

# LAND PARTITION

Douglas County Official Records  
Patricia K. Hitt, County Clerk 2019-007735



NO FEE

PLAT-PAR Cnt=1 Stn=33 HAJOHNST 05/16/2019 03:12:35 PM  
This is a no fee document

**LOCATED** in the SE 1/4 of Sec. 25 & in Section 36, T. 24 S., R. 5 W., W.M. and in the West 1/2 of Sec. 31, T. 24 S, R 4 W., W.M.  
and in the NW 1/4 of Sec. 6, T. 25 S., R. 4 W., W.M. and in the NE 1/4 of Sec. 1, T. 25 S., R. 5 W., W.M., all in Douglas County, Oregon.

February, 2019

### SURVEYOR'S CERTIFICATE

I, DAVID A. EDWARDS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS ONLY PARCEL 1 AND PARCEL 2 SHOWN ON SHEETS TWO AND THREE AND THAT PARCEL 3 IS UNSURVEYED AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE ENTIRE PARENT TRACT:

THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 25 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN IN DOUGLAS COUNTY, OREGON AND THOSE TRACTS OF LAND DESCRIBED IN DOCUMENTS NUMBERED 2018-18860 AND 2018-19630 OF THE OFFICIAL RECORDS FOR SAID COUNTY AND STATE AND THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 25 SOUTH, RANGE 5 WEST OF SAID WILLAMETTE MERIDIAN WHICH LIES NORTHEASTERLY OF THE CENTER OF CALAPOOYA CREEK.

*David A. Edwards*

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

### APPROVALS

*M. J. [Signature]*  
DOUGLAS COUNTY PLANNING DIRECTOR

5/10/19  
DATE

*Kristian O. [Signature]*  
DOUGLAS COUNTY SURVEYOR

5/16/2019  
DATE

### DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WILLIAM L. VOGEL, TRUSTEE OF THE WILLIAM L. VOGEL LIVING TRUST, AND ALLISON VOGEL-BOCHART AND JEREMY BOCHART AS INDIVIDUALS AND BURTON C. BISS AND PATRICIA K. BISS, TRUSTEES OF THE BISS LIVING TRUST, ARE THE OWNERS OF THE LANDS REPRESENTED HEREON ON SHEETS TWO AND THREE AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AND EASEMENTS AS SHOWN ON SAID SHEET TWO.

*[Signature]*  
WILLIAM L. VOGEL, TRUSTEE

*[Signature]*  
ALLISON VOGEL-BOCHART

*[Signature]*  
JEREMY BOCHART

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

*Michelle Nelson, Chief Deputy*  
DOUGLAS COUNTY TAX COLLECTOR

5/16/19  
DATE

FOR AFFIDAVIT OF BURTON C. BISS AND PATRICIA K. BISS, TRUSTEES OF THE BISS LIVING TRUST CONSENTING TO THIS

PARTITION SEE DOCUMENT NUMBER 2019-007734, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON.

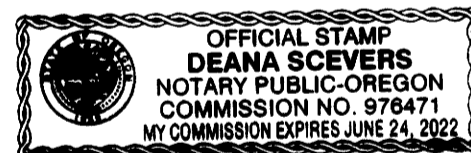
FILED THIS 16<sup>th</sup> DAY OF MAY, 2019.

### ACKNOWLEDGEMENT

STATE OF OREGON )

SS

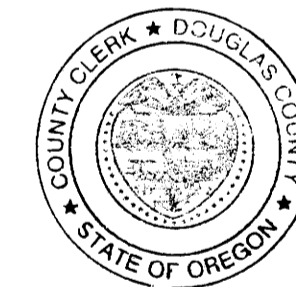
COUNTY OF DOUGLAS )



PERSONALLY APPEARED BEFORE ME THIS 14<sup>th</sup> DAY OF May, 2019, THE ABOVE NAMED WILLIAM L. VOGEL, TRUSTEE AND ALLISON VOGEL-BOCHART AND JEREMY BOCHART, EACH OF WHOM DID ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

*Deana Scavers*  
NOTARY PUBLIC FOR OREGON

*Patricia K. Hitt*  
DOUGLAS COUNTY CLERK



WATER: PARCEL 1: INDIVIDUAL WELL. PARCELS 2 AND 3: SPRING.

SEWER: SUB-SURFACE

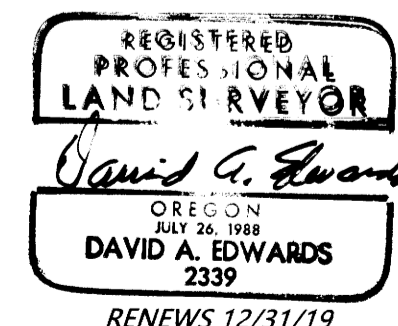
COMP. PLAN: AG AND FFT.

