

2022-0013 A

LAND PARTITION

LOCATED in the NW 1/4 of Section 19, T. 25 S., R 5 W., W.M.
in the City of Sutherlin, Douglas County, Oregon.

February, 2022

Douglas County Official Records 2022-005231
Daniel J. Loomis, County Clerk

NO FEE
00562947202200052310020022
03/15/2022 02:14:00 PM
PLAT-PAR Cnt=1 Str=33 HAJOHNST
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 THE LANDS REPRESENTED HEREON ON SHEET TWO AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF SAID LANDS:

PARCEL 1 OF PARTITION PLAT NUMBER 2007-0075 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 ELLEN KEELAND IS THE OWNER OF THE LANDS REPRESENTED HEREON ON SHEET TWO AND THAT SHE HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AND THAT SHE DOES HEREBY CREATE THE TWO 15 FOOT WIDE COMMON ACCESS AND UTILITY EASEMENTS TO SERVE ALL PARCELS AND THAT SHE DOES HEREBY DEDICATE TO THE PUBLIC THE SOUTH 5.00 FEET OF PARCEL 1 DESCRIBED IN THE SURVEYOR'S CERTIFICATE FOR ROAD RIGHT OF WAY PURPOSES AS SHOWN ON SAID SHEET TWO.

ACKNOWLEDGEMENT BY CONSENT AFFIDAVIT:

FOR THE AFFIDAVIT OF ELLEN KEELAND CONSENTING TO THIS LAND PARTITION SEE DOCUMENT NUMBER 2022-005230 OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF THE PARENT TRACT INTO THREE SEPARATE PARCELS, TO CREATE THE TWO 15 FOOT WIDE ACCESS AND UTILITY EASEMENTS AND TO DEDICATE TO THE PUBLIC THE 5 FOOT WIDE STRIP FOR STREET RIGHT OF WAY AS SHOWN ON SHEET TWO. I HOLD TO FOUND MONUMENTS PER THE SURVEYS NOTED ON SHEET TWO AND SET NEW MONUMENTS FOR THE NEWLY PLATTED PARCELS AS SHOWN. EXISTING CONTROL POINTS AND DATA PER MY SURVEY PARTITION PLAT NUMBER 2021-0001 WERE USED FOR A BASIS OF BEARINGS. A NEW TIE TO MY PREVIOUSLY SET SOUTHWEST CORNER OF PARCEL 1 OF THIS PARTITION RETURNS A SLIGHTLY DIFFERENT BEARING AND DISTANCE TO THE PREVIOUSLY TIED MONUMENTS TO THE NORTH OF SAID SOUTHWEST CORNER. THOSE TWO MONUMENTS WERE NOT RETIED DURING THE COURSE OF THIS PARTITION.

FIELD CREW: DAVID EDWARDS, BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

SURVEYED FOR: RON AND AVA BOWLES
1905 WEST DUKE ROAD
SUTHERLIN, OREGON 97479

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, 1998
DAVID A. EDWARDS
2339

RENEWS 12/31/23

APPROVALS

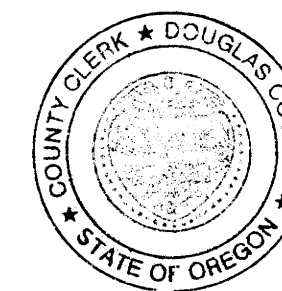
Brant Miller 3-15-2022
SUTHERLIN COMMUNITY DEVELOPMENT DIRECTOR DATE

David A. Edwards 3-15-22
DOUGLAS COUNTY SURVEYOR DATE

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

D.P.F. Will 3-15-22
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 15th DAY OF March, 2022. 2:41 PM



Hedi Johnson, Deputy 3/15/22
DOUGLAS COUNTY CLERK

WATER: CITY OF SUTHERLIN

SEWER: CITY OF SUTHERLIN

COMP. PLAN: LOW DENSITY

ZONING: R-1

PLANNING DEPT. FILE: 22-5003.

SEE DOCUMENT NUMBER 2022-005140

FOR WAIVER OF REMONSTRANCE AGREEMENT RELATIVE TO WEST DUKE ROAD.

2022-0013 A

LAND PARTITION

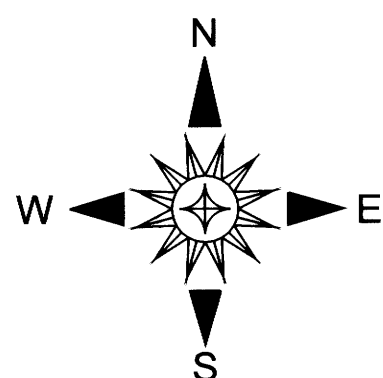
LOCATED in the NW 1/4 of Section 19, T. 25 S., R. 5 W., W.M.
in the City of Sutherlin, Douglas County, Oregon.

February, 2022

NW CORNER PARCEL 1 OF P.P. 2007-0075. [S 88°26'09" E 275.06']
[S 88°27'44" E 275.03'] 259.80' NE CORNER PARCEL 1 OF P.P. 2007-0075.

SURVEYED FOR: RON AND AVA BOWLES
1905 WEST DUKE ROAD
SUTHERLIN, OREGON 97479

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



FOUND 5/8" DIAM. IRON ROD PER C.S. 50/127.

CL OF 25' WIDE ACCESS AND UTILITY EASEMENT PER P.P. 2007-0075.

PARCEL 1
2.33 ACRES

LEGEND

- INDICATES 5/8" DIAM. IRON ROD WITH CAP FOUND PER P.P. 2007-0075 UNLESS OTHERWISE NOTED.
- INDICATES 5/8" DIAM. STEEL REBAR WITH MY CAP FOUND PER PARTITION PLAT NUMBER 2021-0001.
- INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339 SET.
- [] DENOTES RECORD DATA PER PARTITION PLAT NUMBER 2007-0075.
- () DENOTES RECORD DATA PER PARTITION PLAT NUMBER 2021-0001.
- P.P. = PARTITION PLAT NUMBER. A & U = ACCESS AND UTILITY.
- SCALE: 1" = 40'
- BASIS OF BEARINGS: EXISTING CONTROL NETWORK PER MY SURVEY P.P. 2021-0001.

SEE P.P. 2021-0001

(N 1°25'37" E 342.41')
(N 1°25'40" E 342.45')
(N 1°25'31" E 342.37')

247.37'

404.89'

(N 1°21'46" E)

460.26'

460.20'

(N 1°22'00" E)

(N 1°22'00" E)

PARCEL 2
10,337 SQ. FEET

PARCEL 3
10,337 SQ. FEET

15' WIDE A & U EASEMENT
CREATED HEREON TO
SERVE ALL PARCELS.

15' WIDE A & U EASEMENT
CREATED HEREON TO
SERVE ALL PARCELS.

SW CORNER PARCEL 1 OF P.P. 2007-0075.

(S 88°30'05" W 115.00')
(S 88°30'12" W 115.00')

WEST

DUKE ROAD
(R/W VARIES)

ROAD

5.00' WIDE STRIP DEDICATED
HEREON AS RIGHT OF WAY.

FOUND 5/8" DIAM. IRON ROD PER C.S. 50/127.
SE CORNER PARCEL 1 OF P.P. 2007-0075.

LINE TABLE

L1	N 1°21'46" E	5.01'
L2	S 88°30'05" W	12.52'
L3	S 88°30'05" W	17.95'
L4	N 1°25'31" W	5.01'