

LAND PARTITION

LOCATED in the SE 1/4 and the SW 1/4 of Section 24 and in the NE 1/4 and NW 1/4 of Section 25,
T. 26 S., R. 5 W., W.M. in Douglas County, Oregon.

August, 2021

Douglas County Official Records 2021-020253
Daniel J. Loomis, County Clerk
NO FEE
00551921202100202530020021
10/14/2021 02:16:37 PM
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 ONLY PARCEL 1 AND PARCEL 2 AS SHOWN ON SHEET TWO 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 DOCUMENT NUMBER 2012-19192, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON.

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

DECLARATION

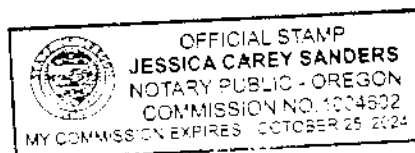
KNOW ALL PERSONS BY THESE PRESENTS THAT JANE P. RATZLAFF, TRUSTEE OF THE RESTATED JAMES W. AND JANE P. RATZLAFF TRUST DATED AUGUST 7, 2012 IS THE OWNER OF THE LANDS REPRESENTED HEREON ON SHEET TWO AND THAT SHE HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN ON SAID SHEET 2 AND DOES HEREBY CREATE THE 35 FOOT WIDE ACCESS AND UTILITY EASEMENT TO SERVE PARCELS 1 AND 2 AS SHOWN ON SAID SHEET TWO

Jane P. Ratzlaff, Trustee
JANE P. RATZLAFF, TRUSTEE

ACKNOWLEDGEMENT

STATE OF OREGON SS
COUNTY OF DOUGLAS

PERSONALLY APPEARED BEFORE ME THIS 8th DAY OF September, 2021, THE ABOVE NAMED JANE P. RATZLAFF WHO DID ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED.



Jessica Sanders
NOTARY PUBLIC FOR OREGON

Jessica Sanders
NOTARY PUBLIC PRINTED NAME

NOTARY COMMISSION NUMBER: 1004602

MY COMMISSION EXPIRES: October 25, 2024

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF THE PARENT TRACT INTO THREE SEPARATE PARCELS, TO MONUMENT THE BOUNDARIES OF PARCELS 1 AND 2, AND TO CREATE THE 35' WIDE ACCESS AND UTILITY EASEMENT THAT WILL SERVE PARCELS 1 AND 2. ONLY PARCEL 1 AND PARCEL 2 WERE SURVEYED. PURSUANT TO O.R.S. 92.055 NOT ALL BEARINGS AND DISTANCES AROUND THE BOUNDARY OF UNSURVEYED PARCEL 3 ARE SHOWN ON SAID SHEET TWO.

FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

SURVEYED FOR: KEITH AND PAT LEE
391 STILLWATER
ROSEBURG, OREGON 97470

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



RENEWS 12/31/21

APPROVALS

[Signature] 10/11/21
DOUGLAS COUNTY PLANNING DIRECTOR DATE

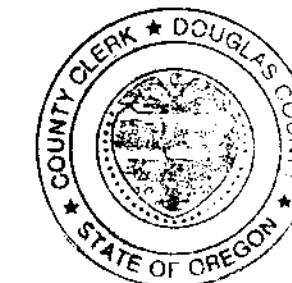
[Signature] 10-12-21
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 10-14-21
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 14th DAY OF October, 2021.

[Signature] 10/14/21 2:16 PM
DOUGLAS COUNTY CLERK



WATER: ALL PARCELS: INDIVIDUAL WELLS.

SEWER: ALL PARCELS: SUB-SURFACE

COMP. PLAN: AGG & FFT.

ZONING: FG & FF.

PLANNING DEPT. FILE: 21-032.