ZONING: FF AND FG.

PLANNING DEPT. FILE: 18-074

**SURVEYED FOR:** WILLIAM L. VOGEL LIVING TRUST  
P.O. BOX 41  
OAKLAND, OREGON 97462

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



2019-0012A

2019-0012A

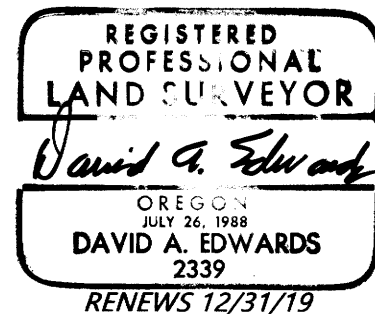
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PHONE: (541) 459-0512



## LEGEND

- INDICATES COUNTY SURVEYOR BRASS CAP FOUND.
- INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MARKED "D.A. EDWARDS-L.S. 2339" SET.
- ▲ = WELL
- = HOMESITE
- ▭ = DRAINFIELD AREA
- [ ] DENOTES RECORD DATA PER ORIGINAL G.L.O. SURVEYS.

SCALE: 1" = 600'

BASIS OF BEARINGS: EXISTING CONTROL PER MY SURVEY M 170-60.

**NOTE:** EVERY DRAINFIELD AND STRUCTURE ON EACH PARCEL WILL MEET OR EXCEED THE MINIMUM 10' SETBACK FROM PROPOSED BOUNDARIES.

**NOTE:** THE ACREAGE OF PARCEL 3 IS BASED UPON COUNTY ASSESSOR DATA.

**NOTE FOR PARCEL 2:** ACREAGE FOR PARCEL 2 INCLUDES THE 6' WIDE WATERLINE CORRIDOR AND THE SQUARE AROUND THE SPRING. SEE SHEET THREE OF THREE.

