

LAND PARTITION

LOCATED in the SE 1/4 of Section 36, T. 27 S., R. 6 W., W.M. and in the SW 1/ of Sec. 31, T. 27 S, R 5 W., W.M. and in the NW 1/4 of Sec. 6, T. 28 S., R. 5 W., W.M. and in Section 1, T. 28 S., R. 6 W., W.M., Douglas County, Oregon.

January, 2021

Douglas County Official Records
Daniel J. Loomis, County Clerk 2021-007774
NO FEE
00537543202100077740030037
04/06/2021 10:47:19 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 1 AND PARCEL 2 SHOWN ON SHEETS TWO AND THREE AND THAT PARCEL 3 IS UNSURVEYED AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE ENTIRE PARENT TRACT:

THAT TRACT OF LAND DESCRIBED IN DOCUMENTS NUMBERED 1994-14736 AND 1995-12658, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON.

LESS AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE PLATTED BOUNDARIES OF BOGGS ORCHARD TRACTS IN SAID COUNTY AND STATE AND FURTHER DESCRIBED AS THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 1997-9592, SAID OFFICIAL RECORDS.

LESS AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE PLATTED BOUNDARIES OF BOGGS ORCHARD TRACTS IN DOUGLAS COUNTY, OREGON.

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

DECLARATION

KNOW ALL PERSONS BY THESE PRESENT THAT B. JOSEPH LEININGER AND ANDREW W. CODE, TRUSTEE. AWC DESIGNATED BENEFICIARIES TRUST FUND 1, GENERAL PARTNER OF THE CODE FAMILY PARTNERSHIP, L.P., ARE THE OWNERS OF THE LANDS REPRESENTED HEREON ON SHEETS TWO AND THREE AND THAT THEY HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN ON SAID SHEETS AND DO HEREBY CREATE THE 35 FOOT WIDE ACCESS AND UTILITY EASEMENTS TO SERVE PARCELS 2 AND 3 AS SHOWN ON SAID SHEET THREE.

FOR AFFIDAVIT OF B. JOSEPH LEININGER CONSENTING TO THIS LAND PARTITION SEE DOCUMENT NUMBER 2021-007772 OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON.

FOR AFFIDAVIT OF ANDREW W. CODE CONSENTING TO THIS LAND PARTITION SEE DOCUMENT NUMBER 2021-007773 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 35 FOOT WIDE ACCESS AND UTILITY EASEMENTS TO SERVE PARCELS 2 AND 3 AS SHOWN ON SHEETS TWO AND THREE. ONLY PARCELS 1 AND 2 WERE SURVEYED. I HELD TO FOUND MONUMENTS PER M 157-25 AND THE RECORD BEARING FROM THAT SURVEY FOR THE NORTH LINE OF BOGGS ORCHARD TRACTS AND COMPUTE THE NORTHWEST CORNER OF LOT 33 OF SAID BOGGS ORCHARD TRACTS BY HOLDING TO FOUND MONUMENTS PER M 147-5 TO POSITION THE 40 FOOT WIDE PUBLIC ROAD AS SHOWN. ON SHEET TWO. THE PROPORTIONATE POSITION OF THE SOUTHEAST CORNER OF LOT 26 OF BOGGS ORCHARD TRACTS WAS THEN COMPUTED AS SHOWN. I POSITION THE EAST LINE OF SAID LOT 26 ALONG A LINE EVIDENCED BY REMNANTS OF A VERY OLD FENCE WHICH ALIGNS WITH SAID COMPUTED SOUTHEAST CORNER AND THE FOUND IRON ROD AT THE VERY OLD FENCE CORNER AT THE NORTHWEST CORNER OF PARCEL 1. I DEEM THIS EVIDENCE TO BE THE BEST AVAILABLE FOR THE EAST LINE OF LOT 26. RECORD DATA PER THE VARIOUS NOTED SOURCES WAS USED TO MAP THE BOUNDARIES OF PARCEL 3.

FIELD CREW: DAVID EDWARDS, BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

SURVEYED FOR: JOE LEININGER
1400 16TH STREET SUITE 320
DENVER, COLORADO 80202

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

APPROVALS

[Signature]
DOUGLAS COUNTY PLANNING DIRECTOR

4/5/2021
DATE

Kristina B. DeHart
DOUGLAS COUNTY SURVEYOR

4/05/2021
DATE

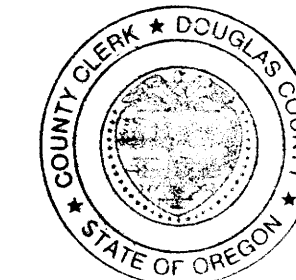
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

D. P. Wil
DOUGLAS COUNTY TAX COLLECTOR

4-6-21
DATE

FILED THIS 6th DAY OF APRIL, 2021. 10:47 AM

By Heidi Johnston, Deputy
DOUGLAS COUNTY CLERK



NOTES REGARDING EASEMENTS:

