

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.

February, 2021

Douglas County Official Records 2021-005527
Daniel J. Loomis, County Clerk
NO FEE
00534931202100055270020021 03/09/2021 02:02:06 PM
PLAT-PAR Cnt=1 Str=33 HAJOHNST
This is a no fee document

2021-0010 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 OF THE LAND BEING PARTITIONED:
A PORTION OF THE LANDS DESCRIBED IN DOCUMENT NUMBER 2017-16119 , OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 SAID COUNTY AND STATE; THENCE NORTH 0°07'54" EAST, ALONG THE EAST RIGHT OF WAY LINE OF ROBERT LAVERN STREET, 234.85 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF WEST DUKE ROAD; THENCE NORTH 88°18'04" EAST 339.41 FEET TO A 1 INCH DIAMETER IRON PIPE MONUMENTING A POINT ON THE EAST LINE OF THAT TRACT DESCRIBED IN SAID DOCUMENT NUMBER 2017-16119; THENCE SOUTH 0°04'31" EAST, ALONG SAID EAST LINE, 259.68 FEET TO A 5/8 INCH DIAMETER IRON ROD; 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

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT BRENDA A. ROBINSON, TRUSTEE OF THE ROBINSON LIVING TRUST DATED MAY 08, 2017, IS THE OWNER OF THE LANDS REPRESENTED HEREON ON SHEET TWO AND THAT SHE HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AND DOES HEREBY CREATE THE 25.00 FOOT WIDE ACCESS AND UTILITY EASEMENT FOR THE BENEFIT OF PARCEL 1 AND THE 15.00 FOOT WIDE UTILITY EASEMENT TO SERVE PARCEL 3 AND DOES HEREBY DEDICATE TO THE PUBLIC THE 10.00 FOOT WIDE PUBLIC STORM DRAIN EASEMENT AS SHOWN ON SAID SHEET TWO.

FOR THE AFFADAVIT OF BRENDA A. ROBINSON, TRUSTEE OF THE ROBINSON LIVING TRUST DATED MAY 08, 2017 CONSENTING TO THIS

LAND PARTITION SEE DOCUMENT NUMBER 2021-005525, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF THE PARENT TRACT INTO THREE SEPARATE PARCELS AND TO CREATE THE THREE EASEMENTS AS SHOWN ON SHEET TWO. I HOLD TO THE FOUND MONUMENTS AS SHOWN FOR THE SOUTH AND EAST LINES OF THE SUBJECT PARENT TRACT AND FOR THE SOUTH LINE OF WEST DUKE ROAD. SAID PARENT TRACT IS A REMAINDER OF THE LANDS CONVEYED IN DOCUMENT NUMBER 2017-16119 AFTER THE PREVIOUS SEGREGATION OF THOSE LANDS PARTITIONED ON PARTITION PLAT NUMBER 2019-0004 AND THE STREET DEDICATION OF ROBERT LAVERN STREET VIA DEEDS OF DEDICATION DOCUMENTS NUMBERED 2020-017833 AND 2020-017835. THE LEGAL DESCRIPTIONS CONTAINED IN THOSE DOCUMENTS HAVE A DIFFERENT BEARING ALONG THE EAST LINE OF PARTITION PLAT NUMBER 2019-0004 THAN MY ORIGINAL BEARING BUT CALL FOR THE EAST LINE OF ROBERT LAVERN STREET TO BE THAT SAME EAST LINE OF PARTITION PLAT NUMBER 2019-0004. I THEREFORE COMPUTE THE EAST LINE OF ROBERT LAVERN STREET USING MY ORIGINAL BEARING OF SAID EAST PARTITION LINE PROJECTED NORTHERLY TO INTERSECT WITH THE SOUTH LINE OF WEST DUKE ROAD AS SHOWN ON SHEET TWO. THIS SURVEY UTILIZES THE SAME CONTROL POINTS AND DATA AS MY OTHER SURVEYS IN THIS AREA, NAMELY M 167-32, PARTITION PLAT NO. 2019-0004 AND PARTITION PLAT NO. 2021-0002.

SURVEYED FOR: ROBINSON LIVING TRUST
2015 EAST WILDFLOWER LANE
SPOKANE, WA. 99224

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



APPROVALS

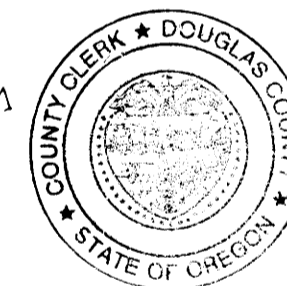
Annie Elliott 3-9-2021
SUTHERLIN COMMUNITY DEVELOPMENT DIRECTOR DATE

Rosalyn O. DeHart 3/9/2021
DOUGLAS COUNTY SURVEYOR DATE

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

J. P. E. Wick 3-9-21
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 9th DAY OF March, 2021. 2:02 PM



Hedi Johnston, Deputy 3/9/21
DOUGLAS COUNTY CLERK

WATER: CITY OF SUTHERLIN

SEWER: CITY OF SUTHERLIN

COMP. PLAN: LOW DENSITY - RL

ZONING: R-1

PLANNING DEPT. FILE: 19-5008

FOR WAIVER OF REMONSTRANCE REGARDING POTENTIAL FUTURE IMPROVEMENTS TO WEST DUKE ROAD

SEE DOC. NO. 2021-002643, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON.

2021-0010 A

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in the City of Sutherlin, Douglas County, Oregon.

