

# LAND PARTITION

LOCATED in the NW 1/4 and SW 1/4 of Section 16, T. 25 S., R 5 W., W.M.  
in the City of Sutherlin, Douglas County, Oregon.

November, 2020

Douglas County Official Records  
Daniel J. Loomis, County Clerk 2020-020780



NO FEE

PLAT-PAR Cnt=1 Stn=40 JLGODWI 12/01/2020 02:36:33 PM  
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 THE LANDS REPRESENTED HEREON AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF SAID LANDS:

THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2018-12536, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON, AS CONTROLLED BY MONUMENTATION FROM PREVIOUS SURVEYS AS SHOWN GRAPHICALLY HEREON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH STEEL PIN MONUMENTING THE NORTHEAST CORNER OF SAID TRACT WHICH BEARS SOUTH 12°54'37" WEST 216.31 FEET FROM THE NORTHEAST CORNER OF LOT 3, BLOCK 1, PLAT A, SUTHERLIN LAND AND WATER COMPANY AND BEING THE INITIAL POINT; THENCE SOUTH 18°53'48" EAST 125.38 FEET TO A 5/8 INCH STEEL PIN; THENCE SOUTH 69°01'00" WEST 100.01 FEET TO A 5/8 INCH STEEL PIN; THENCE SOUTH 18°57'00" EAST 34.48 FEET TO A 5/8 INCH STEEL PIN; THENCE SOUTH 71°02'00" WEST 99.83 FEET TO A 1/2 INCH IRON ROD MONUMENTING A POINT ON THE EAST LINE OF MARDONNA WAY; THENCE NORTH 18°58'00" WEST, ALONG SAID EAST LINE, 90.69 FEET TO A 5/8 INCH STEEL PIN; THENCE NORTH 71°02'00" EAST 99.85 FEET TO A 5/8 INCH STEEL PIN; THENCE NORTH 18°57'00" WEST 87.07 FEET TO A 5/8 INCH STEEL PIN; THENCE NORTH 79°12'42" EAST 101.09 FEET TO THE INITIAL POINT OF BEGINNING

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

SURVEYED FOR: CHRIS AND ROZALYN MOCK  
618 MARDONNA WAY  
SUTHERLIN, OREGON 97479

SURVEYED 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, 1968  
DAVID A. EDWARDS  
2339  
RENEWS 12/31/21

## DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT CHRISTOPHER MOCK AND ROZALYN MOCK ARE THE OWNERS OF THE LANDS REPRESENTED HEREON AND THAT THEY HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN HEREON.

*Chris Mock*  
CHRISTOPHER MOCK

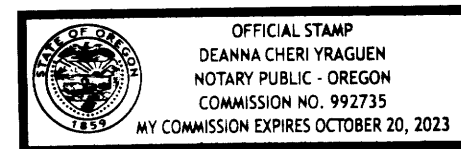
*Rozalyn Mock*  
ROZALYN MOCK

## ACKNOWLEDGEMENT

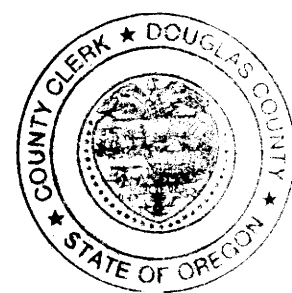
STATE OF OREGON )  
                          ) SS  
COUNTY OF DOUGLAS )

PERSONALLY APPEARED BEFORE ME THIS 30<sup>th</sup> DAY OF NOVEMBER, 2020, THE ABOVE NAMED CHRISTOPHER MOCK AND ROZALYN MOCK WHO DID ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

*Deanna Cheri Yraguen*  
NOTARY PUBLIC FOR OREGON



SEE DOCUMENT NUMBER 2020-020113  
OFFICIAL RECORDS OF DOUGLAS COUNTY FOR THE WAIVER OF REMONSTRANCE REQUIRED BY THE CITY OF SUTHERLIN REGARDING POTENTIAL MARDONNA WAY UPGRADES.



## APPROVALS

*Brian Elliott* 11-23-2020  
SUTHERLIN COMMUNITY DEVELOPMENT DIRECTOR DATE

*Kristin O. McAvoy* 12/1/2020  
DOUGLAS COUNTY SURVEYOR DATE

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

FILED THIS 1<sup>st</sup> DAY OF December, 2020.

*Michelle Nisim, Deputy* 12/1/2020  
DOUGLAS COUNTY TAX COLLECTOR DATE

*Joy Sooden, Deputy*  
DOUGLAS COUNTY CLERK

## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF THE PARENT TRACT INTO TWO SEPARATE PARCELS. MONUMENTS SHOWN AS FOUND OR SET ON MY SURVEY M 126-54 WERE HELD FOR CONTROL AS SHOWN.

