LAND PARTITION

LOCATED in the NE & NW 1/4's of Section 17, T. 22 S., R 5 W., W.M.
in the City of Drain, Douglas County, Oregon.

June, 2020

Douglas County Official Records
Daniel J. Loomis, County Clerk
2020-010425
NO FEE
00514757202000104250010018
06/18/2020 02:19:01 PM
PLAT-PAR Cnt=1 Stn=33 HAJOHNST
This is a no fee document

2020-0025

SURVEYOR'S CERTIFICATE

I, DAVID A. EDWARDS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED HEREON AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF SAID LANDS:

LOT 7, BLOCK 11, SOUTH DRAIN, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN VOLUME 1, PAGE 1 OF THE SUBDIVISION PLAT RECORDS FOR DOUGLAS COUNTY, OREGON, AS CONTROLLED BY MONUMENTATION FROM PREVIOUS SURVEYS AS SHOWN GRAPHICALLY HEREON.

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

SURVEYED FOR: *GREENRIDGE CONSTRUCTION LLC*
P.O. BOX 897
COTTAGE GROVE, OREGON 97424

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

REGISTERED PROFESSIONAL LAND SURVEYOR
David E. Edwards
OREGON
JULY 24, 1998
DAVID A. EDWARDS
2339
RENEWS 12/31/21

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT DOUG PERKEY AND DONNA PERKEY ARE THE OWNERS OF THE LANDS REPRESENTED HEREON AND THAT THEY HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AND THAT THEY DO HEREBY CREATE THE 5 FOOT WIDE UTILITY EASEMENT AS SHOWN TO SERVE BOTH PARCELS AND DO HEREBY DEDICATE TO THE PUBLIC THE 5 FOOT WIDE UTILITY EASEMENT ALONG THE EAST LINE OF PARCEL 2 AS SHOWN HEREON.

Doug Perkey
DOUG PERKEY

Donna Perkey
DONNA PERKEY

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF LOT 7, BLOCK11, SOUTH DRAIN, INTO TWO SEPARATE PARCELS AND TO CREATE THE 5 FOOT WIDE UTILITY EASEMENT TO SERVE BOTH PARCELS. FOUND MONUMENTS PER M 94-25 WERE HELD FOR CONTROL AND THE MISSING NORTHEAST CORNER OF LOT 7 WAS COMPUTED USING A BEARING-BEARING INTERSECTION PER THAT SURVEY.

FIELD CREW: BRANT MILLER AND ERIC SPRINKLE. EQUIPMENT: NIKON TOTAL STATION. COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

STATE OF OREGON)
) SS
COUNTY OF LANE)

PERSONALLY APPEARED BEFORE ME THIS 16th DAY OF JUNE, 2020, THE ABOVE NAMED DOUG PERKEY AND DONNA PERKEY WHO DID ACKNOWLEDGE THIS INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

Jacquelyn L. Senters
NOTARY PUBLIC FOR OREGON

JACQUELYN L. SENTERS
NOTARY PRINTED NAME

997587
COMMISION NO.

March 2, 2024
MY COMMISSION EXPIRES

WATER: *CITY OF DRAIN*

SEWER: *CITY OF DRAIN*

COMP. PLAN: *RESIDENTIAL*

ZONING: *R-1*

PLANNING DEPT. FILE: MLP-20-02

LEGEND

- ● INDICATES 5/8" DIAM. IRON ROD WITH DISK FOUND PER M 94-25.
- ■ INDICATES 5/8" DIAM. IRON ROD FOUND PER M 94-25 WITH NO CAP.
- O INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MKD. "D.A. EDWARDS - L.S. 2339" SET.
- ( ) DENOTES RECORD DATA PER M 94-25.
- [ ] DENOTES RECORD DATA PER PLAT OF SOUTH DRAIN BEING VOL. 1, PAGE 1.

BASIS OF BEARINGS: M 94-25 AS SHOWN.

SCALE: 1" = 30'

—x—x—x—x— FENCE LINE

APPROVALS

6/16/2020
CITY MANAGER, CITY OF DRAIN — DATE

6/18/2020
DOUGLAS COUNTY SURVEYOR — DATE

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

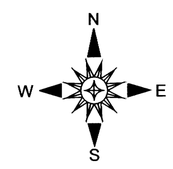
michelle nelson, deputy 6/18/2020
DOUGLAS COUNTY TAX COLLECTOR — DATE

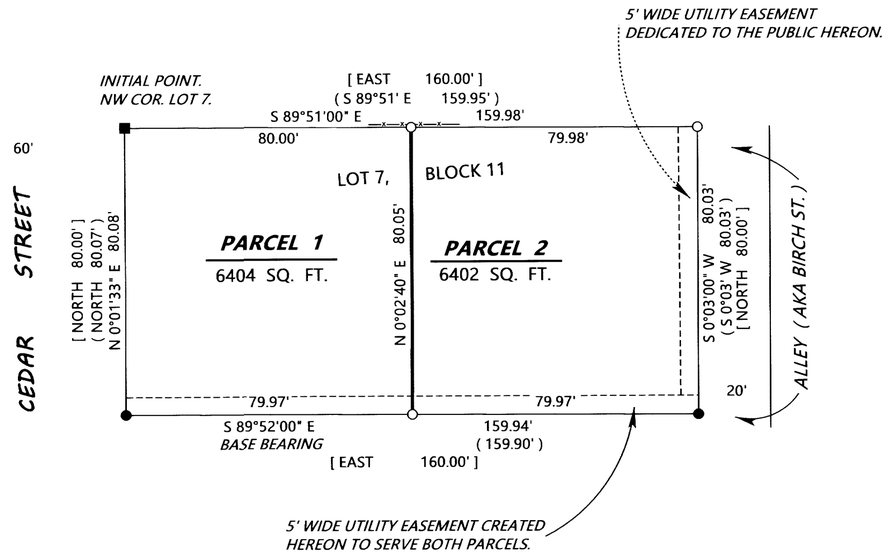
FILED THIS 18th DAY OF JUNE, 2020. 2:19 PM

By Heidi Johnston, Deputy
DOUGLAS COUNTY CLERK

COUNTY CLERK ★ DOUGLAS COUNTY ★ STATE OF OREGON ★

EASEMENT NOTES: ACCORDING TO FATCO REPORT NO. 7192-3434468 THERE ARE NO EASEMENTS AFFECTING THIS PROPERTY.





GREENRIDGE1.TRV

2020-0025

Traverse PC