

LAND PARTITION

LOCATED in the NW 1/4 of Section 19, T. 25 S., R 5 W., W.M.
in the City of Sutherlin, Douglas County, Oregon.

April, 2021

Douglas County Official Records 2021-009219
Daniel J. Loomis, County Clerk
NO FEE
00539173202100092190020027
04/27/2021 02:00:16 PM
PLAT-PAR Cnt=1 Stn=41 DDWILKIN
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 THE LANDS REPRESENTED HEREON ON SHEET TWO AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF SAID LANDS:

PARCEL 3 OF PARTITION PLAT NUMBER 2021-0001 OF THE RECORDS OF PARTITION PLATS IN DOUGLAS COUNTY, OREGON.

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

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT SAM ROBINSON AND GLADYS ROBINSON AND KENNETH L. GRUESBECK AND YVONNE J. GRUESBECK AND ADAM. A. HALEY AND NANETTE F. HALEY ARE THE OWNERS OF THE LANDS REPRESENTED HEREON ON SHEET TWO AND THEY HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AND DO HEREBY CREATE THE 25 FOOT WIDE NONEXCLUSIVE ACCESS AND UTILITY EASEMENT TO SERVE PARCELS 1 AND 2 AND DO HEREBY CREATE THE 25' WIDE EMERGENCY VEHICLE TURNAROUND EASEMENT AS SHOWN ON SAID SHEET TWO.

Sam Robinson
SAM ROBINSON

Gladys Robinson
GLADYS ROBINSON

Adam A. Haley
ADAM A. HALEY

Nanette F. Haley
NANETTE F. HALEY

APPROVALS

Brian Elliott 4-26-2021
SUTHERLIN COMMUNITY DEVELOPMENT DIRECTOR DATE

Kristin O. DeJong 4/27/2021
DOUGLAS COUNTY SURVEYOR DATE

ACKNOWLEDGEMENT

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

PERSONALLY APPEARED BEFORE ME THIS 19 DAY OF April, 2021, THE ABOVE NAMED SAM ROBINSON, GLADYS ROBINSON, ADAM A. HALEY AND NANETTE F. HALEY AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

Bri E Moos
NOTARY PUBLIC FOR OREGON

NOTARY PRINTED NAME: *Bri E Moos*

NOTARY COMMISSION NUMBER: 985039

COMMISSION EXPIRES: March 6, 2023

ACKNOWLEDGEMENT BY CONSENT AFFIDAVIT: FOR THE AFFIDAVIT OF KENNETH L. GRUESBECK AND YVONNE J. GRUESBECK CONSENTING

TO THIS LAND PARTITION SEE DOCUMENT NUMBER 2021-009217
OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON.

SURVEYED FOR: SAM ROBINSON
P.O. BOX 917
SUTHERLIN, OREGON 97479

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



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

D. J. E. Wilk 4-27-21
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 27 DAY OF April, 2021. 2:00 PM

Deloris Wilkins Deputy
DOUGLAS COUNTY CLERK



WATER: CITY OF SUTHERLIN

SEWER: CITY OF SUTHERLIN

COMP. PLAN: LOW DENSITY

ZONING: R-1

PLANNING DEPT. FILE: 21-5002

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

SEE DOC. NO. 2020-21364, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON.

2021-0017 A

2021-0017 A

LAND PARTITION

LOCATED in the NW 1/4 of Section 19, T. 25 S., R. 5 W., W.M.
in the City of Sutherlin, Douglas County, Oregon.

April, 2021

SURVEYED FOR: SAM ROBINSON
P.O. BOX 917
SUTHERLIN, OREGON 97479

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David A. Edwards

OREGON
JULY 26, 1988
DAVID A. EDWARDS
2339

RENEWS 12/31/21

LEGEND

- ▲ INDICATES 5/8" DIAM. IRON ROD FOUND PER C.S. 50/127.
- INDICATES 5/8" DIAM. IRON ROD WITH CAP FOUND PER PARTITION PLAT NO. 2007-0075.
- INDICATES 5/8" DIAMETER IRON ROD WITH CAP FOUND PER M 168-73.
- ◆ INDICATES 5/8" STEEL REBAR WITH MY CAP FOUND PER P.P. 2021-0001.
- INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.

[] DENOTES RECORD DATA PER M 168-73. A & U = ACCESS AND UTILITY

() DENOTES RECORD DATA PER PARTITION PLAT NO. 2007-0075.

SCALE: 1" = 40'

P.P. = PARTITION PLAT NUMBER.

BASIS OF BEARINGS: M 168-73 AS SHOWN.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION PARCEL 3 OF PARTITION PLAT NUMBER 2021-0001 INTO THREE SEPARATE PARCELS AND TO CREATE THE 25 FOOT WIDE ACCESS AND UTILITY AND EMERGENCY VEHICLE TURNAROUND EASEMENT AS SHOWN HEREON.

FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.

