LAND PARTITION

LOCATED in the SE 1/4 of Section 4, T. 25 S., R 5 W., W.M.
in the City of Oakland, Douglas County, Oregon.

August, 2020

Douglas County Official Records
Daniel J. Loomis, County Clerk
2020-016098
0052123920200016098002002 7
NO FEE
09/17/2020 12:41:37 PM
PLAT-PAR Cnt=1 Stn=40 JLGOODWI
This is a no fee document

2020-0036 A

SURVEYOR'S CERTIFICATE

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

THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2019-18446, AS CONTROLLED BY FOUND MONUMENTS AND DATA FROM PREVIOUS SURVEYS AS SHOWN HEREON ON SHEET 2 AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE RIGHT OF WAY OF LOCUST STREET AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD MONUMENTING THE SOUTHWEST CORNER OF PARCEL 2 OF PARTITION PLAT NUMBER 2000-0026 OF THE RECORDS OF PARTITION PLATS IN DOUGLAS COUNTY, OREGON; THENCE SOUTH 74° 16' 22" WEST 34.38 FEET TO A 1/2 INCH IRON ROD; THENCE SOUTH 15° 31' 25" EAST 60.12 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF LOCUST STREET; THENCE SOUTH 74° 28' 35' WEST, ALONG SAID RIGHT OF WAY LINE, 131.99 FEET TO A 5/8 INCH STEEL REBAR MONUMENTING A POINT ON THE EAST LINE OF THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2019-18446, OFFICIAL RECORDS FOR SAID COUNTY AND STATE, AND THE INITIAL POINT OF BEGINNING; THENCE SOUTH 1° 42' 39" EAST (RECORD SOUTH 0° 51' EAST), 131.37 FEET TO THE SOUTHEAST CORNER OF LAST SAID TRACT; THENCE SOUTH 74° 25' 02" WEST (RECORD SOUTH 75° 23' 00" WEST), 133.06 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 27° 31' 29" WEST, ALONG THE WEST LINE OF SAID TRACT, 130.57 FEET TO A 5/8 INCH STEEL REBAR MONUMENTING A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE OF LOCUST STREET; THENCE NORTH 74° 28' 35" EAST 191.58 FEET TO THE INITIAL POINT OF BEGINNING.

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

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT JPS INVESTMENTS LLC IS THE OWNER OF THE LANDS REPRESENTED HEREON ON SHEET TWO AND THAT IT HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN ON SAID SHEET TWO.

Steven J. Marek
STEVEN J. MAREK, REGISTERED AGENT

ACKNOWLEDGEMENT

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

PERSONALLY APPEARED BEFORE ME THIS 16 DAY OF SEPTEMBER, 2020, THE ABOVE NAMED STEVEN J. MAREK WHO DID ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

Carrie Jo Maynard
NOTARY PUBLIC FOR OREGON

OFFICIAL STAMP
CARRIE JO MAYNARD
NOTARY PUBLIC-OREGON
COMMISSION NO. 955103
MY COMMISSION EXPIRES OCTOBER 06, 2020

APPROVALS

Wayne Estes 9/16/2020
PLANNING COMMISSION CHAIR - CITY OF OAKLAND DATE

Kristin O. DeStoet 9/17/2020
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 9/17/2020
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 17 DAY OF September, 2020.

Joy Soodan, Deputy
DOUGLAS COUNTY CLERK

COUNTY CLERK ★ DOUGLAS COUNTY ★ STATE OF OREGON ★

WATER: *PARCEL 1 AND PARCEL 2: CITY OF OAKLAND.*

SEWER: *PARCEL 1 AND PARCEL 2: CITY OF OAKLAND.*

COMP. PLAN: *GENERAL RESIDENTIAL 2.*

ZONING: *R-2*

PLANNING DEPT. FILE: *LP20-02*

PREPARED FOR: *JPS INVESTMENTS LLC*
P.O. BOX 153
OAKLAND, OREGON 97462

PREPARED 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 12/31/21

2020-0036 A

JPSINVEST02.TRV

Traverse PC