**WATER:** ALL PARCELS: WELL OR SPRING.

**SEWER:** SUB-SURFACE

**COMP. PLAN:** AG AND FFT

**ZONING:** FF AND FG

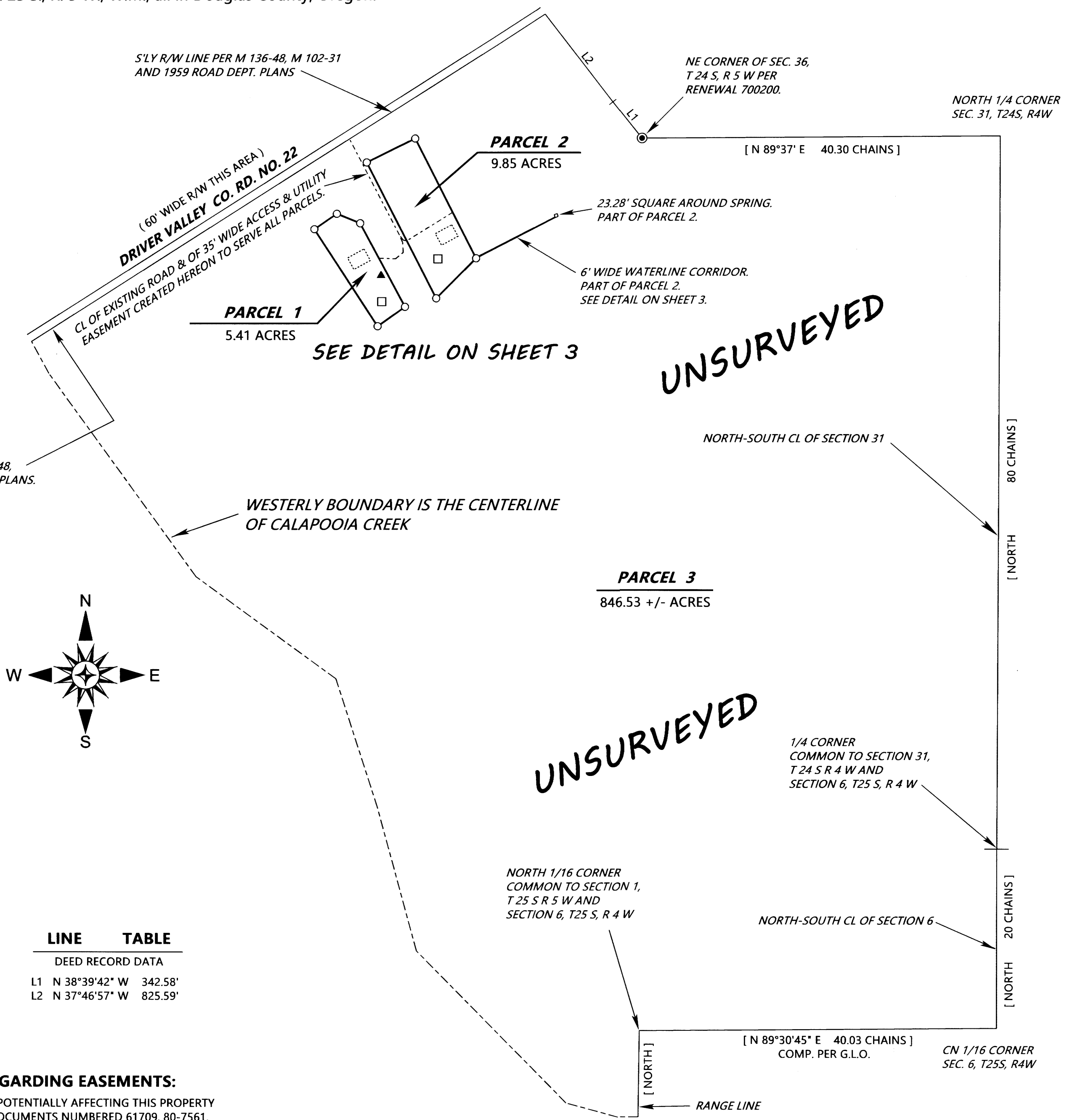
**PLANNING FILE:** 18-074

## LINE TABLE

DEED RECORD DATA	
L1	N 38°39'42" W 342.58'
L2	N 37°46'57" W 825.59'

## NOTE REGARDING EASEMENTS:

EASEMENTS POTENTIALLY AFFECTING THIS PROPERTY FOUND IN DOCUMENTS NUMBERED 61709, 80-7561, 82-13697 AND 95-3653 GIVE NO SPECIFIC LOCATIONS. PER WESTERN TITLE CO. 2018 REPORT.



UNSURVEYED

UNSURVEYED

2019-0012B

2019-0012B

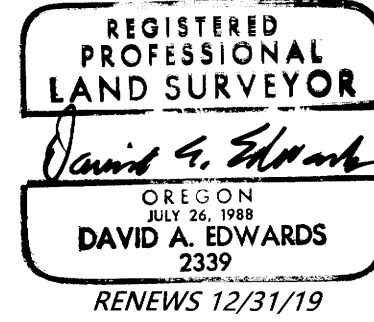
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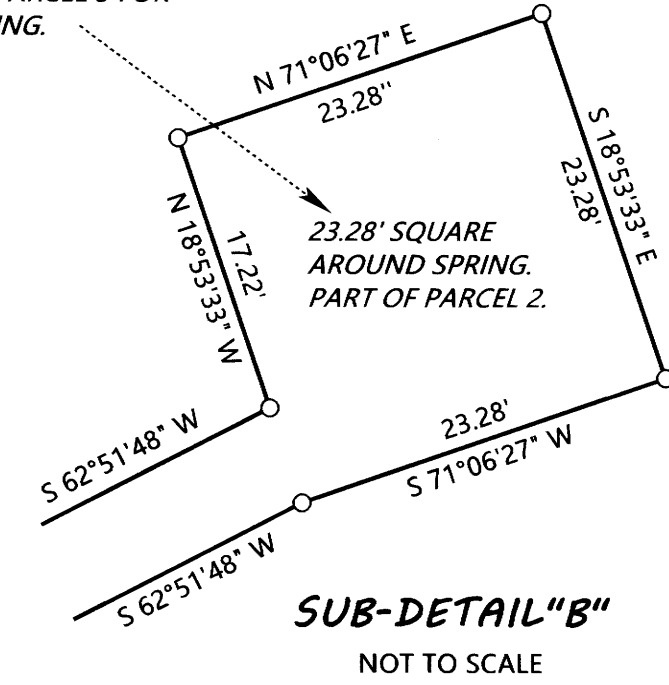
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DRIVER VALLEY CO. RD. NO. 22 (60' WIDE R/W THIS AREA)

AN EASEMENT IS CREATED HEREON OVER THIS SQUARE AREA FOR THE BENEFIT OF PARCEL 3 FOR THE USE OF THIS SPRING.



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- ▭ = DRAINFIELD AREA

## LINE TABLE

L1	S 87°19'52" E	122.26'
L2	N 50°45'27" E	75.73'
L3	N 3°52'31" W	73.40'
L4	N 22°37'12" W	60.66'
L5	S 37°03'43" E	48.67'
L6	S 79°52'59" E	26.05'

INITIAL POINT OF PARCEL 1 BEARS S 74°36'27" W, 2524.32' FROM NE CORNER SECTION 36 SHOWN ON SHEET TWO.

