

2020-0049 A

Douglas County Official Records
Daniel J. Loomis, County Clerk
2020-021894
NO FEE
00527704202000218940020025
12/16/2020 02:54:45 PM
PLAT-PAR Cnt=1 Stn=33 HAJOHNST
This is a no fee document

LAND PARTITION

LOCATED in the SE 1/4 of Section 15 & in Sections 22 & 23,
T. 23 S., R. 5 W., W.M. in Douglas County, Oregon.

December, 2020

SURVEYOR'S CERTIFICATE

I, DAVID A. EDWARDS, HEREBY CERTIFY THAT I HAVE NOT SURVEYED NOR MARKED WITH MONUMENTS THE LANDS REPRESENTED HEREON ON SHEET TWO AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT PARCEL:

PARCEL 3 OF LAND PARTITION NO. 2007-0067, AS RECORDED IN "RECORD OF PARTITION PLATS", RECORDS OF DOUGLAS COUNTY, OREGON.

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

APPROVALS

[Signature] 12/15/2020
DOUGLAS COUNTY PLANNING DIRECTOR DATE

[Signature] 12/15/2020
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 12/16/2020
DOUGLAS COUNTY TAX COLLECTOR DATE

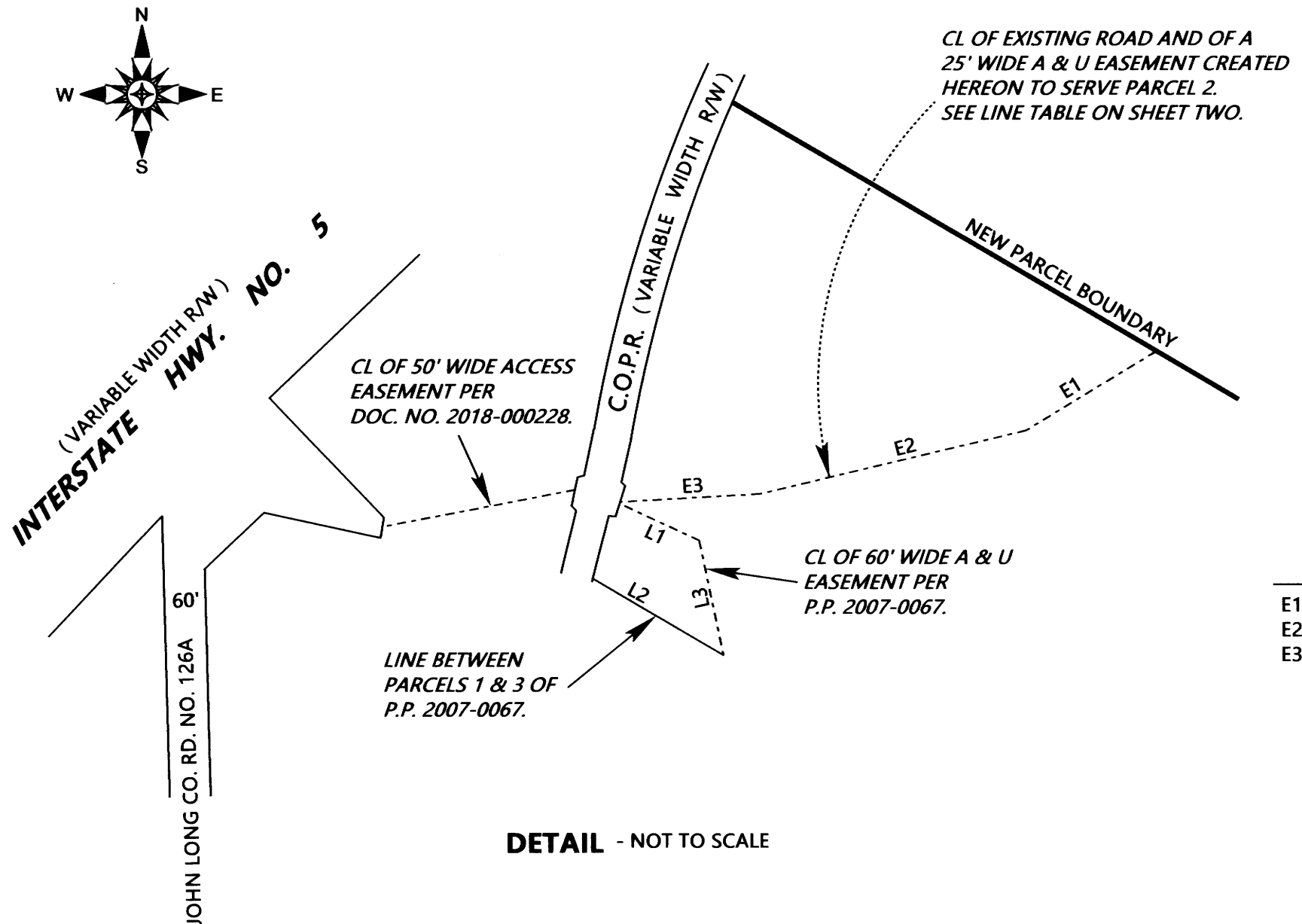
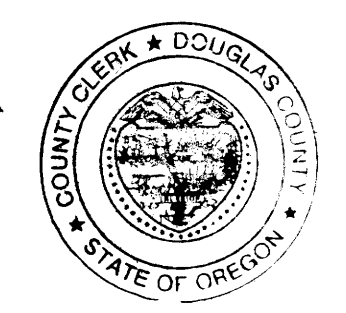
DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT LONG CREEK RANCH, L.L.C., AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LANDS REPRESENTED HEREON ON SHEET TWO AND THAT IT HAS CAUSED THE SAME TO BE PARTITIONED INTO TWO PARCELS AND DOES HEREBY CREATE THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT TO SERVE PARCEL 2 AS SHOWN ON SAID SHEET TWO.

