LAND PARTITION

LOCATED in the East 1/2 of Section 20, and the East 1/2 of Section 29,
T. 26 S., R 5 W., W.M. in Douglas County, Oregon.

August, 2021

Douglas County Official Records
Daniel J. Loomis, County Clerk 2021-018299
00549648202100182990020024 NO FEE
09/14/2021 10:37:14 AM
PLAT-PAR Cnt=1 Stn=33 HAJOHNST
This is a no fee document

2021-0037 A

SURVEYOR'S CERTIFICATE

I, DAVID A. EDWARDS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS ONLY PARCELS 2 AND 3 OF THE LANDS REPRESENTED HEREON ON SHEET TWO AND THAT PARCEL 1 IS UNSURVEYED AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF SAID LANDS:

PARCEL 1 OF PARTITION PLAT NUMBER 2001-0017 OF THE RECORDS OF PARTITION PLATS IN DOUGLAS COUNTY, OREGON.

LESS AND EXCEPT THAT TRACT OF LAND DESCRIBED AS EXHIBIT A IN DOCUMENT NUMBER 2001-24939, OFFICIAL RECORDS FOR SAID COUNTY AND STATE.

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

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT DALE W. HALL AND SUZANNE J. HALL ARE THE OWNERS OF THE LANDS REPRESENTED HEREON ON SHEET TWO AND THAT THEY HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AND EASEMENTS AND THAT THEY DO HEREBY CREATE THE 35.00 FOOT WIDE ACCESS, UTILITY AND WATERLINE EASEMENT TO SERVE PARCELS 2 AND 3 AND THE 15.00 FOOT SQUARE WELL EASEMENT TO SERVE PARCELS 2 AND 3 AND THE INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM EASEMENT TO SERVE PARCEL 2 AS SHOWN ON SAID SHEET TWO.

Dale W Hall
DALE W. HALL

Suzanne J. Hall
SUZANNE J. HALL

NOTE FOR INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM EASEMENT FOR PARCEL 2: FOR THE CONSTRUCTION, MAINTENANCE, USE AND REPAIR OF AN INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM APPURTENANT TO PARCEL 2 AS SHOWN ON SHEET TWO. GRANTORS. FOR THEMSELVES AND THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE THAT THE ABOVE REFERENCED PARCEL 2 INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM EASEMENT SHALL NOT BE USED FOR ANY CONFLICTING USE OR PURPOSE DETRIMENTAL TO SAID SYSTEM OR CONTRARY TO LAWS AND RULES OF GOVERNMENTAL AGENCIES APPLICABLE TO OR RELATED TO SAID SYSTEM.

ACKNOWLEDGEMENT

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

PERSONALLY APPEARED BEFORE ME THIS 8th DAY OF September, 2021, DALE W. HALL AND SUZANNE J. HALL, EACH OF WHOM DID ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

Kimberly Anne Phillips
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES: 07-01-2025

Kimberly Anne Phillips
OREGON NOTARY PUBLIC PRINTED NAME

COMMISSION NUMBER 1014216

SURVEYED FOR: *DALE AND SUZANNE HALL*
P.O. BOX 604
WINCHESTER, OREGON 97495

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

APPROVALS

DOUGLAS COUNTY PLANNING DIRECTOR — DATE 7/13/2021

DOUGLAS COUNTY SURVEYOR — DATE 9-14-21

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF THE PARENT TRACT INTO THREE SEPARATE PARCELS, TO CREATE THE 35 FOOT WIDE ACCESS, UTILITY AND WATERLINE EASEMENT, THE WELL EASEMENT AND THE INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM EASEMENT, ALL AS SHOWN ON SHEET TWO. FOUND MONUMENTS PER PARTITION PLAT NUMBER 2001-0017 WERE HELD FOR THE BASIS OF BEARINGS AND THE COMPUTED RIGHT OF WAY OF PAGE ROAD PER THAT PLAT WAS HELD FOR THE PURPOSE OF SHOWING THE INTERSECTION OF SAID RIGHT OF WAY WITH THE CENTERLINE OF THE ACCESS, UTILITY AND WATERLINE EASEMENT AS SHOWN ON SAID SHEET TWO. ONLY PARCELS 2 AND 3 WERE SURVEYED AND MONUMENTED. PURSUANT TO O.R.S. 92.055 NOT ALL BEARINGS AND DISTANCES AROUND THE BOUNDARY OF THE "UNSURVEYED" PARCEL 1 ARE SHOWN.

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

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

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

DOUGLAS COUNTY TAX COLLECTOR — DATE 9-14-21

FILED THIS 14th DAY OF September, 2021.

Heidi Johnston, Deputy 10:37 AM
DOUGLAS COUNTY CLERK

COUNTY CLERK ★ DOUGLAS COUNTY ★ STATE OF OREGON ★

WATER: *PARCEL 1: INDIVIDUAL WELL. PARCELS 2 AND 3: SHARED WELL AND WATERLINE EASEMENT.*

SEWER: *ALL PARCELS: SUB-SURFACE.*

COMP. PLAN: *FARM FOREST TRANSITIONAL AND AGRICULTURE.*

ZONING: *FF AND FG.*

PLANNING DEPT. FILE: *03-120*

2021-0037 A

SUZANNEHALLSHEET1.TRV

Traverse PC