LAND PARTITION

LOCATED in the SW 1/4 of Section 17, T. 26 S., R 3 W., W.M.
in Douglas County, Oregon.

January, 2021

Douglas County Official Records
Daniel J. Loomis, County Clerk 2021-002159
00531064202100021590020021 NO FEE
01/21/2021 03:02:07 PM
PLAT-PAR Cnt=1 Stn=33 HAJOHNST
This is a no fee document

2021-0004 A

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:

THOSE TRACTS OF LAND DESCRIBED IN DOCUMENTS NUMBERED 66-8606, 75-16 AND 75-17, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON, AS CONTROLLED BY FOUND MONUMENTS AND RECORD SURVEY DATA AS SHOWN ON SHEET TWO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING A 5/8 INCH IRON ROD MONUMENTING THE SOUTHEAST CORNER OF PARCEL 1 OF BOOK 9, PAGE 49, OF "MINOR LAND PARTITIONS" IN SAID COUNTY AND STATE; THENCE NORTH 1°28'45" WEST 214.64 FEET TO A 5/8 INCH IRON ROD MONUMENTING THE MOST NORTHERLY CORNER OF SAID TRACT DESCRIBED IN DOCUMENT NUMBER 66-8606, BEING A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF LEISURE STREET; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES: ALONG THE ARC OF A 256.48 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS SOUTH 49°03'00" EAST 53.75 FEET, A DISTANCE OF 53.84 FEET TO A 5/8 INCH STEEL REBAR; SOUTH 43°31'11" EAST 155.03 FEET TO A 5/8 INCH STEEL REBAR; ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS SOUTH 22°41'49" EAST 17.81 FEET, A DISTANCE OF 18.21 FEET; SOUTH 1°33'41" EAST 31.95 FEET TO A 5/8 INCH IRON ROD; SOUTH 1°24'45" EAST 12.42 FEET TO A 5/8 INCH IRON ROD; SOUTH 33°49'36" EAST 69.58 FEET TO A 5/8 INCH IRON ROD; SOUTH 33°40'50" EAST 82.64 FEET TO A 1/2 INCH IRON ROD MONUMENTING THE SOUTHEAST CORNER OF SAID TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 75-16, SAID OFFICIAL RECORDS; THENCE LEAVING SAID SOUTHWESTERLY RIGHT OF WAY LINE SOUTH 88°21'09" WEST 231.08 FEET TO A 5/8 INCH IRON ROD MONUMENTING THE SOUTHWEST CORNER OF LAST SAID TRACT; THENCE NORTH 1°44'44" WEST 70.04 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 1°18'18" WEST 57.08 FEET TO THE INITIAL POINT.

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

APPROVALS

1/21/2021
DOUGLAS COUNTY PLANNING DIRECTOR — DATE

1/21/2021
DOUGLAS COUNTY SURVEYOR — DATE

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT THE ESTATE OF ROBERT C. CUSSINS SR. IS THE OWNER OF THE LANDS REPRESENTED HEREON ON SHEET TWO AND THAT ROBERT C. CUSSINS JR. IS THE PERSONAL REPRESENTATIVE FOR THE ESTATE OF ROBERT C. CUSSINS SR. AND THAT HE HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN ON SAID SHEET TWO.

Robert C. Cussins Jr.
ROBERT C. CUSSINS JR.,
PERSONAL REPRESENTATIVE

ACKNOWLEDGEMENT

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

PERSONALLY APPEARED BEFORE ME THIS 19 DAY OF January, 2021, ROBERT C. CUSSINS JR., PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBERT C. CUSSINS SR., WHO DID ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED ON BEHALF OF SAID ESTATE.

Carrie Jo Maynard
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES: Oct. 06, 2024

Carrie Jo Maynard
OREGON NOTARY PUBLIC - PRINTED NAME

COMMISSION NUMBER 1004500

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

michelle nelson, deputy 1/21/21
DOUGLAS COUNTY TAX COLLECTOR — DATE

FILED THIS 21st DAY OF January, 2021. 3:02 PM

Heidi Johnston, Deputy 1/21/21
DOUGLAS COUNTY CLERK

COUNTY CLERK ★ DOUGLAS COUNTY ★ STATE OF OREGON

WATER: *BOTH PARCELS: GLIDE WATER ASSOCIATION.*

SEWER: *BOTH PARCELS: GLIDE-IDLEYLD SANITARY DISTRICT.*

COMP. PLAN: *RSH*

ZONING: *RS*

PLANNING DEPT. FILE: *20-084*

SURVEYED FOR: *BOB AND VICKIE CUSSINS*
135 LEISURE STREET
GLIDE, OREGON 97443

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

2021-0004 A

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Traverse PC