F.A.T.CO. PUBLIC RECORD REPORT 7399-3550623 DATED 8/28/2020 LISTS THE FOLLOWING EASEMENTS WHICH GIVE NO SPECIFIC LOCATION:

EASEMENT	WIDTH	PURPOSE
BOOK 59, PG. 630	NONE GIVEN	SPRING USE AND WATER PIPELINE
DOC. NO. 61734	15'	TELEPHONE LINES

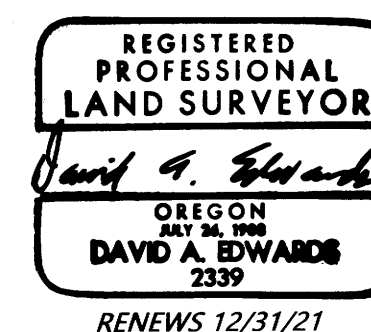
WATER: ALL PARCELS 1: ROBERTS CREEK WATER DISTRICT.

SEWER: SUB-SURFACE

COMP. PLAN: AGG AND FFT.

ZONING: FF AND FG.

PLANNING DEPT. FILE: 20-038.



2021-0015 A

2021-0015 A

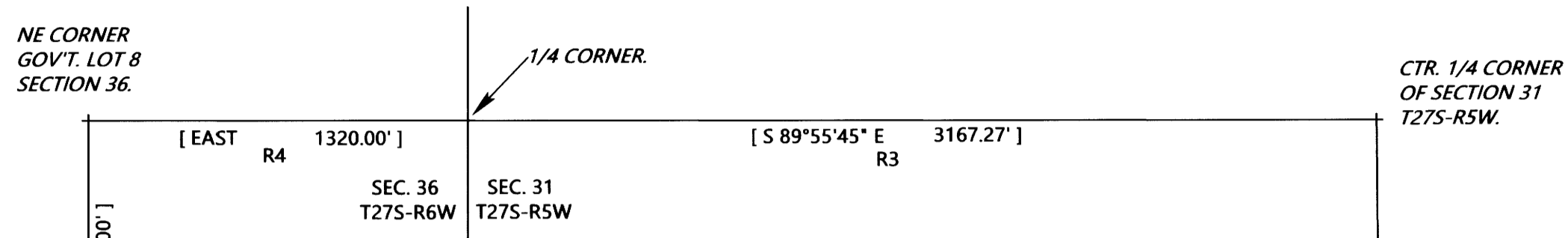
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PHONE: (541) 459-0512

REGISTERED
PROFESSIONAL
LAND SURVEYOR
David A. Edwards
OREGON
MAY 26, 1998
DAVID A. EDWARDS
2339
RENEWS 12/31/21



UNSURVEYED
PARCEL 3
568.93 +/- ACRES

LEGEND

- INDICATES 5/8" X 30" STEEL REBAR W/RED PLASTIC CAP MKD. *D.A. EDWARDS-L.S. 2339" SET.
- INDICATES 5/8" DIAM. IRON ROD FOUND PER M 106-26.
- ◆ INDICATES 5/8" DIAM. IRON ROD FOUND PER M 147-5.
- ▲ INDICATES 1/2" DIAM. IRON PIPE FOUND PER M 28-48.
- INDICATES 5/8" DIAM. IRON ROD FOUND PER M 157-25.
- + INDICATES A COMPUTED POINT.
- [] DENOTES RECORD DATA AS REFERENCED BELOW.
- R1 = M 157-25.
- R2 = PLAT OF BOGGS ORCHARD TRACTS. (VOL. 4, PAGE 76).
- R3 = M 111-23.
- R4 = G.L.O.
- R5 = M 28-48.
- R6 = M 106-26.
- R7 = M 147-5.
- COMP. = COMPUTED.
- SCALE: 1" = 500'
- BASIS OF BEARINGS: M 157-25 AS SHOWN.

SEE DETAIL OF PARCELS 1 AND 2 ON SHEET THREE

PARCEL 1
8.20 ACRES

PARCEL 2
9.90 ACRES

CENTERLINE OF 35' WIDE ACCESS & UTILITY EASEMENT PER DOC. NO. 2021-004241.

BOGGS ORCHARD

40' WIDE PUBLIC ROAD PER BOGGS ORCHARD TRACTS.

