

2021-0049A

Douglas County Official Records 2021-021790
Daniel J. Loomis, County Clerk
NO FEE
00553682202100217900030033
11/09/2021 09:34:02 AM
PLAT-PAR Cnt=1 Stn=33 HAJOHNST
This is a no fee document

LAND PARTITION

LOCATED in the SW 1/4 of Section 16, the SE 1/4 of Section 17, the NE 1/4 of Section 20
and the NW 1/4 of Section 21, T. 30 S., R. 5 W., W.M. in Douglas County, Oregon.

September, 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 SHOWN ON SHEETS TWO AND THREE 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 2017-001572, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON.

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

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT EDWIN CHARLES KNIGHT IS THE OWNER OF THE LANDS REPRESENTED HEREON ON SHEETS TWO AND THREE AND THAT HE HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN ON SAID SHEETS AND DOES HEREBY CREATE THE 25 FOOT WIDE ACCESS, UTILITY AND WATERLINE EASEMENT TO SERVE PARCELS 1 AND 2 AND THE 6 FOOT WIDE WATERLINE EASEMENT AND THE 10 FOOT SQUARE WELL EASEMENT TO SERVE PARCEL 2 AS SHOWN ON SAID SHEET THREE.

Edwin Charles Knight
EDWIN CHARLES KNIGHT

ACKNOWLEDGEMENT

STATE OF OREGON
SS
COUNTY OF DOUGLAS

PERSONALLY APPEARED BEFORE ME THIS 8th DAY OF September, 2021 THE ABOVE NAMED EDWIN CHARLES KNIGHT WHO DID ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

[Signature]
NOTARY PUBLIC FOR OREGON

Bri Moos
NOTARY PRINTED NAME

COMMISSION NUMBER: 985039

MY COMMISSION EXPIRES: March 6th, 2023

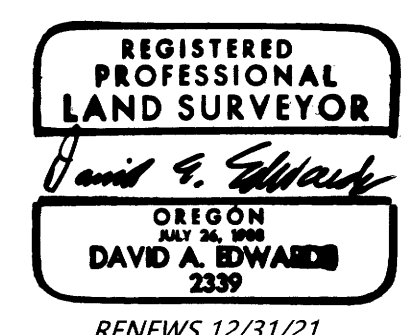
NARRATIVE

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 25' WIDE ACCESS AND UTILITY EASEMENT THAT WILL SERVE PARCELS 1 AND 2. ONLY PARCEL 1 AND PARCEL 2 WERE SURVEYED. MONUMENTS FOUND PER THE 1957 COUNTY ROAD DEPARTMENT PLANS WERE HELD FOR CONTROL OF THE COUNTY ROAD RIGHT OF WAY AND THE NEW BOUNDARIES OF PARCEL 1 AND PARCEL 2 WERE MONUMENTED AS SHOWN HEREON. PURSUANT TO O.R.S. 92.055 NOT ALL BEARINGS AND DISTANCES AROUND THE BOUNDARY OF PARCEL 3 ARE SHOWN ON SHEET TWO.

FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.
EQUIPMENT: NIKON TOTAL STATION.
COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

SURVEYED FOR: ED KNIGHT
1730 GAZLEY ROAD
MYRTLE CREEK, OREGON 97457

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



APPROVALS

[Signature] 10/12/21
DOUGLAS COUNTY PLANNING DIRECTOR DATE

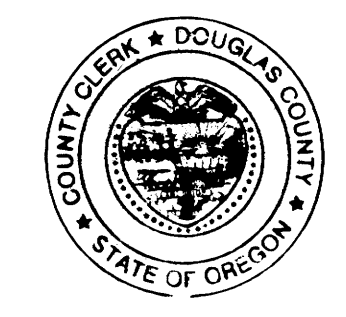
[Signature] 10-12-21
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 11-9-21
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 9th DAY OF November, 2021. 9:34 AM

[Signature] 11/9/21
DOUGLAS COUNTY CLERK



WATER: PARCEL 1 = WELL. PARCEL 2 = WELL AND WATERLINE EASEMENT. PARCEL 3 = WELL.

SEWER: SUB-SURFACE

COMP. PLAN: AGG.

ZONING: FC-2 AND FG.

PLANNING DEPT. FILE: 21-015.

