

2019-0016 A

Douglas County Official Records 2019-009646  
Patricia K. Hitt, County Clerk  
NO FEE  
00490272201900096460020021  
06/24/2019 09:50:33 AM  
PLAT-PAR Cnt=1 Stn=33 HAJOHNST  
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.

June, 2019

### SURVEYOR'S CERTIFICATE

I, DAVID A. EDWARDS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS ONLY PARCEL 1 OF THE LANDS REPRESENTED HEREON ON SHEET TWO AND THAT PARCEL 2 IS UNSURVEYED AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF OF THE LAND BEING PARTITIONED:

THAT PORTION OF THE LANDS DESCRIBED IN DOCUMENT NUMBER 2017-18927, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON, WHICH IS SITUATED IN SECTION 19, TOWNSHIP 25 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN IN SAID COUNTY AND STATE, AS CONTROLLED BY PREVIOUS SURVEYS AND THOSE FOUND MONUMENTS AS SHOWN ON SAID SHEET TWO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING THE SOUTHEAST CORNER OF LOT 6, FIR GROVE TRACTS IN DOUGLAS COUNTY, OREGON; THENCE NORTH 0° 13' 37" EAST 99.40 FEET TO THE SOUTHEAST CORNER OF LOT 5, SAID FIR GROVE TRACTS; THENCE NORTH 0° 01' 15" EAST 100.05 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE NORTH 0° 13' 47" EAST 50.41 FEET TO A 1 INCH DIAMETER IRON PIPE MONUMENTING THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN DOCUMENT NUMBER 2017-18927; THENCE SOUTH 89° 25' 42" EAST 501.36 FEET TO A 1 INCH DIAMETER IRON PIPE MONUMENTING THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 0° 15' 46" WEST, ALONG THE EAST LINE OF SAID TRACT, 2582.52 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID SECTION 19; THENCE NORTH 89° 57' WEST, ALONG SAID SOUTH LINE, 500.82 FEET TO A POINT ON THE WEST LINE OF SAID TRACT DESCRIBED IN DOCUMENT NUMBER 2017-18927; THENCE NORTH 0° 15' 36" EAST 2337.22 FEET, MORE OR LESS, TO THE INITIAL POINT.

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

### APPROVALS

*Quinn Hitt* June 18, 2019  
SUTHERLIN COMMUNITY DEVELOPMENT DIRECTOR DATE

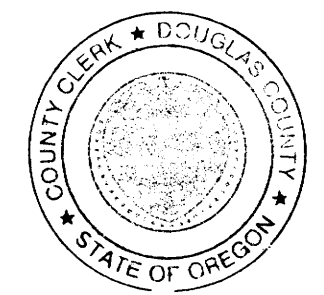
*Kristin O. Ri. Short* June 20, 2019  
DOUGLAS COUNTY SURVEYOR DATE

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

*Michelle Nelson* Chief Deputy 6/21/19  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 24<sup>th</sup> DAY OF June, 2019 9:50 AM

*Patricia K. Hitt* 6/24/19  
DOUGLAS COUNTY CLERK



WATER: CITY OF SUTHERLIN  
SEWER: CITY OF SUTHERLIN  
COMP. PLAN: LOW DENSITY RESIDENTIAL AND FOREST  
ZONING: R-1 AND FR-20  
PLANNING DEPT. FILE: 19-5003

### DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT BRENDA A. ROBINSON, TRUSTEE OF THE ROBINSON LIVING TRUST DATED MAY 08, 2017, AS TO AN UNDIVIDED ONE-HALF INTEREST AND DAVID E. ROBINSON AND ULENA B. ROBINSON, AS TENANTS BY THE ENTIRETY, AS TO AN UNDIVIDED ONE-HALF INTEREST ARE THE OWNERS OF THE LANDS REPRESENTED HEREON ON SHEET TWO AND THAT THEY HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS 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

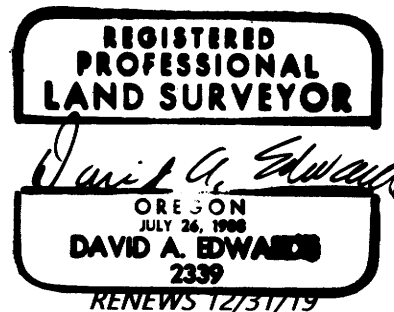
LAND PARTITION SEE DOCUMENT NUMBER 2019-009645, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON.

FOR THE AFFADAVIT OF DAVID E. ROBINSON AND ULENA B. ROBINSON CONSENTING TO THIS LAND PARTITION SEE

DOCUMENT NUMBER 2019-009645, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON.

