

2020-0002 A

# LAND PARTITION

LOCATED in the NW 1/4 of Sec. 23 and in the East 1/2 of Sec. 22, T. 27 S, R 4 W., W.M.  
in Douglas County, Oregon.

December, 2019

Douglas County Official Records  
Daniel J. Loomis, County Clerk  
2020-000026  
NO FEE  
00503124202000000260020022  
01/02/2020 02:03:30 PM  
PLAT-PAR Cnt=1 Str=33 HAJOHNST  
This is a no fee document

### SURVEYOR'S CERTIFICATE

I, DAVID A. EDWARDS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS ONLY THE NEW BOUNDARY BETWEEN PARCEL 1 AND PARCEL 2 AS SHOWN ON SHEET TWO AND THAT THE REMAINDER OF THE PARCELS ARE UNSURVEYED AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE ENTIRE PARENT TRACT:

THOSE TRACTS OF LAND DESCRIBED IN DOCUMENTS NUMBERED 2001-5177 AND 1995-0344, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON.

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

### DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT JUDY L. JOHNSON IS THE OWNER OF THE LANDS REPRESENTED HEREON ON SHEET TWO AND HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AND EASEMENTS AS SHOWN ON SAID SHEET TWO.

*Judy L. Johnson*  
JUDY L. JOHNSON

### ACKNOWLEDGEMENT

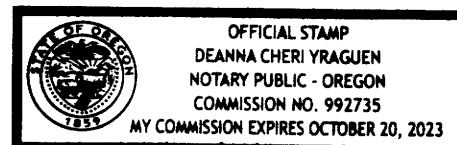
STATE OF OREGON )

SS

COUNTY OF DOUGLAS )

PERSONALLY APPEARED BEFORE ME THIS 17<sup>th</sup> DAY OF DECEMBER, 2019, THE ABOVE NAMED JUDY L. JOHNSON, WHO DID ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED.

*Deanna Cheri Yraguen*  
NOTARY PUBLIC FOR OREGON



### NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE AND MONUMENT THE NEW BOUNDARY BETWEEN PARCEL 1 AND PARCEL 2 AND TO PREPARE AND RECORD THIS PLAT IN ORDER TO CREATE SAID PARCELS, AS WELL AS THE ACCESS AND UTILITY EASEMENT AND THE WATERLINE EASEMENT SERVING PARCEL 2 AS SHOWN ON SHEET TWO. FOUND MONUMENTS PER PARTITION PLAT 2000-0007, THE 1970 COUNTY ROAD PLANS AND M 119-44 WERE HELD FOR CONTROL AS SHOWN. RECORD DATA PER PARTITION PLAT 2000-0007 AND M 119-44 WAS THEN USED TO PLAT THE REMAINDER OF THE EXTERIOR BOUNDARY. BOTH PARCELS ARE THEREFORE CONSIDERED UNSURVEYED.

FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

SURVEYED FOR: BRAD HELLENTHAL  
P.O. BOX 184  
ROSEBURG, OREGON 97470

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



### APPROVALS

*[Signature]* 1/2/2020  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

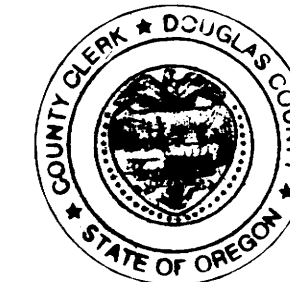
*[Signature]* 1/2/2020  
DOUGLAS COUNTY SURVEYOR DATE

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

*Michelle Wilson, Chief Deputy* 1/2/20  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 2<sup>nd</sup> DAY OF January, 2020 2:03 PM

*By Heidi Johnston, Deputy*  
DOUGLAS COUNTY CLERK



WATER: PARCEL 1: CITY OF ROSEBURG PARCEL 2: SPRING AND WATERLINE EASEMENT.

SEWER: SUB-SURFACE

COMP. PLAN: AG AND FFT.

ZONING: FG.

PLANNING DEPT. FILE: 19-006

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# LAND PARTITION

LOCATED in the East 1/2 of Section 22 and the NW 1/4 of Section 23,  
T. 27 S., R. 4 W., W.M. in Douglas County, Oregon.

