIFICORP PER DOC. NO. 2004-000598.

SEE NOTE BELOW REGARDING 60' WIDE PIPELINE EASEMENT.

UNSURVEYED  
**PARCEL 3**  
191.38 +/- ACRES

EXISTING WEST LINE OF PARCEL 1 OF P.P. 2018-0020.

(NORTH) DEED

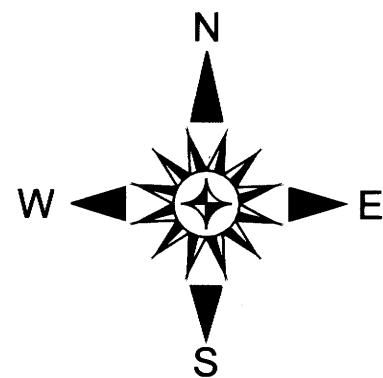
NOT A PART  
SEE M 114-40, WHICH SURVEYED AND MONUMENTED THIS TRACT.

CL OF 40' WIDE PIPELINE EASEMENT PER DOC. NO. 330762.

**BROZIO CO. RD. NO 89**  
(40' WIDE R/W)

EAST-WEST CL OF SECTION 15

1/4 CORNER IN N-S FENCE



DEED (N 35° E)

(S 47°27'02" W, 345.52')

(S 60°41'59" W, 106.83')

(473.91')

(S 38°19'31" W)

(S 23°56'50" W, 285.95')

(414.83')

(S 27°48'35" W)

(545.85')

(S 11°49'33" W)

(961.17')

(S 11°54'20" W)

THIS BOUNDARY WAS MONUMENTED ON P.P. 2007-0078. NOT RE-TIED THIS PLAT.

APPROX. CL OF 60' WIDE PIPELINE EASEMENT PER DOC. NO. 326597. DRAWN BASED UPON ASSESSOR MAP. NO SPECIFIC LOCATION GIVEN IN DOCUMENT.

PART OF PARCEL 3

I.O.W.T.S. EASEMENT CREATED HEREON AROUND EXISTING DRAINFIELD TO SERVE TAX LOT 1401/ FERRARO

CL OF 6' WIDE WATERLINE EASEMENT CREATED HEREON TO SERVE PARCEL 3

UNSURVEYED

**PARCEL 2**  
80.67 +/- ACRES

UNSURVEYED

N 89°09'46" E, 200.19'

(1202.81')

(N 89°21'29" E)

1/4 CORNER

MONUMENTS ARE 14' +/- NORTH OF EAST-WEST FENCE

2425.48'

N 89°09'46" E

2625.67'

SECTION CORNER BEARS S 0°59'41" E, 2644.84' FROM 1/4 COR. 15/14. REC. PER P.P. 1992-0063 = S 0°01'57" E, 2645.41'

15

14

22

23

SEE DETAIL OF PARCEL 1 ON SHEET ONE

**PARCEL 1**  
4.96 ACRES

(N 71°45'27" E, 354.58')  
P.P. 1992-0063

(N 0°59'41" W, 1026.90')  
P.P. 1992-0063

(N 0°59'41" W, 1026.90')  
P.P. 1992-0063

### LEGEND

- ⊙ INDICATES COUNTY SURVEYOR BRASS CAP FOUND.
  - INDICATES 5/8" DIAM. IRON ROD FOUND PER M 40-76.
  - INDICATES 5/8" DIAM. IRON ROD WITH CAP FOUND PER M 163-12.
  - + INDICATES A COMPUTED POINT.
  - INDICATES 5/8" X 30" STEEL REBAR W/RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
  - △ DENOTES A WELL
  - ( ) DENOTES RECORD DATA PER P.P. 2008-0078 UNLESS NOTED OTHERWISE.
- SCALE: 1" = 400' P.P. = PARTITION PLAT NUMBER W.M. = WITNESS MONUMENT  
I.O.W.T.S. = INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM.  
BASIS OF BEARINGS: EXISTING CONTROL PER MY SURVEY P.P. 2008-0078.

### NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF PARCEL 1 OF P.P. 2008-0078 INTO THREE SEPARATE PARCELS AND TO MONUMENT PARCEL 1 OF THIS LAND PARTITION AND TO CREATE THOSE EASEMENTS SHOWN HEREON. ONLY PARCEL 1 WAS SURVEYED AND MONUMENTED. EXISTING CONTROL PER MY SURVEY P.P. 2008-0078 WAS EXTENDED TO TIE IN THE SOUTHEAST CORNER OF SECTION 15. THE SOUTH AND EAST 1/4 CORNERS HAD BEEN PREVIOUSLY TIED IN BY THIS OFFICE. MONUMENTS FOUND OR SET ON M 163-12 WERE HELD FOR CONTROL AS SHOWN AND THE CENTER OF THE PAVEMENT OF BROZIO CO. RD. NO. 89 WAS ALSO TIED IN. MONUMENTS SET FOR PARCEL 1 ON THE BROZIO ROAD RIGHT OF WAY LINES WERE SET 20 FEET PERPENDICULAR TO SAID ROAD CENTER PER DISCUSSION WITH COUNTY PUBLIC WORKS DEPT. PERSONNEL.

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

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

### NOTES REGARDING I.O.W.T.S. EASMENT:

FOR THE CONSTRUCTION, MAINTENANCE, USE AND REPAIR OF AN INDIVIDUAL ONSITE WASTEWATER SYSTEM ( HEREINAFTER CALLED THE "SYSTEM" ) APPURTENANT TO TAX LOT 1401/FERRARO AND SHOWN HEREON. GRANTORS, FOR THEMSELVES AND THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE THAT THE ABOVE REFERENCED TAX LOT 1401/FERRARO INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM SHALL NOT BE USED FOR ANY CONFLICTING USE OR PURPOSE DETRIMENTAL TO SAID SYSTEM OR CONTRARY TO LAWS AND RULES OF GOVERNMENTAL AGENCIES APPLICABLE OR RELATED TO SAID SYSTEM.

THE SOUTHWEST CORNER OF THE I.O.W.T.S. EASEMENT BEARS N 32°31'29" W, 2155.32' FROM THE SOUTHEAST CORNER OF SECTION 15.

**NOTE REGARDING PARCEL 1:** APPROVED UNDER MEASURE 49 CLAIM # E131513.

**NOTE:** THE ACREAGES OF UNSURVEYED PARCELS 2 AND 3 ARE BASED UPON COUNTY ASSESSOR DATA.

**NOTE:** ALL MONUMENTS SET ALONG BROZIO COUNTY ROAD NO. 89 WERE SET 20 FEET PERPENDICULAR TO THE CENTER OF THE EXISTING ROAD PAVEMENT.

SHEET TWO OF TWO