

# LAND PARTITION

LOCATED in the West 1/2 of Section 19, T. 25 S., R 5 W., W.M.  
in the City of Sutherlin, Douglas County, Oregon.

Douglas County Official Records  
Daniel J. Loomis, County Clerk 2021-000624



NO FEE

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## 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:

BEGINNING AT THE INITIAL POINT, BEING THE NORTHEAST CORNER OF PARCEL 1 OF PARTITION PLAT NUMBER 2019-0004 OF THE RECORDS OF PARTITION PLATS IN DOUGLAS COUNTY, OREGON; THENCE SOUTH 0°07'54" WEST 190.46 FEET TO THE SOUTHEAST CORNER OF PARCEL 2 OF SAID LAND PARTITION; THENCE SOUTH 89°25'42" EAST 341.15 FEET TO A 1 INCH DIAMETER IRON PIPE MONUMENTING THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 95-17433, OFFICIAL RECORDS FOR SAID COUNTY AND STATE; THENCE NORTH 0°10'35" WEST 179.10 FEET TO A 5/8 INCH DIAMETER IRON ROD MONUMENTING THE NORTHEAST CORNER OF SAID TRACT; THENCE NORTH 87°30'50" WEST 340.46 FEET TO THE INITIAL POINT OF BEGINNING.

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

December, 2020

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

**SURVEYED FOR:** DAVID & ULENA ROBINSON  
1714 SOUTH COLUMBUS AVE.  
GOLDENDALE, WA. 98620

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*David A. Edwards*  
OREGON  
2017-2018  
DAVID A. EDWARDS  
2339  
RENEWS 12/31/21

## DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT DAVID E. ROBINSON AND ULENA B. ROBINSON ARE THE OWNERS OF THE LANDS REPRESENTED HEREON AND THAT THEY HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AND THAT THEY DO HEREBY CREATE THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT TO SERVE PARCEL 2 AS SHOWN HEREON.

FOR AFFIDAVIT OF DAVID E. ROBINSON AND ULENA B. ROBINSON CONSENTING TO THIS LAND PARTITION SEE

DOCUMENT NUMBER 2021-000623 OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON.

## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE NEW PARCEL CORNERS AND TO PREPARE AND RECORD THIS PLAT IN ORDER TO CREATE SAID PARCELS AND THE 25' WIDE COMMON ACCESS AND UTILITY EASEMENT AS SHOWN HEREON. FOUND MONUMENTS PER SURVEYS M 24-14, M 40-78 AND MY SURVEY M 167-32 WERE HELD FOR CONTROL AS SHOWN. THE DEEDS OF DEDICATION FOR ROBERT- LAVERN STREET ADJACENT TO THE SUBJECT PROPERTY ARE DOCUMENTS NUMBERED 2020-17833 AND 2020-17835. THE EAST RIGHT OF WAY LINE IS CALLED OUT TO BE THE EAST LINE OF PARTITION PLAT NO. 2019-0004 AND I HOLD TO MY MONUMENTS EVEN THOUGH THE BEARING IN SAID DEEDS IS DIFFERENT THAN WHAT I HAVE SHOWN PREVIOUSLY.

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

## LEGEND

- ◆ INDICATES 5/8" DIAM. IRON ROD FOUND PER M 40-78 AT THE NE CORNER OF DOC. NO. 95-17433.
  - INDICATES 5/8" DIAM. STEEL REBAR WITH MY CAP FOUND PER M 167-32.
  - INDICATES 1" DIAM. IRON PIPE FOUND PER M 24-14 AT THE SE CORNER OF DOC. NO. 95-17433.
  - INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MKD. "D.A. EDWARDS - L.S. 2339" SET.
  - [ ] DENOTES RECORD DATA PER M 167-32.
  - ( ) DENOTES RECORD DATA PER M 40-78.
  - { } DENOTES RECORD DATA PER DOC. NO. 2020-17833 OR 2020-17835.
- BASIS OF BEARINGS: M 167-32 AS SHOWN.

WH = WELLHOUSE  
WL = WATERLINE  
A & U = ACCESS AND UTILITY  
SCALE: 1" = 40'

## EASEMENT NOTES

AMERITITLE S.O.R.T. REPORT 390056AM DATED 7/30/2020 LISTS A 60' ROADWAY EASEMENT PER DOC. NO. 2009-16201 AS BEING APPURTENANT TO THIS PROPERTY. THIS EASEMENT IS LOCATED IN THE NOW PUBLIC ROBERT-LAVERN STREET RIGHT OF WAY.

SAID S.O.R.T. ALSO LISTS 30' EASEMENTS FOR ROAD PURPOSES IN DOC. NO. 71-5210 AND DOC. NO. 77-4842. THESE ARE IN FACT ALSO APPURTENANT TO THE SUBJECT PROPERTY AND FURTHER ARE ALSO LOCATED IN ROBERT LAVERN STREET.

WATER: CITY OF SUTHERLIN

SEWER: CITY OF SUTHERLIN

COMP. PLAN: LOW DENSITY - RL

ZONING: R-1

PLANNING DEPT. FILE: 20-5009

## LINE TABLE

L1	S 70°29'34" E	55.94'
L2	S 86°38'42" E	27.25'
L3	S 81°52'01" E	80.74'

## APPROVALS

*Ami Smith* 1-5-2021  
SUTHERLIN COMMUNITY DEVELOPMENT DIRECTOR DATE

*Kevin O. McArthur* 1/13/2021  
DOUGLAS COUNTY SURVEYOR DATE

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

FILED THIS 13<sup>th</sup> DAY OF January, 2021.

*Michelle Nisim, Deputy* 1/13/21  
DOUGLAS COUNTY TAX COLLECTOR DATE

*Hedi Johnston, Deputy* 1/13/21  
DOUGLAS COUNTY CLERK

