

2022-0003 A

# LAND PARTITION

LOCATED in the East 1/2 of Section 29 and in Section 28,  
T. 26 S., R 4 W., W.M. in Douglas County, Oregon.

January, 2022

Douglas County Official Records  
Daniel J. Loomis, County Clerk 2022-002266  
NO FEE  
00559548202200022660020020  
01/26/2022 01:01:20 PM  
PLAT-PAR Cnt=1 Stn=40 JLGOODWI  
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 OF THE LANDS REPRESENTED HEREON ON SHEET TWO AND THAT PARCEL 3 IS UNSURVEYED AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF SAID LANDS:

PARCEL 2 OF PARTITION PLAT NUMBER 1995-0112 OF THE RECORDS OF PARTITION PLATS IN DOUGLAS COUNTY, OREGON.

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

### DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT CHAD THOMAS GILBREATH AND STEPHANIE CHRISTINE GILBREATH ARE THE OWNERS OF THE LANDS REPRESENTED HEREON ON SHEET TWO AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AND THAT THEY DO HEREBY CREATE TO 25 FOOT WIDE ACCESS AND UTILITY EASEMENT TO SERVE PARCEL 2 AND DO ALSO HEREBY CREATE THE 6 FOOT WIDE WATERLINE EASEMENT TO SERVE PARCELS 2 AND 3 AND THE 6 FOOT WIDE WATERLINE EASEMENT TO SERVE PARCEL 3, AS SHOWN ON SAID SHEET TWO.

*Chad Thomas Gilbreath* *Stephanie Christine Gilbreath*  
CHAD THOMAS GILBREATH STEPHANIE CHRISTINE GILBREATH

### ACKNOWLEDGEMENT

STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS

PERSONALLY APPEARED BEFORE ME THIS 25<sup>th</sup> DAY OF January, 202<sup>2</sup>, CHAD THOMAS GILBREATH AND STEPHANIE CHRISTINE GILBREATH, EACH OF WHOM DID ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

*Emily Claire Hutchinson*  
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES: August 29, 2023

*Emily Claire Hutchinson*  
OREGON NOTARY PUBLIC PRINTED NAME

COMMISSION NUMBER: 991260

SURVEYED FOR: CHAD AND STEPHANIE GILBREATH  
2760 WHISTLER'S PARK ROAD  
ROSEBURG, OREGON 97470

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



### APPROVALS

*[Signature]* 1/26/22  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

*[Signature]* 1/26/22  
DOUGLAS COUNTY SURVEYOR DATE

### NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT PARCELS 1 AND 2 AND TO SHOW THE PARTITIONING OF THE PARENT TRACT INTO THREE SEPARATE PARCELS AND TO CREATE THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT TO SERVE PARCEL 2 AND THE 6 FOOT WIDE WATERLINE EASEMENTS AS SHOWN ON SHEET TWO. I HOLD TO THE FOUND MONUMENTS PER THE 1972 PLANS FOR COUNTY ROAD NUMBER 4 AND THE FOUND IRON ROD PER M 72-22 WHICH IS ALSO MINOR LAND PARTITION BOOK 3, PAGE 250, THE TIE TO WHICH SATISFIES THE STATUTORY REQUIREMENT. I COMPUTE THE POSITION OF THE MISSING NORTHWEST CORNER OF PARCEL 1 USING A BEARING-BEARING INTERSECTION BASED UPON THE RECORD DATA FOUND ON PARTITION PLAT NUMBER 1995-0112 AND M 72-22. AT STATION 594+75 I FIND TWO 5/8" IRON RODS AS SHOWN, NEITHER OF WHICH HAS A B.T.S. CAP, LEADING ME TO BELIEVE THAT THE IRON ROD 60' RIGHT WAS FOUND RATHER THAN SET ON P.P. 1995-0112. PURSUANT TO O.R.S. 92.055 NOT ALL BEARINGS AND DISTANCES ARE SHOWN AROUND THE BOUNDARY OF UNSURVEYED PARCEL 3.

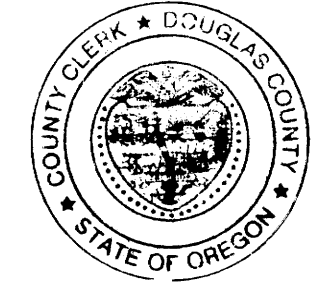
FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.  
EQUIPMENT: NIKON TOTAL STATION.  
COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

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

*[Signature]* 1/26/22  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 26<sup>th</sup> DAY OF January, 202<sup>2</sup>

*[Signature]* Deputy  
DOUGLAS COUNTY CLERK



WATER: ALL PARCELS: WELL ON PARCEL 1, WITH EASEMENTS TO PARCELS 2 AND 3.

SEWER: ALL PARCELS: SUB-SURFACE

COMP. PLAN: AGG

ZONING: FG

PLANNING DEPT. FILE: 21-057

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