

2021-0003 A

LAND PARTITION

LOCATED in the SW 1/4 of Section 18 and the NW 1/4 of Section 19, T. 25 S., R 5 W., W.M. and in the East 1/2 of Section 13, T. 25 S., R. 6 W., W.M. in the City of Sutherlin, Douglas County, Oregon.

January, 2021

Douglas County Official Records 2021-000625
Daniel J. Loomis, County Clerk
NO FEE
00529462202100006250020025 01/13/2021 11:39:01 AM
PLAT-PAR Cnt=1 Str=33 HAJOHNST
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 ONLY PARCEL 2 OF THE LANDS REPRESENTED HEREON ON SHEET TWO AND THAT PROPER MONUMENTS HAVE BEEN SET AT ALL CORNERS MARKING THE BOUNDARY OF PARCEL 1 UNDER THE FOLLOWING LISTED SUBDIVISION PLATS, PARTITION PLATS AND SURVEYS AS RECORDED WITH THE DOUGLAS COUNTY SURVEYOR:

VOL. 18, PG. 40, REPLAT OF LOTS 1-25 AND 30-32 KNOLLS ESTATES P.U.D.; VOL. 19, PG. 6, KNOLLS ESTATES P.U.D. PHASE 2; VOL. 19, PG. 7, KNOLLS ESTATES P.U.D. PHASE 3; VOL. 20, PG. 59, OAK HILLS PLAZA P.U.D.; VOL. 21, PG. 50, REPLAT OF LOTS 138 & LOTS 155 THRU 165 KNOLLS ESTATES P.U.D. PHASE 3; VOL. 23, PG. 6, FAIRWAY ESTATES AT UMPQUA GOLF RESORT P.U.D. PHASE 1; VOL. 23, PG. 21, FAIRWAY ESTATES AT UMPQUA GOLF RESORT P.U.D. PHASE 2; PARTITION PLAT 2005-0018; PARTITION PLAT 2009-0037; FILED SURVEYS M 123-20, M 157-57, M 159-78, M 173-80 AND M 174-3 AND THEREFORE, THE COUNTY SURVEYOR HAS WAIVED THE SURVEY AND MONUMENTATION OF THE PARCEL 1 BOUNDARY AND HAS ACCEPTED PARCEL 1 AS A SURVEYED PARCEL PURSUANT TO O.R.S. CHAPTER 92 AND INASMUCH THAT THOSE PLATS AND SURVEYS ANNOTATE THE BEARINGS AND DISTANCES OF THE BOUNDARY OF PARCEL 1, THOSE ANNOTATIONS ARE HEREBY INCORPORATED INTO THIS PLAT AS A PART THEREOF AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT:

THAT TRACT OF LAND DESCRIBED AS ADJUSTED UNIT 1 IN DOCUMENT NUMBER 2017-019375, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON. TOGETHER WITH: THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2019-08995, SAID OFFICIAL RECORDS AND ALSO TOGETHER WITH: ALL THAT PORTION OF PARCEL 2 OF PARTITION PLAT NUMBER 2005-0018 WHICH IS NOT PART OF THOSE LANDS PLATTED BY FAIRWAY ESTATES AT UMPQUA GOLF RESORT P.U.D. PHASE 1. (VOL. 23, PG. 21) OR THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2007-25305, SAID OFFICIAL RECORDS.

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

APPROVALS

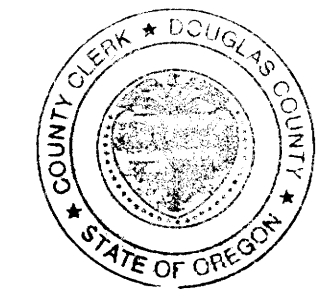
Brian Stille 1-12-2021
SUTHERLIN COMMUNITY DEVELOPMENT DIRECTOR DATE

Kevin O. de Hart 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.

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

FILED THIS 13th DAY OF January, 2021. 11:39 am



By Heidi James, Deputy 1/13/21
DOUGLAS COUNTY CLERK

WATER: CITY OF SUTHERLIN
SEWER: CITY OF SUTHERLIN
COMP. PLAN: CC AND RL
ZONING: C-3 AND R-1
PLANNING DEPT. FILE: 20-5020.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT UMPQUA GOLF MANAGEMENT, LLC IS THE OWNER OF THE LANDS REPRESENTED HEREON ON SHEET TWO AND AS DESCRIBED ABOVE AND THAT IT HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN ON SAID SHEET TWO.

Brad Seehawer Member
BRAD SEEHAWER, MEMBER
UMPQUA GOLF MANAGEMENT, LLC

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

PERSONALLY APPEARED BEFORE ME THIS 11 DAY OF January, 2021, THE ABOVE NAMED BRAD SEEHAWER, WHO DID ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED ON BEHALF OF UMPQUA GOLF MANAGEMENT, LLC.

Carrie Jo Maynard
NOTARY PUBLIC FOR OREGON

Carrie Jo Maynard
NOTARY PRINTED NAME

MY COMMISSION EXPIRES: October 06, 2024

COMMISSION NUMBER 1004500

SURVEYED FOR: UMPQUA GOLF MANAGEMENT LLC
1919 RECREATION LANE
SUTHERLIN, OREGON 97479

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



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LOCATED in the SW 1/4 of Section 18 and the NW 1/4 of Section 19, T. 25 S., R. 5 W., W.M. and in the East 1/2 of Section 13, T. 25 S., R. 6 W., W.M. in the City of Sutherlin, Douglas County, Oregon.

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NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF THE PARENT TRACT INTO TWO SEPARATE PARCELS. ONLY PARCEL 2 WAS MONUMENTED ON THIS SURVEY. ALL OF THE OTHER BOUNDARIES OF PARCEL 1 HAVE BEEN PREVIOUSLY MONUMENTED BY THE VARIOUS SUBDIVISIONS, PARTITIONS AND SURVEYS SHOWN HEREON AND ON RECORD WITH DOUGLAS COUNTY. THOSE PLATS AND SURVEY ANNOTATE THE BEARINGS AND DISTANCES OF THE BOUNDARY OF PARCEL 1 AND ARE INCORPORATED INTO THIS PLAT. I HOLD TO THE FOUND MONUMENTS SHOWN AND SET ADDITIONAL MONUMENTS AROUND THE PERIMETER OF PARCEL 2.

SEE DOC. NO. 2021-000441 FOR WAIVER OF REMONSTRANCE AGREEMENT RELATIVE TO DAKOTA STREET.

25-6-13DA TAX LOT 4600. NOT A PART.

SURVEYED FOR: UMPQUA GOLF MANAGEMENT
1919 RECREATION LANE
SUTHERLIN, OREGON 97479

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



LEGEND

- INDICATES 5/8" DIAMETER IRON ROD FOUND. A & U = ACCESS & UTILITY
 - INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
 - { } DENOTES RECORD DATA PER PLAT OF OAK HILLS PLAZA P.U.D. (VOL. 20, PG. 59).
 - [] DENOTES RECORD DATA PER P.P. 2009-0037. S.D. = STORM DRAINAGE
 - () DENOTES RECORD DATA PER PLAT OF FAIRWAY ESTATES AT UMPQUA GOLF RESORT PUD PHASE 1. (V. 23, PG. 6)
- P.P. = PARTITION PLAT NUMBER. SCALE: 1" = 300'
- O.H.P. = PLAT OF OAK HILLS PLAZA P.U.D.
- BASIS OF BEARINGS: EXISTING CONTROL PER MY SURVEY M 175-68.

DETAIL: 1" = 100'