December, 2019

**SURVEYED FOR:** BRAD HELLENTHAL  
P.O. BOX 184  
ROSEBURG, OREGON 97470



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

**NOTE:** ACREAGES ARE BASED UPON COUNTY ASSESSOR DATA.

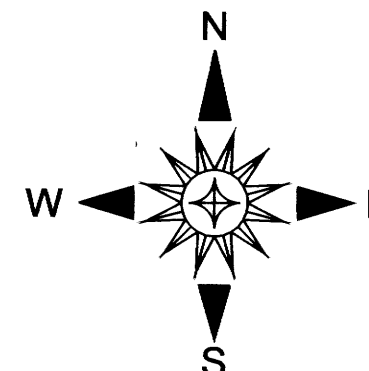
**NOTE REGARDING EASEMENTS OF RECORD:**

EASEMENT	PURPOSE	WIDTH
61832	ROAD RIGHT OF WAY	44'
82-08322	ELECTRIC LINES	NONE GIVEN
87-13722	UNDERGROUND PHONE LINE	10'
90-16882	UNDERGROUND ELEC. LINE	10'
THE ABOVE EASEMENTS GIVE NO SPECIFIC LOCATIONS.		
2000-03675	WATERLINE	12'
ALL PER AMERITITLE S.O.R.T. REPORT NO. 337445.		

**RECORD COURSES FOR 2000-03675 BEGINNING AT POINT "A"**

E1	S 75°25'45" E	44.32'	E22	N 7°33'16" E	30.26'
E2	S 56°09'44" E	48.09'	E23	N 1°31'19" W	41.18'
E3	S 40°48'17" E	39.94'	E24	N 26°34'03" E	40.82'
E4	S 31°09'29" E	24.73'	E25	N 1°27'28" E	16.17'
E5	S 28°48'02" E	73.08'	E26	N 38°19'43" W	17.88'
E6	S 23°53'02" E	31.40'	E27	N 57°35'36" W	56.62'
E7	S 15°12'59" E	62.13'	E28	N 25°21'21" W	38.48'
E8	S 28°40'16" E	99.42'	E29	N 21°08'57" E	32.05'
E9	N 89°35'55" E	205.78'	E30	N 31°37'14" E	47.04'
E10	N 79°52'10" E	23.26'	E31	N 21°45'03" E	19.07'
E11	N 60°31'58" E	30.68'	E32	N 15°56'09" E	57.89'
E12	N 32°58'18" E	46.02'	E33	N 35°00'49" E	36.54'
E13	N 39°29'05" E	94.66'	E34	N 44°53'37" E	42.32'
E14	N 35°09'16" E	49.52'	E35	N 53°17'58" E	26.17'
E15	N 62°15'59" E	52.34'	E36	N 60°07'32" E	33.62'
E16	N 37°57'01" E	101.29'	E37	N 64°54'31" E	51.92'
E17	N 23°07'15" E	29.66'	E38	N 70°36'25" E	105.25'
E18	N 19°00'54" W	53.01'	E39	N 81°12'43" E	65.65'
E19	N 14°54'53" E	31.24'	E40	S 83°23'48" E	47.93'
E20	N 57°22'35" E	43.51'	E41	N 84°07'10" E	57.53'
E21	N 49°04'34" E	21.65'	E42	N 63°48'32" E	TO PROP. LINE

**NOTE:** POINT "A" BEARS S 0°10'54" E, 304.83' FROM THE NORTH 1/16 CORNER COMMON TO SECTIONS 22 & 23 PER DOC. NO. 2000-03675.



