LAND PARTITION

LOCATED in Lot 14, SHUTREM'S ADD. TO YONCALLA and the SW 1/4 of Section 3
and the SE 1/4 of Section 4, T. 23 S., R 5 W., W.M. in Douglas County, Oregon.

November, 2021

Douglas County Official Records
Daniel J. Loomis, County Clerk 2021-022186

00554125202100221860020029 NO FEE

11/16/2021 09:59:00 AM

PLAT-PAR Cnt=1 Stn=33 HAJOHNST
This is a no fee document

2021-0051A

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 SAID LANDS:

THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2017-7196, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON, AS CONTROLLED BY FOUND MONUMENTS AND SURVEY RECORD DATA AS SHOWN ON SHEET TWO.

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

APPROVALS

Rhonda Rasmussen 11-10-2021
CITY OF YONCALLA DATE

David A Ridley 11-15-21
DOUGLAS COUNTY SURVEYOR DATE

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT AMELIA GRABINSKI IS THE OWNER OF THE LANDS REPRESENTED HEREON ON SHEET TWO AND AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE ABOVE AND THAT SHE HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AND THAT SHE DOES HEREBY CREATE THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT TO SERVE PARCEL 1 AND DOES FURTHER HEREBY CREATE THE 14 FOOT WIDE UTILITY EASEMENT TO ALSO SERVE PARCEL 1, BOTH AS SHOWN ON SAID SHEET TWO.

Amelia Grabinski
AMELIA GRABINSKI

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF THE GRABINSKI LANDS INTO TWO SEPARATE PARCELS AND TO CREATE THE EASEMENTS SHOWN ON SHEET TWO. FOUND MONUMENTS CALLED FOR IN DOCUMENT NUMBER 2017-7196, PARTITION PLAT NUMBER 1998-0016, M 172-4, M 31-48 AND THE PLAT OF SHUTREM'S ADDITION TO YONCALLA WERE HELD FOR CONTROL AS SHOWN ON SAID SHEET TWO. THE NORTHEAST CORNER OF THE PARENT TRACT WAS COMPUTED USING RECORD BEARING AND DISTANCE PER M 118-59 AS SHOWN.

FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

ACKNOWLEDGEMENT

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

PERSONALLY APPEARED BEFORE ME THIS 10th DAY OF November, 2021, THE ABOVE NAMED AMELIA GRABINSKI, WHO DID ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED.

Sandra Harbaugh
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES: November 26, 2022

Sandra Harbaugh
OREGON NOTARY PUBLIC PRINTED NAME

COMMISSION NUMBER 981518

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

D. P. E. 11-15-21
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 16th DAY OF November, 2021. 9:59 AM

Heidi Johnston, Deputy 11/16/21
DOUGLAS COUNTY CLERK

COUNTY CLERK * DOUGLAS COUNTY * STATE OF OREGON *

SURVEYED FOR: *AMELIA GRABINSKI*
759 DOUGLAS STREET
YONCALLA, OREGON 97499

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

WATER: *BOTH PARCELS: CITY OF YONCALLA.*

SEWER: *BOTH PARCELS: CITY OF YONCALLA.*

COMP. PLAN: *URBAN RESIDENTIAL.*

ZONING: *R-1.*

2021-0051A