

2021-0043A

# 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

### 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

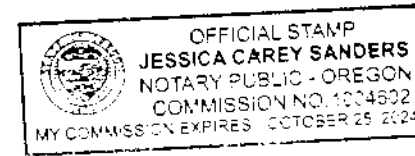
KNOW ALL PERSONS BY THESE PRESENTS THAT JANE P. RATZLAFF, TRUSTEE OF THE RESTATED JAMES W. AND JANE P. RATZLAFF TRUST DATED AUGUST 7, 2012 IS THE OWNER OF THE LANDS REPRESENTED HEREON ON SHEET TWO AND THAT SHE HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN ON SAID SHEET 2 AND DOES HEREBY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

### APPROVALS

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

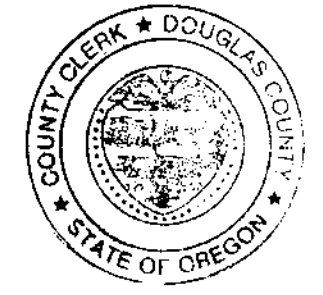
[Signature] 10-12-21  
DOUGLAS COUNTY SURVEYOR DATE

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



### 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.

WATER: ALL PARCELS: INDIVIDUAL WELLS.

SEWER: ALL PARCELS: SUB-SURFACE

COMP. PLAN: AGG & FFT.

ZONING: FG & FF.

PLANNING DEPT. FILE: 21-032.

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

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