SEE DOCUMENT NUMBER 2020-021893, OFFICIAL RECORDS FOR THE AFFIDAVIT OF CAROL BAUGHMAN CONSENTING TO THIS PARTITION.

FILED THIS 16th DAY OF December, 2020. 2:54 pm

Hedi Johnston, Deputy 12/16/2020
DOUGLAS COUNTY CLERK



DETAIL - NOT TO SCALE

EASEMENTS AFFECTING THE PROPERTY NOT SHOWN ON SHEET TWO AND GIVING NO SPECIFIC LOCATION PER AMERITITLE S.O.R.T. REPORT DATED 7/15/2020:

DOC. NO.	PURPOSE	WIDTH
95-05297	ELECTRIC LINES	NONE GIVEN
2014-1539	TELECOMMUNICATIONS	NONE GIVEN

LINE TABLE

E1	S 58°47'35" W	104.96'
E2	S 76°29'47" W	188.33'
E3	S 86°42'44" W	TO RR R/W

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF PARCEL 3 OF PARTITION PLAT NO. 2007-0067 INTO TWO SEPARATE PARCELS AND TO CREATE A 25' WIDE ACCESS AND UTILITY EASEMENT TO SERVE PARCEL 2 OF THIS PARTITION. TIES WERE MADE TO THE NE CORNER OF SECTION 22 AND THE NORTH 1/16 CORNER COMMON TO SECTIONS 22 AND 23 AS SHOWN ON SHEET TWO. THIS IS TO BE THE BASIS OF BEARINGS FOR THE THREE NEWLY CREATED BOUNDARIES BETWEEN THE TWO PARCELS BEING CREATED BY THIS PLAT. THE EASTERLY AND THAT PORTION OF THE SOUTHERLY BOUNDARIES OF PARCEL 2 LYING SE'LY OF THE NEW ACCESS EASEMENT ARE ALSO THE LIMITS OF AN EXPANDED QUARRY PERMIT AREA WHICH I LOCATED PREVIOUSLY. THAT CONTROL WAS TIED INTO THE CURRENT SURVEY WORK IN ORDER TO COMPUTE THE BOUNDARY CONFIGURATION SHOWN.

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

WATER: PARCEL 2: NONE (RESOURCE PARCEL ONLY) PARCEL 1: SPRING.
SEWER: PARCEL 2: NONE (RESOURCE PARCEL ONLY) PARCEL 1: SUB-SURFACE
COMP. PLAN: AGG AND FFT.
ZONING: FF AND FG.
PLANNING DEPT. FILE: 20-012.

SURVEYED FOR: LONG CREEK RANCH, L.L.C.
8462 MACLEAY ROAD SE
SALEM, OREGON 97301

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



2020-0049 A

LAND PARTITION

LOCATED in the SE 1/4 of Section 15 & in Sections 22 & 23,
T. 23 S., R 5 W., W.M. in Douglas County, Oregon.