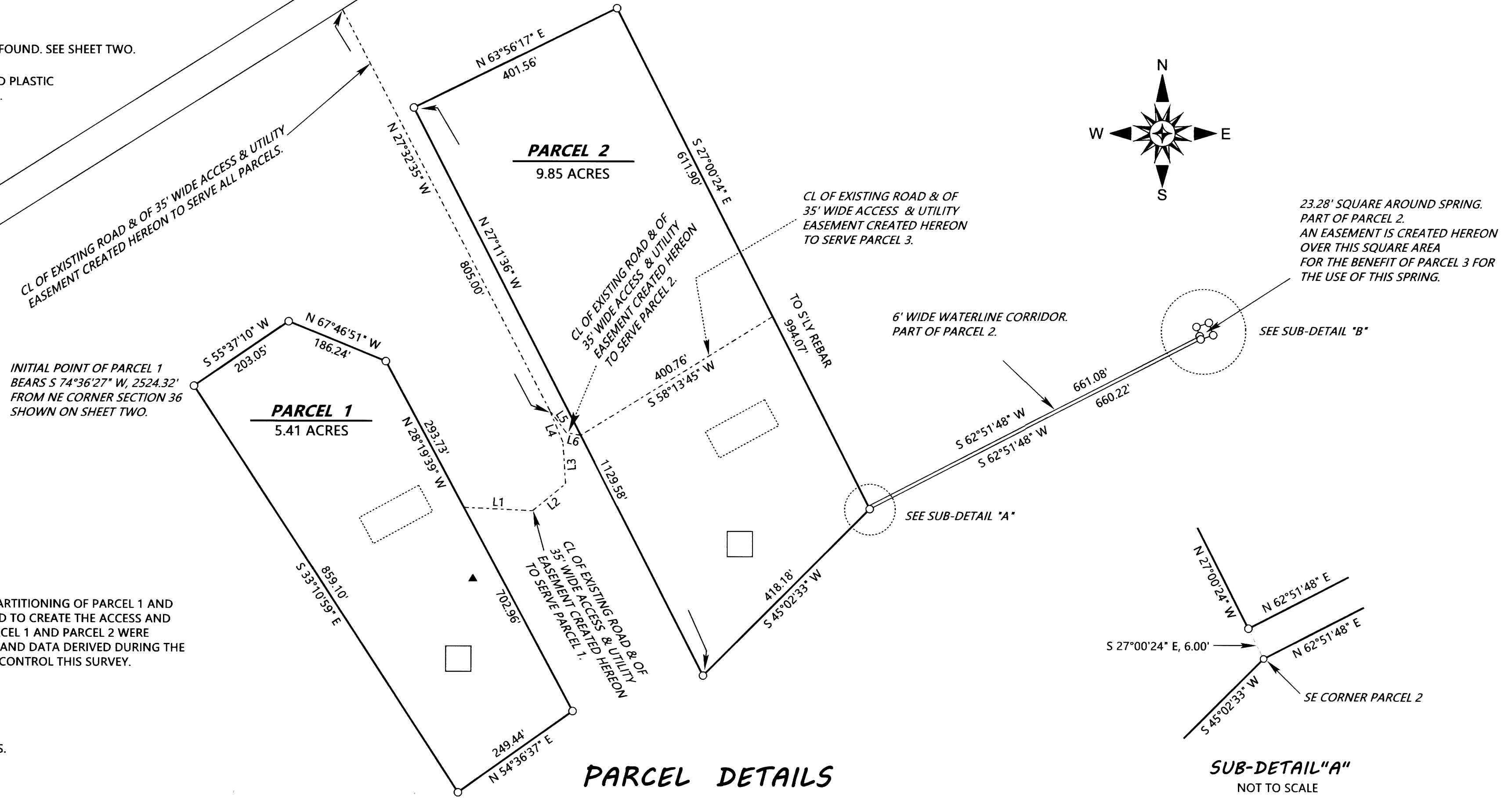
## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF PARCEL 1 AND PARCEL 2 FROM THE ORIGINAL PARENT TRACT AND TO CREATE THE ACCESS AND UTILITIES EASEMENTS SHOWN HEREON. ONLY PARCEL 1 AND PARCEL 2 WERE SURVEYED. I UTILIZED EXISTING CONTROL POINTS AND DATA DERIVED DURING THE EXECUTION OF MY SURVEY FILED AS M 170-60 TO CONTROL THIS SURVEY.

FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.



## PARCEL DETAILS

SCALE: 1" = 150'

**SUB-DETAIL "A"**  
NOT TO SCALE

2019-0012C

2019-0012C