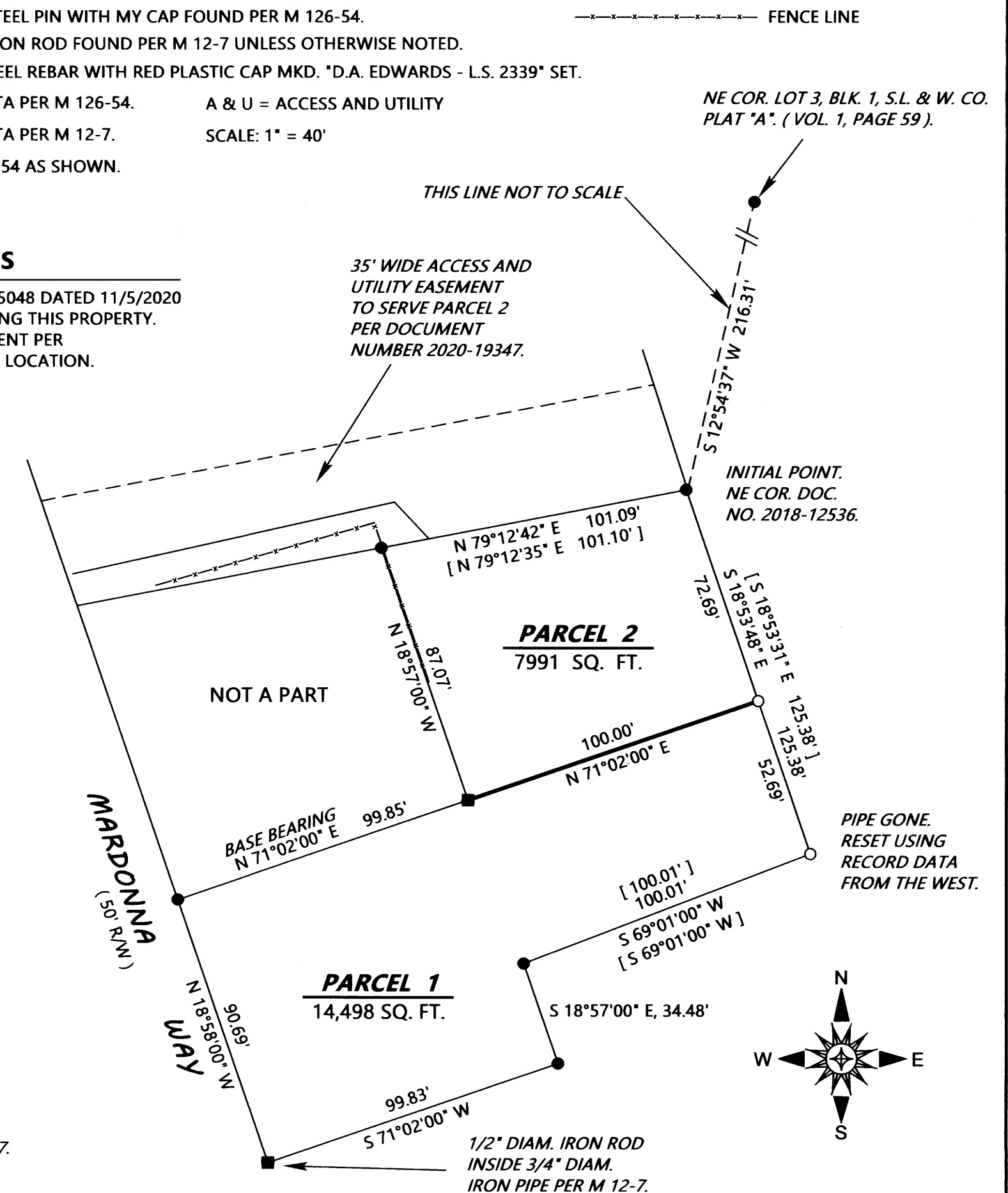
FIELD CREW: DAVID EDWARDS. EQUIPMENT: NIKON TOTAL STATION. COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

## LEGEND

- INDICATES 5/8" DIAM. STEEL PIN WITH MY CAP FOUND PER M 126-54.
  - INDICATES 1/2" DIAM. IRON ROD FOUND PER M 12-7 UNLESS OTHERWISE NOTED.
  - INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MKD. "D.A. EDWARDS - L.S. 2339" SET.
  - [ ] DENOTES RECORD DATA PER M 126-54. A & U = ACCESS AND UTILITY
  - ( ) DENOTES RECORD DATA PER M 12-7. SCALE: 1" = 40'
- BASIS OF BEARINGS: M 126-54 AS SHOWN.

## EASEMENT NOTES

F.A.T.C.O. PUBLIC RECORD REPORT 7399-3605048 DATED 11/5/2020 LISTS ONE EASEMENT POSSIBLY ENCUMBERING THIS PROPERTY. THAT BEING A 10' WIDE POWER LINE EASEMENT PER INST. NO. 134515 WHICH GIVES NO SPECIFIC LOCATION.



WATER: CITY OF SUTHERLIN  
SEWER: CITY OF SUTHERLIN  
COMP. PLAN: LOW DENSITY - RL  
ZONING: R-1  
PLANNING DEPT. FILE: 20-S017.

2020-0046

2020-0046