Douglas County Official Records
Daniel J. Loomis, County Clerk 2020-021953
00527767202000219530020023 NO FEE
12/17/2020 09:54:24 AM
PLAT-PAR Cnt=1 Stn=33 HAJOHNST
This is a no fee document

LAND PARTITION

LOCATED in the SE 1/4 of Section 3, T. 23 S., R 5 W., W.M. in Douglas County, Oregon.

November, 2020

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:

BEGINNING AT A 3/4 INCH IRON ROD WHICH BEARS NORTH 33°31'59" EAST 5630.53 FEET FROM THE NORTHWEST CORNER OF DONATION LAND CLAIM NUMBER 45 IN TOWNSHIP 23 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN IN DOUGLAS COUNTY, OREGON BEING ALSO THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 71-7209, OFFICIAL RECORDS FOR SAID COUNTY AND STATE AND BEING ALSO THE INITIAL POINT; THENCE NORTH 87°31'44" EAST 242.39 FEET TO A 5/8 INCH STEEL REBAR MONUMENTING A POINT ON THE WEST LINE OF BAIRD DRIVE; THENCE SOUTH 191.10 FEET TO A 3/4 INCH IRON ROD MONUMENTING THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DCOUMENT NUMBER 71-4488, SAID OFFICIAL RECORDS; THENCE NORTH 89°59'14" WEST 605.90 FEET TO A 3/4 INCH IRON ROD MONUMENTING THE SOUTHWEST CORNER OF LAST SAID TRACT; THENCE NORTH 10°53'32" EAST 169.07 FEET TO A 3/4 INCH IRON ROD; THENCE NORTH 87°26'02" EAST 99.78 FEET TO A 3/4 INCH IRON ROD MONUMENTING THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN DOCUMENT NUMBER 71-7209, SAID OFFICIAL RECORDS; THENCE NORTH 10°50'41" EAST 526.53 FEET TO A 3/4 INCH IRON ROD MONUMENTING THE NORTHWEST CORNER THEREOF; THENCE NORTH 87°26'21" EAST 137.53 FEET TO A 3/4 INCH IRON ROD MONUMENTING THE NORTHEAST CORNER OF SAID TRACT DESCRIBED IN DOCUMENT NUMBER 71-7209; THENCE SOUTH 0°29'08" WEST 513.27 FEET TO THE INITIAL POINT OF BEGINNING.

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

APPROVALS

12/7/2020
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Kristin O. Hart Dec. 7, 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 12/17/2020
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 17th DAY OF December, 2020. 9:54 AM

Heidi Johnston, Deputy 12/17/2020
DOUGLAS COUNTY CLERK

COUNTY CLERK ★ DOUGLAS COUNTY ★ STATE OF OREGON ★

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT ROGER R. SHEETS AND RHONDA L. SHEETS ARE THE OWNERS OF THE LANDS REPRESENTED HEREON ON SHEET TWO AND THAT HAVE CAUSED THE SAME TO BE PARTITIONED IN TO PARCELS AS SHOWN ON SAID SHEET TWO.

Roger R. Sheets
ROGER R. SHEETS

Rhonda L Sheets
RHONDA L. SHEETS

ACKNOWLEDGEMENT

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

PERSONALLY APPEARED BEFORE ME THIS 1 DAY OF December, 2020, THE ABOVE NAMED ROGER R. SHEETS AND RHONDA L. SHEETS, WHO DID ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

Commission No. 1004500 My Commission Expires 10/6/2024

Carrie Jo Maynard
NOTARY PUBLIC FOR OREGON

OFFICIAL STAMP
CARRIE JO MAYNARD
NOTARY PUBLIC-OREGON
COMMISSION NO. 1004500
MY COMMISSION EXPIRES OCTOBER 06, 2024

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Carrie Jo Maynard
NOTARY PUBLIC PRINTED NAME

WATER: *INDIVIDUAL WELLS.*

SEWER: *SUB-SURFACE.*

COMP. PLAN: *RC2*

ZONING: *RR*

PLANNING DEPT. FILE: *20-074*

SURVEYED FOR: *ROGER AND RHONDA SHEETS*
567 ELKHEAD ROAD
YONCALLA, OREGON 97499

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

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

Traverse PC

2020-0050 A

2020-0050 A