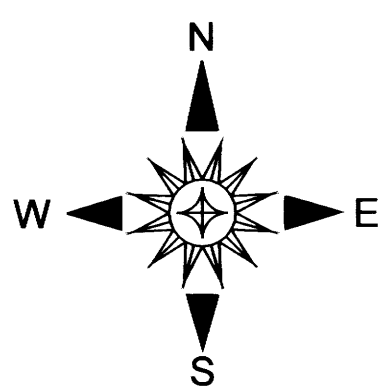
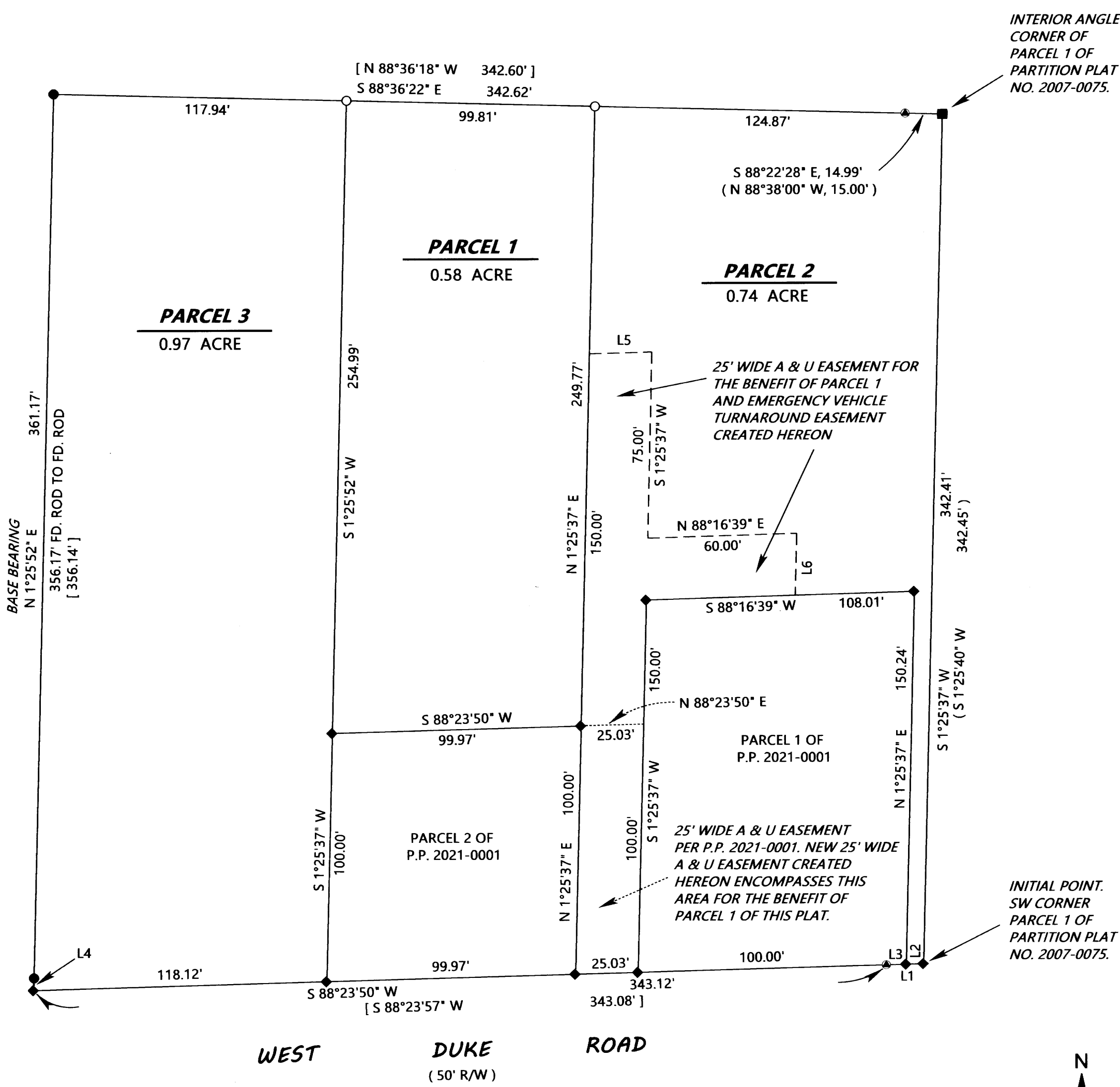
EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

LINE TABLE

LINE	BEARING	LENGTH
L1	[N 88°30'12" E]	(15.02')
L2	N 88°28'00" E	7.02'
L3	N 88°28'00" E	8.00'
L4	S 1°25'52" W	5.00'
L5	N 88°23'50" E	25.03'
L6	S 1°25'37" W	25.00'

NOTE REGARDING EASEMENTS OF RECORD: ACCORDING TO TITLE POLICY OP-35-OR 1002-5420767 DATED AUGUST 21, 2020 NO ADDITIONAL EASEMENTS ENCUMBER THE SUBJECT PROPERTY.



DOC. NO. 2014-10393