SPEEDWAY CO. RD. NO. 274
(60' WIDE R/W)

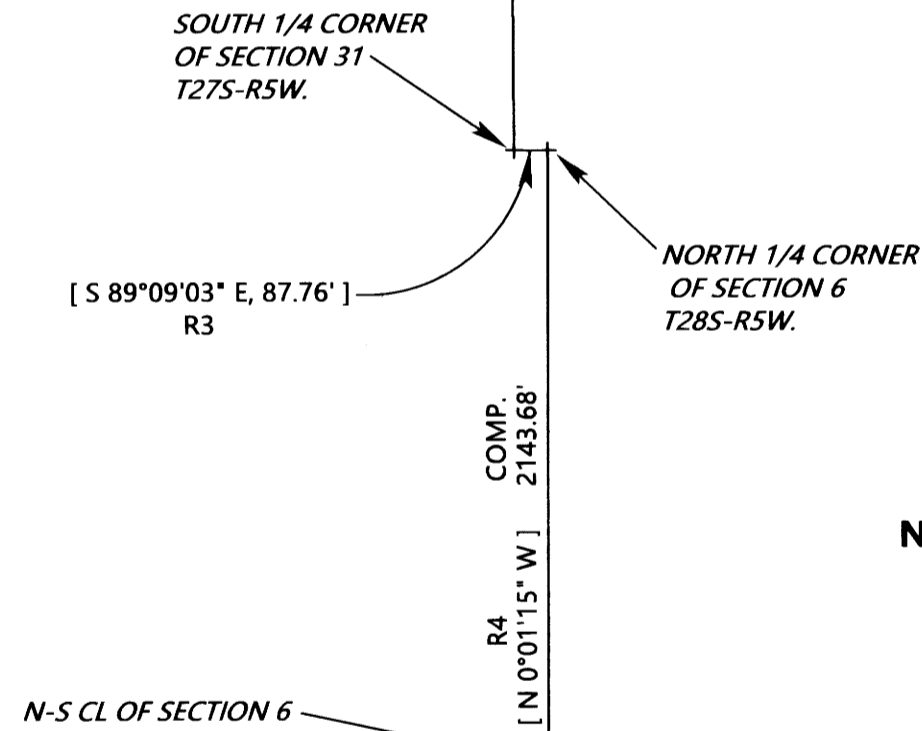
INITIAL POINT.
NE CORNER LOT 39, BOGGS ORCHARD TRACTS PER M 157-25.

BOGGS

ORCHARD

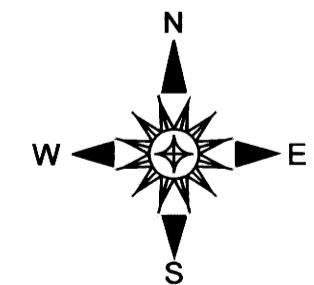
TRACTS

NE CORNER LOT 47 BOGGS ORCH. TRACTS.



NOTE: NOTE: THE AREA OF PARCEL 3 IS BASED UPON COUNTY ASSESSOR DATA.

January, 2021



LINE TABLE

L1	S 59°32'18" E	258.27'
L2	NORTH	202.00'
L3	N 14°15'48" W	945.29'
	[N 13°24' W	954.5'] R2
L4	N 14°15'48" W	443.00'
L5	N 14°15'48" W	241.67'