December, 2020

SURVEYED FOR: LONG CREEK RANCH, L.L.C.
8462 MACLEAY ROAD SE
SALEM, OREGON 97301

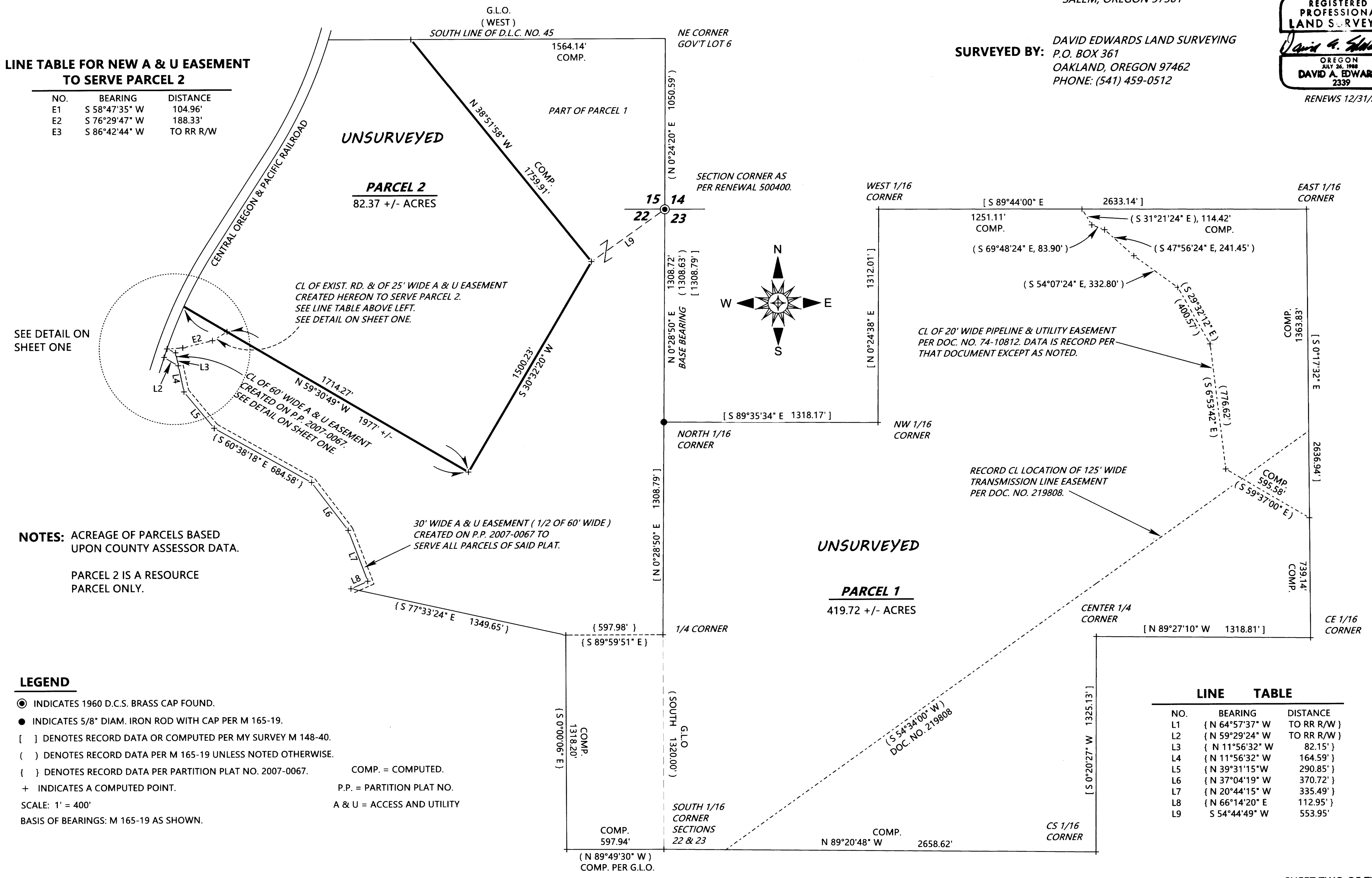
SURVEYED BY: DAVID EDWARDS LAND SURVEYING
P.O. BOX 361
OAKLAND, OREGON 97462
PHONE: (541) 459-0512

REGISTERED
PROFESSIONAL
LAND SURVEYOR
David A. Edwards
OREGON
JULY 26, 1988
DAVID A. EDWARDS
2339
RENEWS 12/31/21

2020-0049 B

LINE TABLE FOR NEW A & U EASEMENT TO SERVE PARCEL 2

NO.	BEARING	DISTANCE
E1	S 58°47'35" W	104.96'
E2	S 76°29'47" W	188.33'
E3	S 86°42'44" W	TO RR R/W



SEE DETAIL ON SHEET ONE

NOTES: ACREAGE OF PARCELS BASED UPON COUNTY ASSESSOR DATA.
PARCEL 2 IS A RESOURCE PARCEL ONLY.

LEGEND

- INDICATES 1960 D.C.S. BRASS CAP FOUND.
- INDICATES 5/8" DIAM. IRON ROD WITH CAP PER M 165-19.
- [] DENOTES RECORD DATA OR COMPUTED PER MY SURVEY M 148-40.
- () DENOTES RECORD DATA PER M 165-19 UNLESS NOTED OTHERWISE.
- { } DENOTES RECORD DATA PER PARTITION PLAT NO. 2007-0067.
- + INDICATES A COMPUTED POINT.
- SCALE: 1" = 400'
- BASIS OF BEARINGS: M 165-19 AS SHOWN.
- COMP. = COMPUTED.
- P.P. = PARTITION PLAT NO.
- A & U = ACCESS AND UTILITY

LINE TABLE

NO.	BEARING	DISTANCE
L1	{ N 64°57'37" W	TO RR R/W
L2	{ N 59°29'24" W	TO RR R/W
L3	{ N 11°56'32" W	82.15'
L4	{ N 11°56'32" W	164.59'
L5	{ N 39°31'15" W	290.85'
L6	{ N 37°04'19" W	370.72'
L7	{ N 20°44'15" W	335.49'
L8	{ N 66°14'20" E	112.95'
L9	S 54°44'49" W	553.95'