February, 2021

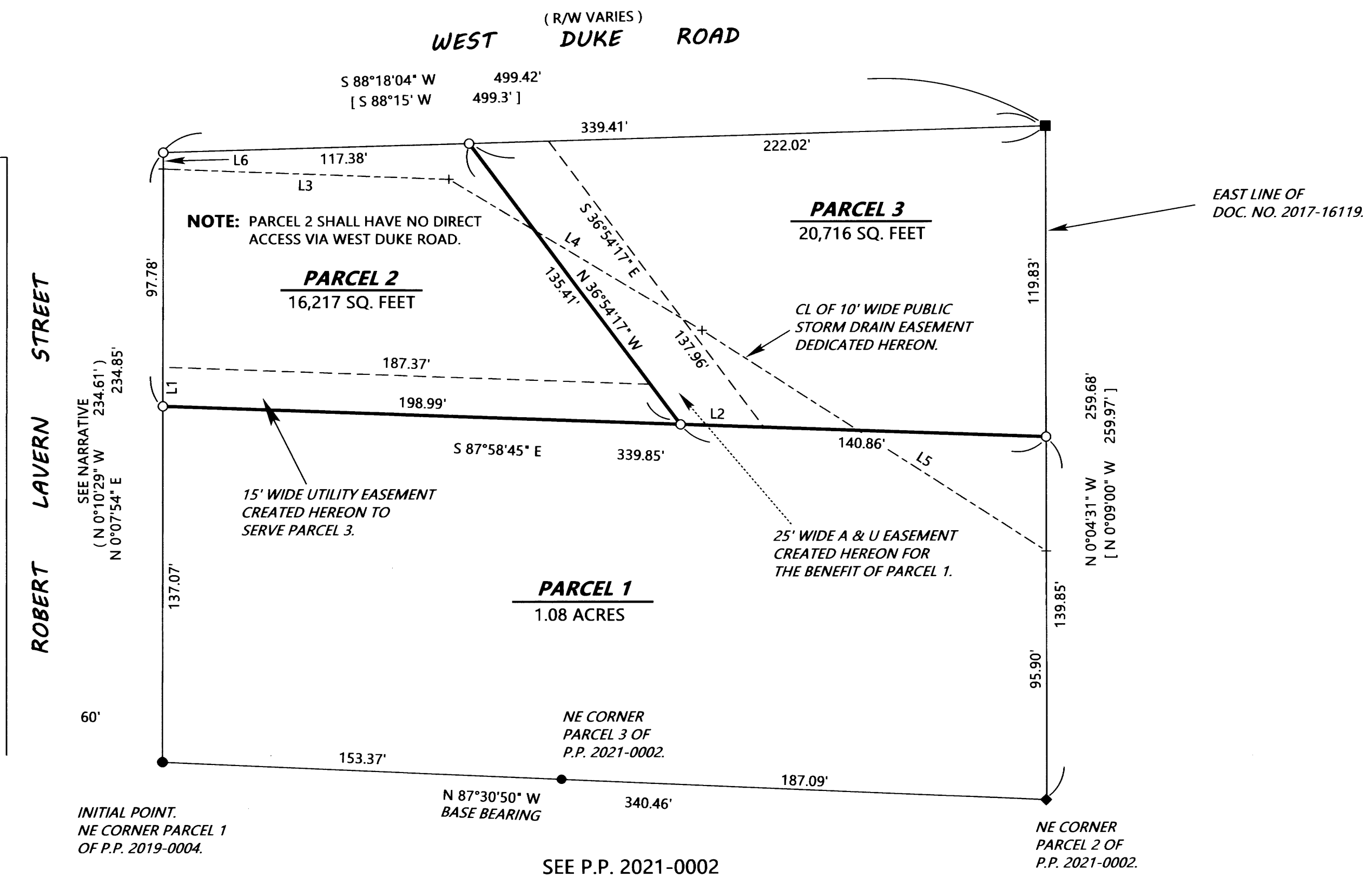
SURVEYED FOR: *ROBINSON LIVING TRUST*
2015 EAST WILDFLOWER LANE
SPOKANE, WA. 99224

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



LEGEND

- INDICATES 5/8" DIAM. STEEL REBAR WITH MY CAP FOUND PER P.P. 2019-0004 OR P.P. 2021-0002.
 - INDICATES 1" DIAMETER IRON PIPE FOUND PER M 24-14.
 - ◆ INDICATES 5/8" DIAM. IRON ROD FOUND PER M 40-78.
 - ⊠ INDICATES 5/8" DIAM. IRON ROD PER M 73-35 FOUND ON M 167-32. (NOT RETIED THIS SURVEY).
 - INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
 - + INDICATES A COMPUTED POINT. P.P. = PARTITION PLAT NUMBER.
 - [] DENOTES RECORD DATA PER M 24-14 OR M 40-78.
 - () DENOTES RECORD DATA PER DEED OF DEDICATION DOCUMENT NUMBER 2020-017833.
- SCALE: 1" = 40'
- A & U = ACCESS AND UTILITY.
- BASIS OF BEARINGS: PARTITION PLAT NUMBER 2021-0002 AS SHOWN.



LINE	TABLE
L1	N 0°07'54" E 15.01'
L2	S 87°58'45" E 32.14'
L3	S 87°56'27" E 109.64'
L4	S 59°06'34" E 113.54'
L5	S 57°17'31" E 157.45'
L6	N 0°07'54" E 6.41'