2021-0049A

LAND PARTITION

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September, 2021

PREPARED FOR: ED KNIGHT
1730 GAZLEY ROAD
MYRTLE CREEK, OREGON 97457

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



1/4 CORNER COMMON TO SECTIONS 17 AND 20. FOUND AS PER RENEWAL 240400.

THIS LINE NOT TO SCALE

LEGEND

- INDICATES 1" DIAM. IRON PIPE FOUND.
- INDICATES 1969 B.L.M. BRASS CAP FOUND.
- INDICATES 5/8" X 30" STEEL REBAR W/RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET
- + INDICATES A COMPUTED POINT.
- () DENOTES RECORD DATA PER M 60-73 UNLESS OTHERWISE NOTED.
- [] DENOTES RECORD DATA PER AMENDED PLAT OF SURPRISE VALLEY. (VOL. 8, PG. 44).
- { } DENOTES RECORD DATA PER DOCUMENT NUMBER 2014-13766.

SCALE: 1" = 200'

BASIS OF BEARINGS: 1971 B.L.M. RESURVEY AS SHOWN.

NOTE REGARDING EASEMENTS:

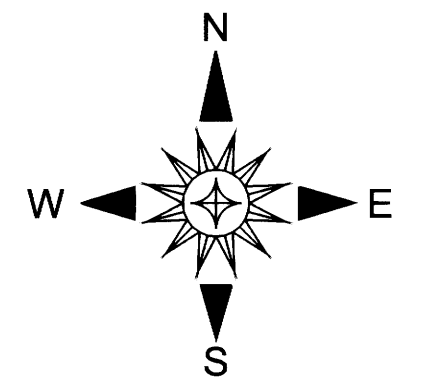
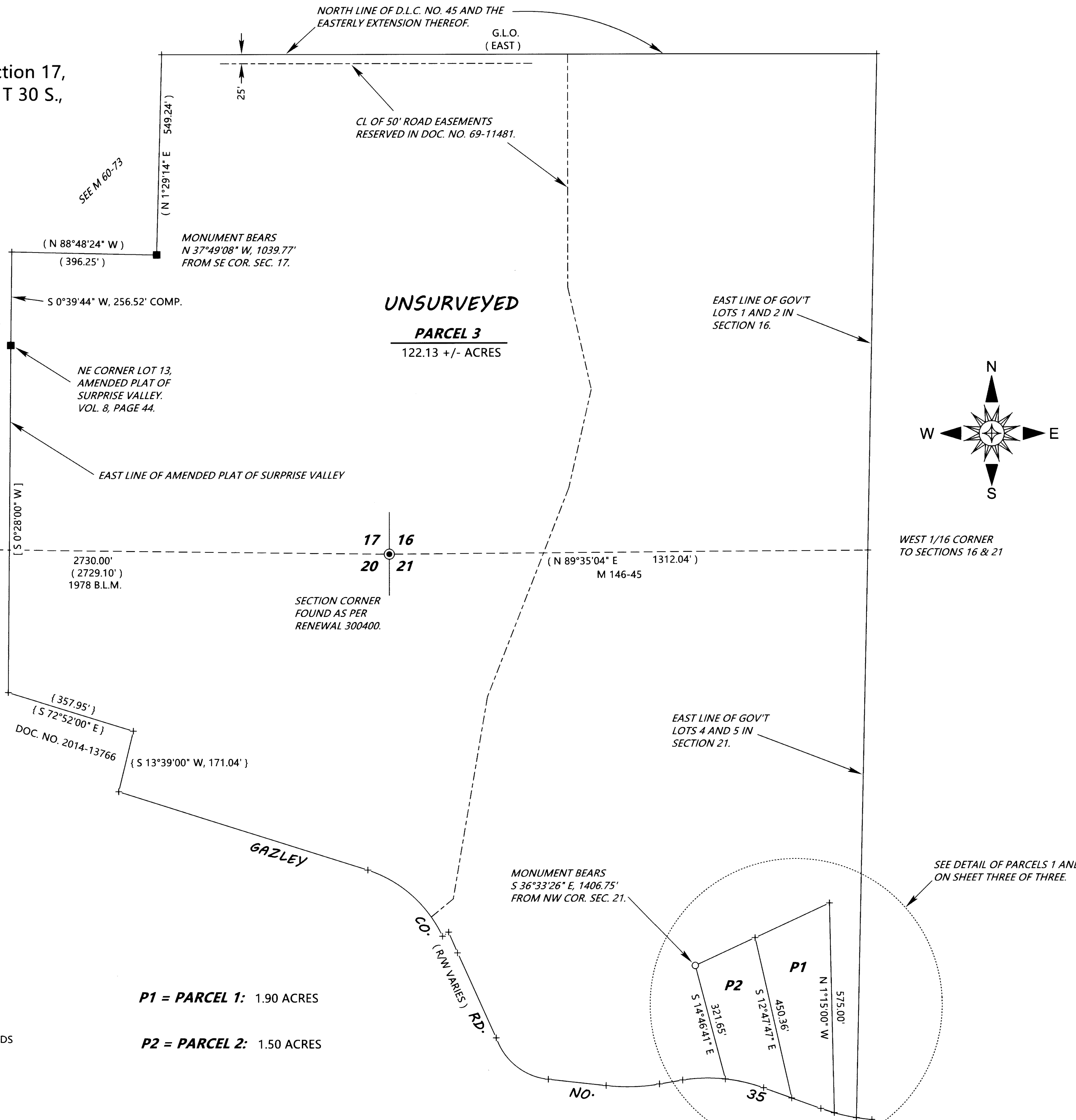
F.A.T.CO. PUBLIC RECORD REPORT NO. 7399-3668044 DATED 2/09/2021 NOTES THE FOLLOWING EASEMENTS WHICH GIVE NO SPECIFIC LOCATION:

EASEMENT	PURPOSE	WIDTH
DOC. NO. 80816	ELEC. LINES	NONE GIVEN
DOC. NO. 86922	ELEC. LINES	100' IN TIMBER; 50' IN FIELDS
DOC. NO. 70-1601 & DOC. NO. 70-1602	UTILITIES	10'
DOC. NO. 85-15433	TEL. LINES	10'

P1 = PARCEL 1: 1.90 ACRES

P2 = PARCEL 2: 1.50 ACRES

NOTE: THE ACREAGE OF PARCEL 3 IS BASED UPON COUNTY ASSESSOR DATA.



WEST 1/16 CORNER TO SECTIONS 16 & 21

SEE DETAIL OF PARCELS 1 AND 2 ON SHEET THREE OF THREE.

2021-0049B

2021-0049B

LAND PARTITION

LOCATED in the SW 1/4 of Section 16, the SE 1/4 of Section 17,
the NE 1/4 of Section 20 and the NW 1/4 of Section 21, T 30 S.,
R. 5 W., W.M. in Douglas County, Oregon.

September, 2021

SURVEYED FOR: ED KNIGHT
1730 GAZLEY ROAD
MYRTLE CREEK, OREGON 97457

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David A. Edwards
OREGON
JULY 26, 1988
DAVID A. EDWARDS
2339
RENEWS 12/31/21

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

LEGEND

- INDICATES 3/4" DIAM. IRON ROD FOUND PER 1957 COUNTY ROAD PLANS.
- + INDICATES A COMPUTED POINT.
- INDICATES 5/8" X 30" STEEL REBAR W/RED PLASTIC CAP MKD. "D.A. EDWARDS-LS. 2339" SET
- [] DENOTES RECORD DATA PER 1957 COUNTY ROAD PLANS.

SCALE: 1" = 50' A, U & W = ACCESS, UTILITY AND WATERLINE.

BASIS OF BEARINGS: 1971 B.L.M. RESURVEY AS SHOWN ON SHEET TWO.

CURVE TABLE

	RADIUS	CH. BEARING	DIST.	DELTA	LENGTH
C1	449.26'	S 77°05'54" E	107.46'	13°44'16"	107.72'
C2	532.96'	S 72°22'30" E	38.77'	4°10'10"	38.78'
C3	449.26'	S 84°34'47" E	222.69'	28°42'00"	225.04'
	[449.26'	S 85°12'44" E	222.69'	28°42'00"	225.04'] COMPUTED
C4	532.96'	S 78°01'16" E	143.37'	15°27'37"	143.81'
	[532.96'	S 76°53'31" E	139.41'	15°01'49"	139.81'] COMPUTED

LINE TABLE

	LINE	BEARING	LENGTH
L1	N 73°42'04" E	15.80'	
L2	N 73°42'04" E	52.24'	
L3	N 26°28'52" W	29.71'	
L4	S 88°03'40" W	45.94'	
L5	N 12°47'47" W	11.12'	
L6	S 64°17'00" E	24.33'	