SURVEYED FOR: ROBINSON LIVING TRUST AND DAVID AND ULENA ROBINSON  
2015 EAST WILDFLOWER LANE 1714 SOUTH COLUMBUS AVENUE  
SPOKANE, WA. 99224 GOLDENDALE, WA. 98620

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



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# LAND PARTITION

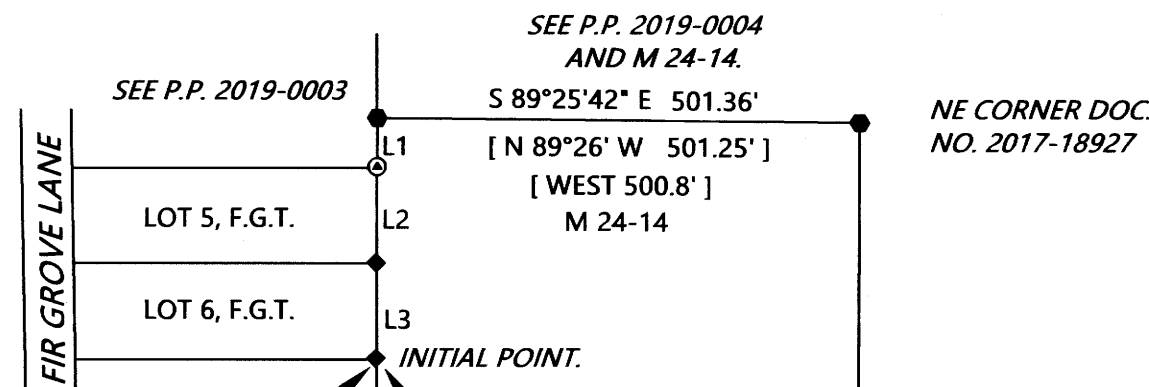
LOCATED in the West 1/2 of Section 19 T. 25 S., R. 5 W., W.M.  
in Douglas County, Oregon.

June, 2019

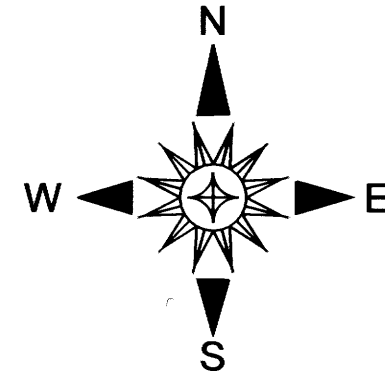
**SURVEYED FOR:** ROBINSON LIVING TRUST  
2015 EAST WILDFLOWER LANE  
SPOKANE, WA. 99224

AND  
DAVID AND ULENA ROBINSON  
1714 SOUTH COLUMBUS AVENUE  
GOLDENDALE, WA. 98620

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



**PARCEL 1**  
19.02 ACRES



### LEGEND

- INDICATES 1" DIAM. 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.
  - ⊙ INDICATES 5/8" DIAM. STEEL REBAR W/CAP FOUND PER P.P. 2019-0003.
  - ◆ INDICATES 1/2" DIAMETER IRON ROD FOUND PER PLAT OF FIR GROVE TRACTS. ( VOL. 9, PAGE 30 ).
  - { } DENOTES RECORD DATA PER PLAT OF FIR GROVE TRACTS. F.G.T. = FIR GROVE TRACTS.
  - [ ] DENOTES DEED RECORD DATA PER DOC. NO. 95-18645 OR 2017-18927 UNLESS NOTED OTHERWISE.
- SCALE: 1" = 200'  
BASIS OF BEARINGS: EXISTING CONTROL PER MY SURVEY PARTITION PLAT NO. 2019-0004. P.P. = PARTITION PLAT NUMBER  
COMP. = COMPUTED.

### LINE TABLE

NO.	BEARING	DISTANCE
L1	N 0°13'47" E { N 0°10' E }	50.41'
L2	N 0°01'15" E { N 0°10' E }	100.05' 99.99'
L3	N 0°13'37" E { N 0°10' E }	99.40' 99.99'
L4	N 73°51'33" W	69.28'
L5	N 80°39'24" W	109.79'

**NOTE:** SEE M 175-50 FOR THE RESOLUTION OF THE EXTERIOR BOUNDARIES, EXCEPT FOR THE SOUTH LINE OF SECTION 19.

NEW LINE IS SET 25' OFF OF CENTER OF EXISTING "TRAIL'S END LANE" GRAVEL ROAD

CENTER OF EXISTING "TRAIL'S END LANE" GRAVEL ROAD

**UNSURVEYED**

### NOTE REGARDING EASEMENTS:

ACCORDING TO AMERITITLE S.O.R.T. REPORT NUMBER 292647AM, THERE ARE NO EASEMENTS AFFECTING THE LANDS SHOWN HEREON.

### NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF THE PARENT TRACT INTO TWO SEPARATE PARCELS. THE NORTH, WEST AND EAST BOUNDARIES OF THE PARENT WERE SURVEYED ON MY SURVEY M 175-50 AND EXISTING CONTROL PER THAT SURVEY WAS USED FOR THIS PARTITION. THE SOUTH LINE OF PARCEL 2 IS THE SOUTH LINE OF SECTION 19, BEING ALSO THE BOUNDARY OF THE CITY OF SUTHERLIN. THAT LINE IS SHOWN AS PER ORIGINAL G.L.O. RECORD DATA ONLY AND WAS NOT SURVEYED. SEE SURVEY M 175-50 FOR ADDITION INFORMATION REGARDING THAT LINE.

FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

**PARCEL 2**  
10.70 +/- ACRES

CITY OF SUTHERLIN CITY LIMITS

COMP. 500.82'  
[ N 89°57' W ]  
G.L.O.

SECTION 19  
SECTION 30