

2021-0020 A

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.

May, 2021

Douglas County Official Records 2021-011195
Daniel J. Loomis, County Clerk
NO FEE
00541402202100111950020024
05/25/2021 11:06:59 AM
PLAT-PAR Cnt=1 Stn=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 THE LANDS REPRESENTED HEREON ON SHEET TWO AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE LAND BEING PARTITIONED:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 6 OF FIR GROVE TRACTS IN DOUGLAS COUNTY, OREGON, BEING THE INITIAL POINT; THENCE SOUTH 89°56'20" WEST 32.37 FEET; THENCE NORTH 0°01'15" EAST 164.48 FEET TO A POINT ON THE SOUTH LINE OF JASWANT AVENUE; THENCE EAST 125.03 FEET; THENCE SOUTH 44°59'37" EAST 11.18 FEET TO A POINT ON THE WEST LINE OF ROBERT LAVERN STREET; THENCE SOUTH 0°07'54" WEST 54.75 FEET; THENCE SOUTH 89°52'06" EAST 60.00 FEET; THENCE NORTH 0°07'54" EAST 146.61 FEET TO THE SOUTHWEST CORNER OF PARCEL 1 OF PARTITION PLAT NUMBER 2021-0002, DOUGLAS COUNTY PARTITION PLAT RECORDS; THENCE SOUTH 89°25'42" EAST 341.15 FEET TO THE NORTHEAST CORNER OF PARCEL 1 OF PARTITION PLAT NUMBER 2019-0016, SAID PARTITION PLAT RECORDS; THENCE SOUTH 0°15'46" WEST 1723.05 FEET TO THE SOUTHEAST CORNER OF LAST SAID PARCEL 1; THENCE NORTH 80°39'24" WEST 109.79 FEET; THENCE NORTH 73°51'33" WEST 69.28 FEET; THENCE NORTH 68°22'56" WEST 349.74 FEET TO THE SOUTHWEST CORNER OF LAST SAID PARCEL 1; THENCE NORTH 0°15'36" EAST 1312.26 FEET TO THE INITIAL POINT OF BEGINNING.

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

APPROVALS

Bernie Stitt 5-24-2021
SUTHERLIN COMMUNITY DEVELOPMENT DIRECTOR DATE

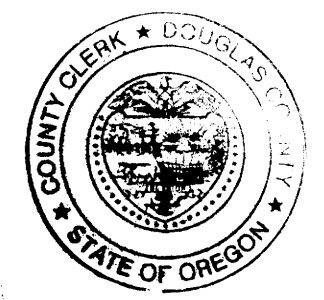
Kurtin O. Weisheit 5/25/2021
DOUGLAS COUNTY SURVEYOR DATE

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

D.P.F. Wil 5-25-21
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 25th DAY OF MAY, 2021. 11:06 AM

Hedi Johnston, Deputy 5/25/21
DOUGLAS COUNTY CLERK



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 10.00 FOOT WIDE PRIVATE DRAINAGE EASEMENT TO SERVE PARCEL 3 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 2021-011194, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON.

SURVEYED FOR: BOBBIE JO SRIKUREJA
2015 EAST WILDFLOWER LANE
SPOKANE, WA. 99224

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



WATER: CITY OF SUTHERLIN

SEWER: CITY OF SUTHERLIN

COMP. PLAN: LOW DENSITY - RL AND LOW DENSITY HILLSIDE.

ZONING: R-1 AND RH.

PLANNING DEPT. FILE: 21-5006

2021-0020 A

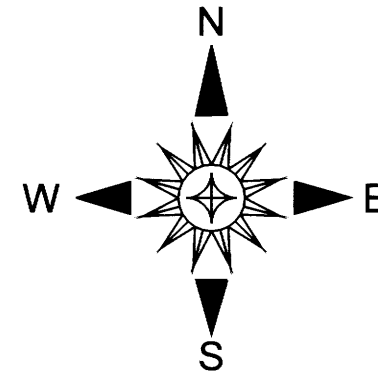
LAND PARTITION

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.

May, 2021

SURVEYED FOR: SRIKUREJA 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 1" DIAM. IRON PIPE FOUND PER M 24-14.
 - INDICATES 5/8" DIAM. STEEL REBAR WITH MY CAP FOUND PER EITHER M 179-14, P.P. 2019-0016 OR M 167-32.
 - ◆ INDICATES 1/2" DIAM. IRON ROD FOUND PER PLAT OF FIR GROVE TRACTS. (VOL. 9, PAGE 20).
 - INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MKD. *D.A. EDWARDS-L.S. 2339* SET.
 - [] DENOTES RECORD DATA AS NOTED.
 - () DENOTES RECORD DATA PER DOC. NO. 2020-017833 OR 2020-008373.
- SCALE: 1" = 60'
- P.P. = PARTITION PLAT NUMBER.
- BASIS OF BEARINGS: EXISTING CONTROL NETWORK FOR ALL MY SURVEYS VIA M 179-14 AS SHOWN.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF THE PARENT TRACT INTO THREE SEPARATE PARCELS AND TO CREATE THE 10.00 FOOT WIDE PRIVATE DRAINAGE EASEMENT AS SHOWN TO SERVE PARCEL 3. FOUND MONUMENTS PER MY PREVIOUS SURVEYS AND THE IRON PIPE PER M 24-14 WERE HELD FOR CONTROL AS SHOWN.

FIELD CREW: DAVID EDWARDS AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

NOTE REGARDING EASEMENTS:

ACCORDING TO AMERITITLE S.O.R.T. REPORT 292647AM DATED 4/22/19 AND AMERITITLE S.O.R.T. REPORT 313465AM DATED 8/5/19 THERE ARE NO EASEMENTS AFFECTING THE SUBJECT PROPERTY.

LINE TABLE

LINE	BEARING	LENGTH
L1	S 0°07'54" W (S 0°10'29" E)	54.75'
L2	S 44°59'37" E (S 45°10'52" E)	11.18' 11.31'
L3	S 89°56'20" W	32.37'