UNSURVEYED

PARCEL 3

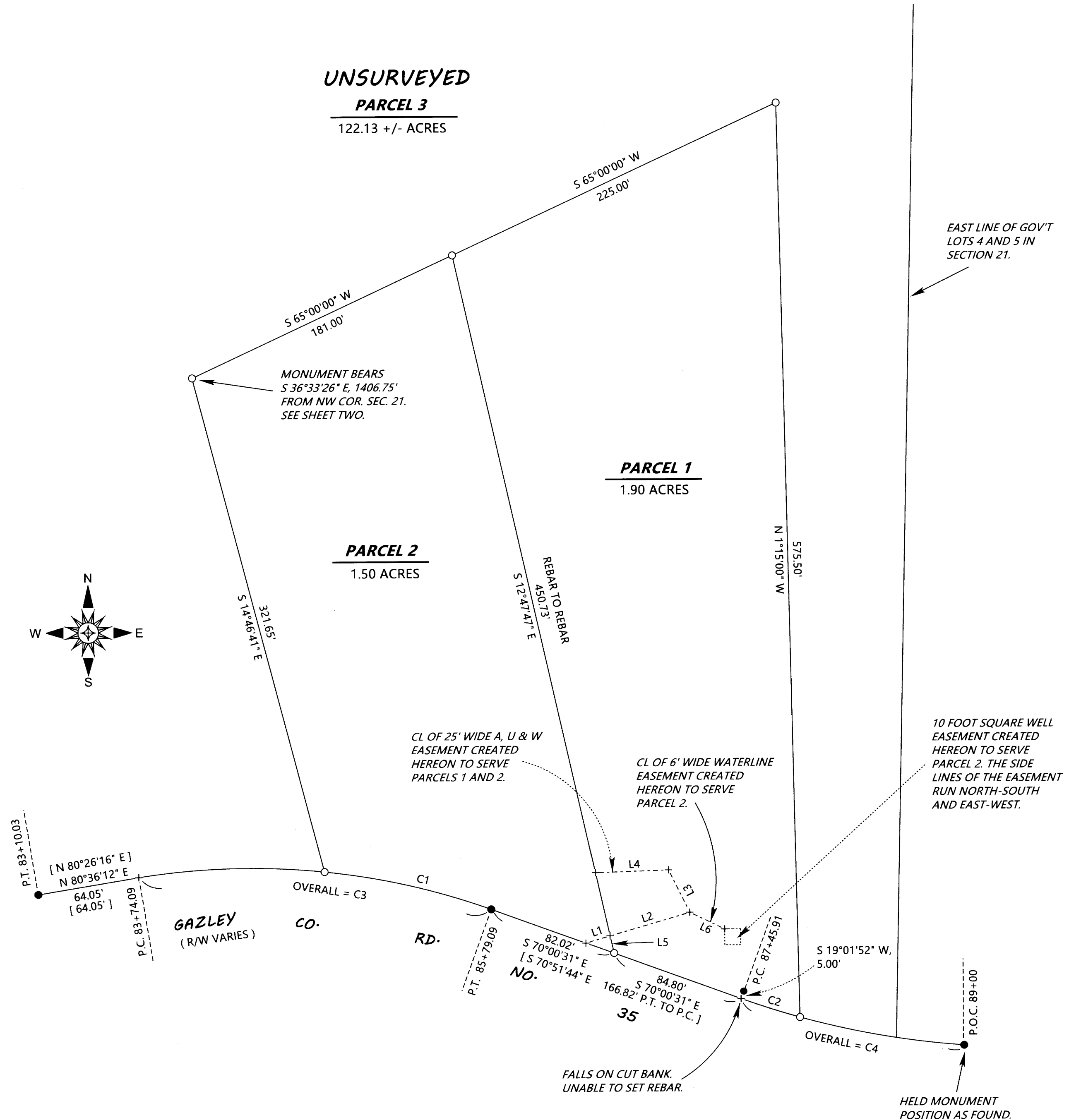
122.13 +/- ACRES

PARCEL 1

1.90 ACRES

PARCEL 2

1.50 ACRES



NOTE: THE ACREAGE OF PARCEL 3 IS BASED UPON COUNTY ASSESSOR DATA.

2021-0049C

2021-0049C