LAND PARTITION

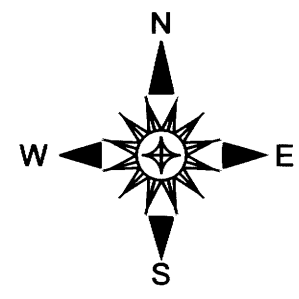
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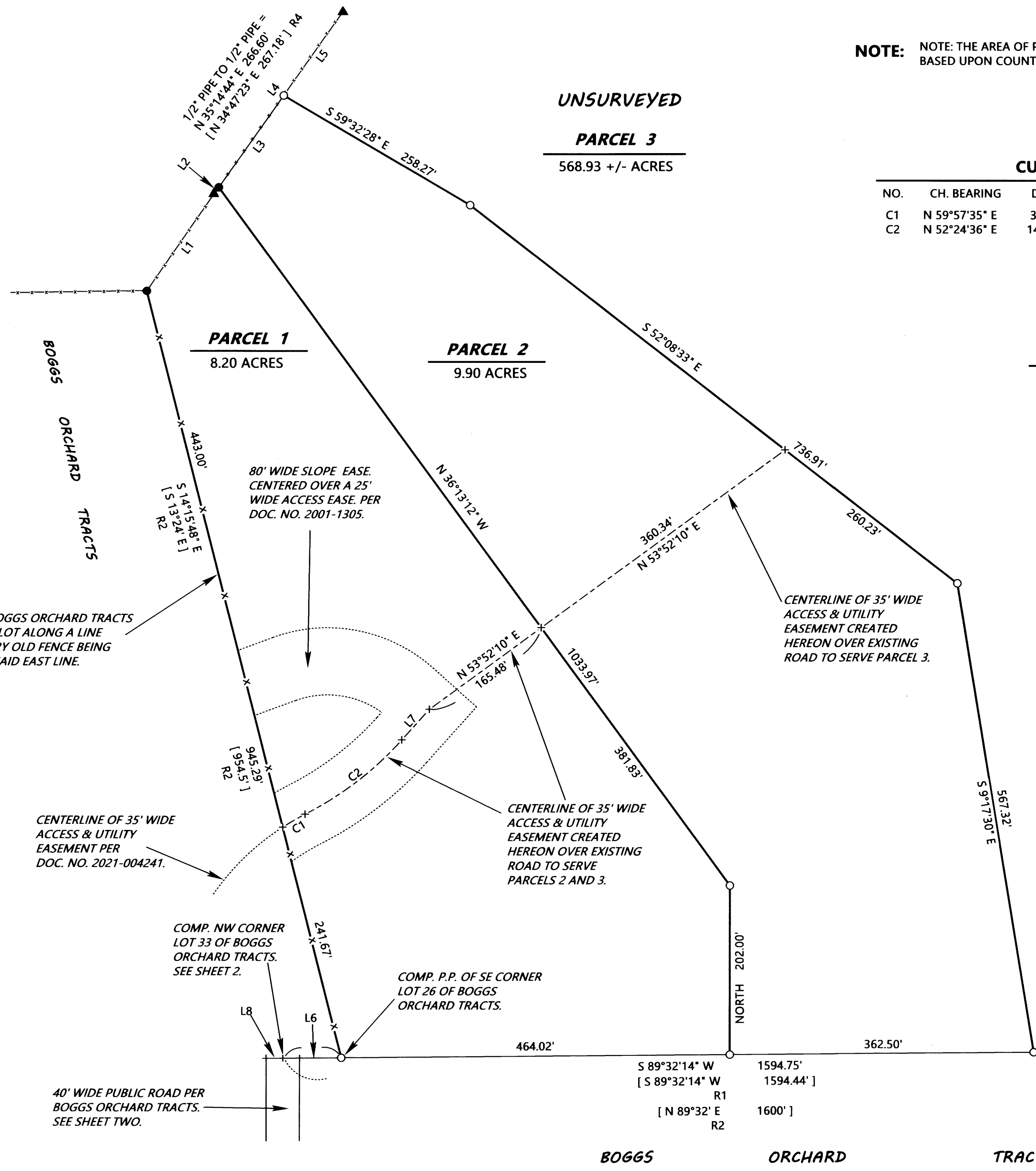


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COMPUTED EAST LINE OF LOT 26, BOGGS ORCHARD TRACTS FROM THE P.P. SE CORNER OF SAID LOT ALONG A LINE EVIDENCED BY REMNANTS OF A VERY OLD FENCE BEING THE BEST AVAILABLE EVIDENCE OF SAID EAST LINE.

- LEGEND**
- + INDICATES A COMPUTED POINT.
 - ▲ INDICATES 1/2" DIAM. IRON PIPE FOUND PER M 28-48.
 - INDICATES 5/8" DIAM. IRON ROD FOUND PER M 106-26.
 - INDICATES 5/8" DIAM. IRON ROD WITH CAP FOUND PER M 157-25.
 - INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
 - [] DENOTES RECORD DATA AS REFERENCED BELOW.
 - R1 = M 157-25.
 - R2 = PLAT OF BOGGS ORCHARD TRACTS. (VOL. 4, PAGE 76).
 - R3 = EASEMENT DOC. NO. 2001-1305.
 - R4 = M 106-26.
 - COMP. = COMPUTED.
 - FENCE LINE
 - x-x-x- REMNANTS OF VERY OLD FENCE
 - SCALE: 1" = 100'
 - P.P. = PROPORTIONATE POSITION.
 - BASIS OF BEARINGS: M 157-25 AS SHOWN ON SHEET TWO.



NOTE: NOTE: THE AREA OF PARCEL 3 IS BASED UPON COUNTY ASSESSOR DATA.

CURVE TABLE

NO.	CH. BEARING	DIST.	LENGTH	RADIUS	DELTA
C1	N 59°57'35" E	30.77'	30.78'	300.00'	5°52'45"
C2	N 52°24'36" E	145.64'	146.46'	400.00'	20°58'42"

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 34°37'54" W	141.52'
	[S 34°47'23" W	141.82'] R4
L2	S 37°03'03" W	9.16'
	[S 34°47'23" W	9.18'] R4
L3	S 35°10'53" W	134.36'
L4	N 35°10'53" E	257.45'
	[N 34°47'23" E	258'] R4
L5	N 35°10'53" E	123.09'
L6	N 89°32'14" E	69.77'
	[N 89° E	70'] R2
L7	N 41°55'15" E	49.00'
L8	S 89°32'14" W	20.00'

DETAIL: 1" = 100'

THIS LINE NOT TO SCALE

INITIAL POINT. NE CORNER LOT 39, BOGGS ORCHARD TRACTS PER M 157-25.