2021-0043A

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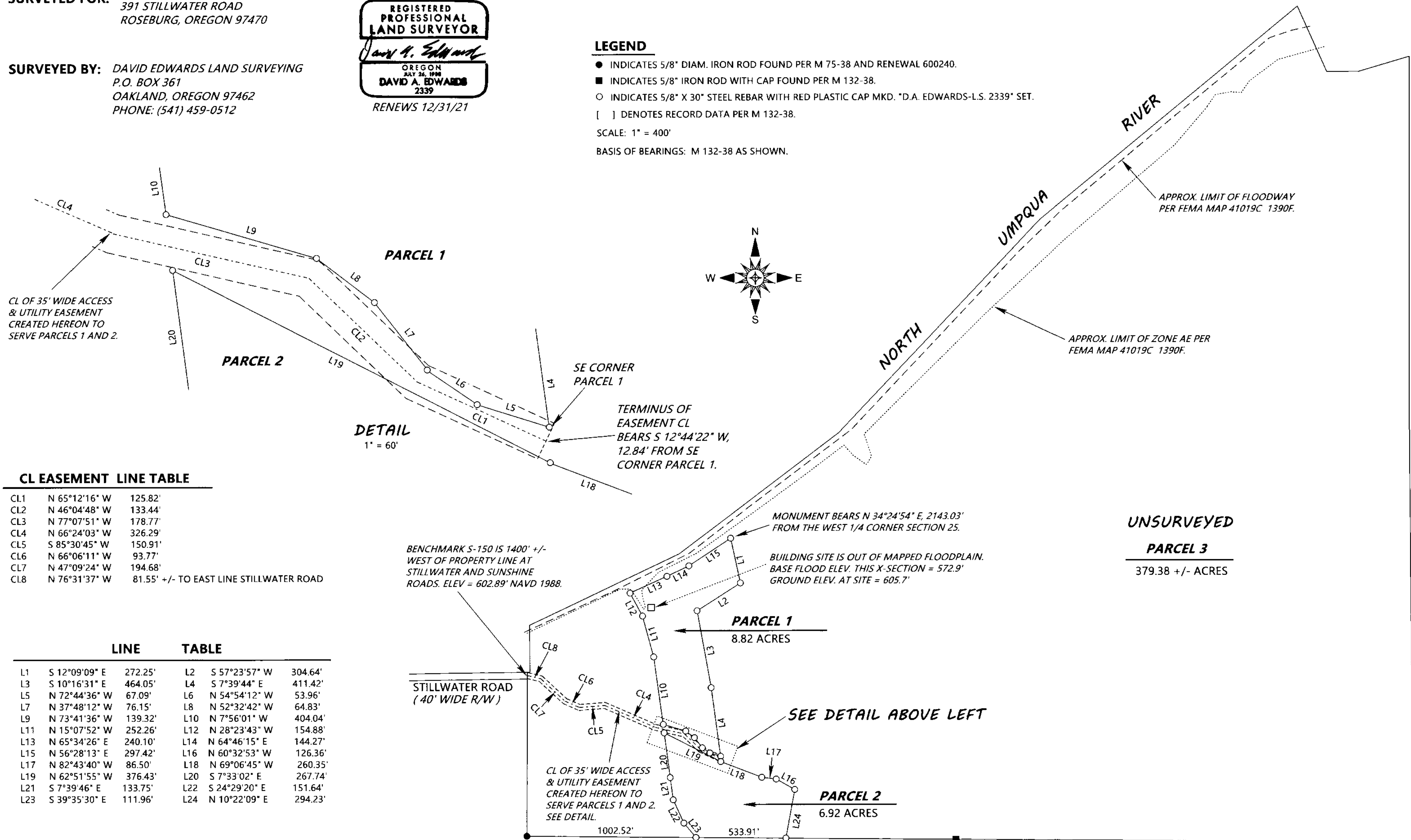
SURVEYED FOR: KEITH AND PAT LEE
391 STILLWATER ROAD
ROSEBURG, OREGON 97470

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



LEGEND

- INDICATES 5/8" DIAM. IRON ROD FOUND PER M 75-38 AND RENEWAL 600240.
 - INDICATES 5/8" IRON ROD WITH CAP FOUND PER M 132-38.
 - INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MKD. *D.A. EDWARDS-L.S. 2339* SET.
 - [] DENOTES RECORD DATA PER M 132-38.
- SCALE: 1" = 400'
BASIS OF BEARINGS: M 132-38 AS SHOWN.



CL EASEMENT LINE TABLE

CL1	N 65°12'16" W	125.82'
CL2	N 46°04'48" W	133.44'
CL3	N 77°07'51" W	178.77'
CL4	N 66°24'03" W	326.29'
CL5	S 85°30'45" W	150.91'
CL6	N 66°06'11" W	93.77'
CL7	N 47°09'24" W	194.68'
CL8	N 76°31'37" W	81.55' +/- TO EAST LINE STILLWATER ROAD

LINE TABLE

L1	S 12°09'09" E	272.25'	L2	S 57°23'57" W	304.64'
L3	S 10°16'31" E	464.05'	L4	S 7°39'44" E	411.42'
L5	N 72°44'36" W	67.09'	L6	N 54°54'12" W	53.96'
L7	N 37°48'12" W	76.15'	L8	N 52°32'42" W	64.83'
L9	N 73°41'36" W	139.32'	L10	N 7°56'01" W	404.04'
L11	N 15°07'52" W	252.26'	L12	N 28°23'43" W	154.88'
L13	N 65°34'26" E	240.10'	L14	N 64°46'15" E	144.27'
L15	N 56°28'13" E	297.42'	L16	N 60°32'53" W	126.36'
L17	N 82°43'40" W	86.50'	L18	N 69°06'45" W	260.35'
L19	N 62°51'55" W	376.43'	L20	S 7°33'02" E	267.74'
L21	S 7°39'46" E	133.75'	L22	S 24°29'20" E	151.64'
L23	S 39°35'30" E	111.96'	L24	N 10°22'09" E	294.23'

NOTE REGARDING EASEMENTS:

THE 10 FOOT WIDE UNDERGROUND POWER LINE EASEMENT PER DOC. NO. 90-12381 GIVES NO SPECIFIC LOCATION.

UNSURVEYED

PARCEL 3

379.38 +/- ACRES