LAND PARTITION

LOCATED in the SE 1/4 of Section 3, and the SW 1/4 of Section 2,
T. 27 S., R 6 W., W.M. in Douglas County, Oregon.

February, 2022

Douglas County Official Records
Daniel J. Loomis, County Clerk 2022-004560
NO FEE
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03/03/2022 03:29:32 PM
PLAT-PAR Cnt=1 Stn=40 JLGOODWI
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2022-0012 A

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:

BEGINNING AT THE INITIAL POINT, BEING THE NORTHWEST CORNER OF PARCEL "B" OF PARTITION PLAT NUMBER 1992-0001 OF THE RECORDS OF PARTITION PLATS IN DOUGLAS COUNTY, OREGON; THENCE SOUTH 11°36'30" WEST 437.49 FEET TO A 5/8 INCH DIAMETER IRON ROD MONUMENTING AN ANGLE POINT IN THE WEST LINE OF SAID PARCEL"B"; THENCE SOUTH 41°58'32" EAST 181.58 FEET; THENCE SOUTH 84°49'00" WEST 9.27 FEET; THENCE ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE LEFT, BEING CONCAVE TO THE SOUTHEAST AND HAVING A LONG CHORD WHICH BEARS SOUTH 57°30'40" WEST 161.39 FEET, A DISTANCE OF 167.74 FEET TO A 5/8 INCH DIAMETER IRON ROD; THENCE SOUTH 30°03'08" WEST 84.18 FEET TO A 5/8 INCH DIAMETER IRON ROD; THENCE SOUTH 49°39'50" EAST 299.00 FEET; THENCE NORTH 67°45'16" EAST 280.63 FEET; THENCE SOUTH 60°58'26" EAST 282.17 FEET; THENCE CONTINUE SOUTH 60°58'26" EAST 325.00 FEET; THENCE NORTH 77°29'45" EAST 142.54 FEET TO A POINT ON THE WEST LINE OF DARLEY DRIVE; THENCE ALONG THE ARC OF A 924.93 FOOT RADIUS CURVE TO THE LEFT, BEING CONCAVE TO THE WEST AND HAVING A LONG CHORD WHICH BEARS NORTH 13°53'45" EAST 50.44 FEET, A DISTANCE OF 50.45 FEET; THENCE NORTH 10°10'52" EAST 242.15 FEET TO A 5/8 INCH DIAMETER STEEL REBAR; THENCE NORTH 15°09'31" WEST 231.02 FEET TO A 5/8 INCH DIAMETER STEEL REBAR; THENCE NORTH 41°07'04" WEST 478.46 FEET TO A 5/8 INCH DIAMETER STEEL REBAR; THENCE NORTH 192.55 FEET TO A 5/8 INCH DIAMETER STEEL REBAR; THENCE NORTH 89°02'29" WEST 229.34 FEET TO A 5/8 INCH DIAMETER IRON ROD MONUMENTING THE SOUTHEAST CORNER OF LOT 8, CROSS CREEK ESTATES, DOUGLAS COUNTY PLAT RECORDS; THENCE NORTH 88°58'15" WEST 290.59 FEET TO A 5/8 INCH DIAMETER IRON ROD MONUMENTING THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH 89°05'03" WEST 163.64 FEET TO THE INITIAL POINT.

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

APPROVALS

DOUGLAS COUNTY PLANNING DIRECTOR — DATE 3/3/2022

Ronald A Smith
DOUGLAS COUNTY SURVEYOR — DATE 2-14-22

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT JOHN B. CADDOCK AND LEIGH ANN CADDOCK ARE THE OWNERS OF THE LANDS REPRESENTED HEREON ON SHEET TWO AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO TWO PARCELS AND THAT THEY DO HEREBY CREATE THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT TO SERVE PARCEL 2 AS SHOWN ON SHEET TWO.

J & B Caddock
JOHN B. CADDOCK

Leigh Ann Caddock
LEIGH ANN CADDOCK

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

DOUGLAS COUNTY TAX COLLECTOR — DATE 3-3-22

FILED THIS 3RD DAY OF March, 2022.

COUNTY CLERK ★ DOUGLAS COUNTY ★ STATE OF OREGON

Jay Goodwin, Deputy
DOUGLAS COUNTY CLERK

ACKNOWLEDGEMENT

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

PERSONALLY APPEARED BEFORE ME THIS 16th DAY OF February, 2022, JOHN B. CADDOCK AND LEIGH ANN CADDOCK, EACH OF WHOM DID ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

Candis DeDea
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES: 9-24-22

Candis F DeFea
OREGON NOTARY PUBLIC PRINTED NAME

COMMISSION NUMBER 979337

SURVEYED FOR: *JOHN B. AND LEIGH ANN CADDOCK*
756 DARLEY DRIVE
ROSEBURG, OREGON 97471

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 12/31/23

WATER: *ALL PARCELS: UMPQUA BASIN WATER ASSOCIATION.*

SEWER: *ALL PARCELS: SUB-SURFACE.*

COMP. PLAN: *RC5*

ZONING: *5R*

PLANNING DEPT. FILE: *21-068*

2022-0012 A

Traverse PC