LAND PARTITION

LOCATED in the NW 1/4 of Section 22, T. 30 S., R 4 W., W.M.
in Douglas County, Oregon.

December, 2020

Douglas County Official Records
Daniel J. Loomis, County Clerk 2020-022554

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2020-0051 A

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT MARK R. GARRETT AND SABRINA K. GARRETT ARE THE OWNERS OF THE LANDS REPRESENTED HEREON AND THAT THEY HAVE CAUSED THE SAME TO PARTITIONED INTO PARCELS AND THAT THEY DO HEREBY CREATE THE 10 FOOT WIDE ACCESS AND UTILITY EASEMENT TO SERVE PARCEL 2 AND THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT TO SERVE PARCEL 1 AS SHOWN ON SHEET 2.

Mark R. Garrett
MARK R. GARRETT

Sabrina K. Garrett
SABRINA K. GARRETT

ACKNOWLEDGEMENT

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

PERSONALLY APPEARED BEFORE ME THIS 23rd DAY OF December, 2020, THE ABOVE NAMED MARK R. GARRETT AND SABRINA K. GARRETT, EACH OF WHOM DID ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

Jana Faye Sky
NOTARY PUBLIC FOR OREGON

NOTARY COMMISSION NO.: 985647

NOTARY PUBLIC PRINTED NAME Jana Faye Sky

MY COMMISSION EXPIRES: April 8, 2023

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF THE PARENT TRACT INTO TWO SEPARATE PARCELS AND TO CREATE THE TWO ACCESS AND UTILITY EASEMENTS AS SHOWN ON SHEET TWO. I HOLD TO THE FOUND RIGHT OF WAY MONUMENTS AT POINT "C" AND AT STATION 14+975.547 AND THE RECORD OFFSETS FROM THOSE PER RIGHT OF WAY SHEET 12121247 TO COMPUTE THE CENTERLINE OF THE COUNTY ROAD. I HOLD TO THE FOUND MONUMENTS AT POINTS "C", "D" AND "E" FOR THE STATIONING AND COMPUTE THE TRUE RIGHT OF WAY POINTS BY HOLDING THE RECORD OFFSETS FROM THE COMPUTED CENTERLINE AT EACH REFERENCE MONUMENT. POINT "D" HAS A RECORD OFFSET OF 20 METERS BUT WAS FOUND VERY NEAR 19.5 METERS. I HOLD TO THE FOUND MONUMENT AT STATION 14+800. I COMPUTE THE POSITIONS POINT "A" AND POINT "B" BY HOLDING TO RECORD DATA ALONG THE COMPUTED CENTERLINE PER M 129-40 AS SHOWN ON SHEET TWO. I THEN HOLD TO POINT"B" AND THE FOUND 3/4" IRON PIPE PER M 14-53 FOR THE EAST LINE OF THE PARENT. I HOLD RECORD BEARING AND DISTANCE ALONG THE SOUTH LINE OF THE PARENT FOR THE SW CORNER OF SAME AND FORCE A CLOSURE TO POINT "A" FOR THE WEST LINE OF THE PARENT. THESE LINES WERE THEN INTERSECTED WITH THE COMPUTED RIGHT OF WAY LINE AS SHOWN.

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 THE INITIAL POINT, BEING A 5/8 INCH STEEL REBAR MONUMENTING A POINT ON THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2010-14755 WHICH BEARS SOUTH 23°34'59" EAST 1369.82 FEET FROM THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 30 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN IN DOUGLAS COUNTY, OREGON; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NUMBER 1 THE FOLLOWING COURSES AND DISTANCES: SOUTH 76°43'41" EAST 16.71 FEET; SOUTH 65°19'41" EAST 131.81 FEET; SOUTH 71°01'42" EAST 131.22 FEET; SOUTH 74°37'18" EAST 79.71 FEET TO A POINT ON THE EAST LINE OF SAID TRACT DESCRIBED IN DOCUMENT NUMBER 2010-14755; THENCE LEAVING SAID RIGHT OF WAY LINE SOUTH 1°26'00" WEST, ALONG SAID EAST LINE, 1204.65 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE SOUTH 87°47'00" WEST 338.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 1°19'14" EAST 1340.36 FEET TO THE INITIAL POINT.

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

APPROVALS

12/28/2020
DOUGLAS COUNTY PLANNING DIRECTOR — DATE

12/28/2020
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 12/28/2020
DOUGLAS COUNTY TAX COLLECTOR — DATE

FILED THIS 28th DAY OF December, 2020.

Joy Sooder, Deputy
DOUGLAS COUNTY CLERK

COUNTY CLERK ★ DOUGLAS COUNTY ★ STATE OF OREGON ★

WATER: *PARCEL 1: WELL. PARCEL 2: WATER RIGHT FROM SOUTH UMPQUA RIVER.*

SEWER: *BOTH PARCELS: SUB-SURFACE.*

COMP. PLAN: *RC2*

ZONING: *RR*

PLANNING DEPT. FILE: *20-075*

SURVEYED FOR: *MARK AND SABRINA GARRETT*
P.O. BOX 2191
ROSEBURG, OREGON 97470

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

GARRETT03.TRV

Traverse PC

2020-0051 A