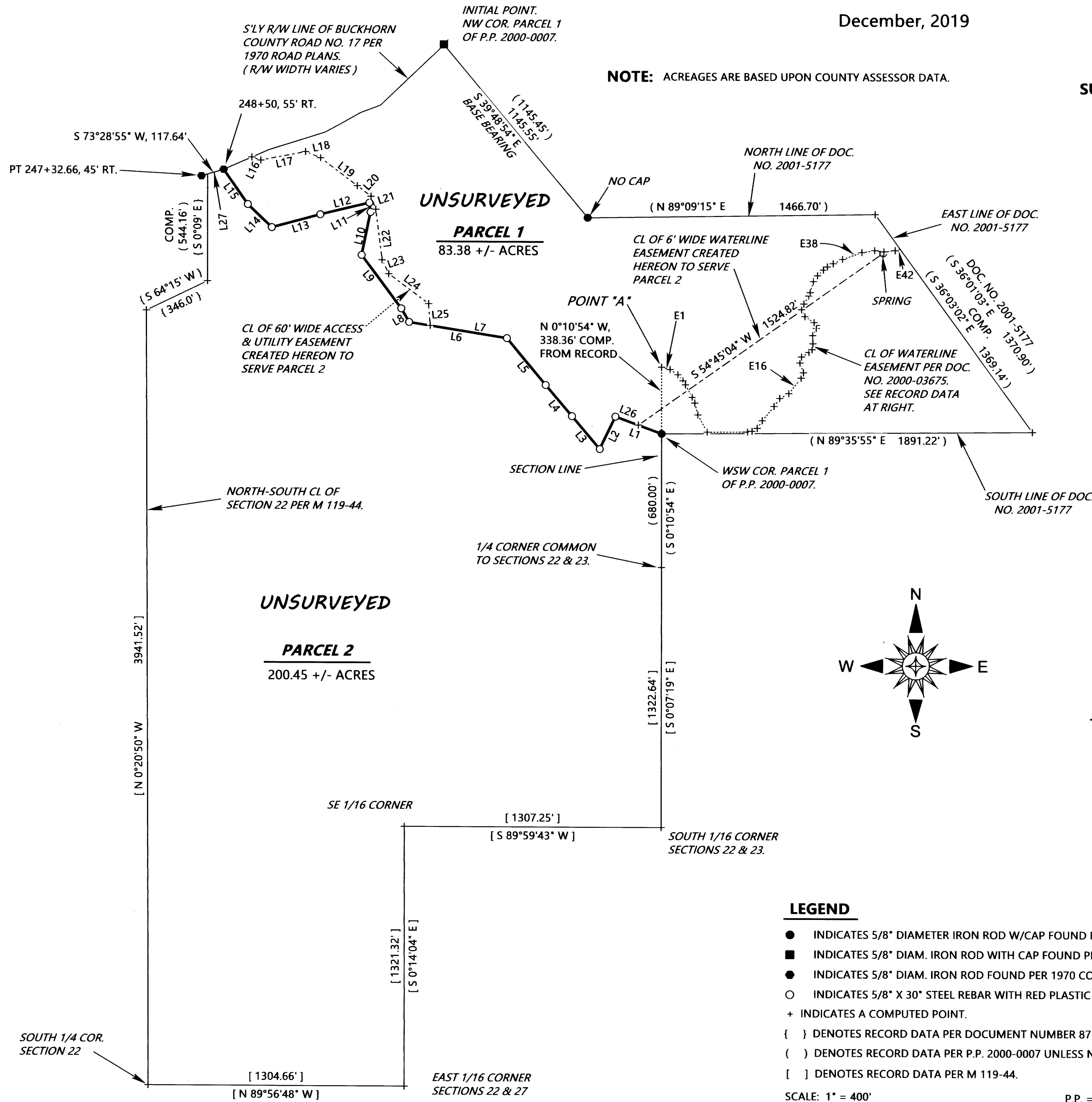
**LINE TABLE**

L1	N 69°50'54" W	251.63'	L14	N 46°19'12" W	170.02'
L2	S 25°40'00" W	183.26'	L15	N 34°57'26" W	215.63'
L3	N 40°32'20" W	218.81'	L16	N 71°42'15" W TO R/W LINE	
L4	N 40°21'50" W	205.53'	L17	S 79°09'21" W	232.61'
L5	N 39°40'04" W	310.38'	L18	N 67°38'32" W	83.03'
L6	N 80°54'25" W	503.67'	L19	N 52°45'40" W	234.14'
L7	N 80°54'25" W	395.29'	L20	N 52°48'55" W	88.68'
L8	N 29°59'58" W	80.10'	L21	N 19°49'07" W	70.03'
L9	N 36°42'25" W	339.60'	L22	N 7°24'48" W	258.69'
L10	N 11°31'45" E	222.83'	L23	N 25°30'30" W	79.07'
L11	N 6°54'43" W	47.47'	L24	N 53°20'02" W	253.40'
L12	S 76°32'12" W	256.87'	L25	N 4°12'02" W	111.78'
L13	S 74°47'27" W	255.77'	L26	N 69°50'54" W	125.00'
			L27	N 73°28'55" E	84.97' COMP.

**LEGEND**

- INDICATES 5/8" DIAMETER IRON ROD W/CAP FOUND PER P.P. 2000-0007.
- INDICATES 5/8" DIAM. IRON ROD WITH CAP FOUND PER M 119-44
- INDICATES 5/8" DIAM. IRON ROD FOUND PER 1970 COUNTY ROAD PLANS.
- INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
- + INDICATES A COMPUTED POINT.
- { } DENOTES RECORD DATA PER DOCUMENT NUMBER 87-8290, OFFICIAL RECORDS.
- ( ) DENOTES RECORD DATA PER P.P. 2000-0007 UNLESS NOTED OTHERWISE.
- [ ] DENOTES RECORD DATA PER M 119-44.
- COMP. = COMPUTED.

SCALE: 1" = 400'  
BASIS OF BEARINGS: PARTITION PLAT NUMBER 2000-0007 AS SHOWN.



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