

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.

March, 2022

Douglas County Official Records 2022-006415
Daniel J. Loomis, County Clerk
NO FEE
00564266202200064150020029
03/31/2022 02:11:13 PM
PLAT-PAR Cnt=1 Stn=43 KGSTUTZM
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 3 OF PARTITION PLAT NUMBER 2021-0017 OF THE RECORDS OF PARTITION PLATS IN DOUGLAS COUNTY, OREGON,

LESS AND EXCEPT ANY PORTION OF THE ABOVE NOTED PARCEL 3 CONTAINED WITHIN THE BOUNDARIES OF THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2021-019088, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON.

David A. Edwards

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

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT SAM ROBINSON AND GLADYS ROBINSON AND KENNETH L. GRUESBECK AND YVONNE J. GRUESBECK AND ADAM. A. HALEY AND NANETTE F. HALEY ARE THE OWNERS OF THE LANDS REPRESENTED HEREON ON SHEET TWO AND THEY HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AND DO HEREBY CREATE THE 25 FOOT WIDE NONEXCLUSIVE ACCESS AND UTILITY EASEMENT TO SERVE PARCEL 3 AND DO HEREBY CREATE THE 25 FOOT WIDE EMERGENCY VEHICLE TURNAROUND EASEMENT AS SHOWN ON SAID SHEET TWO.

APPROVALS

Brian Stettin 3-15-2022
SUTHERLIN COMMUNITY DEVELOPMENT DIRECTOR DATE

Paul A. Quiley 3-31-22
DOUGLAS COUNTY SURVEYOR DATE

Sam Robinson *Gladys F. Robinson* *Adam A. Haley* *Nanette F. Haley*
SAM ROBINSON GLADYS ROBINSON ADAM A. HALEY NANETTE F. HALEY

ACKNOWLEDGEMENT

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

PERSONALLY APPEARED BEFORE ME THIS 31st DAY OF March, 2022, THE ABOVE NAMED SAM ROBINSON, GLADYS ROBINSON, ADAM A. HALEY AND NANETTE F. HALEY AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

E. P. Moos
NOTARY PUBLIC FOR OREGON

NOTARY PRINTED NAME: *Eric Moos*

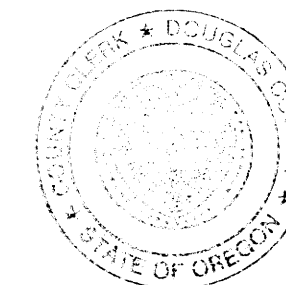
NOTARY COMMISSION NUMBER: 985039 COMMISSION EXPIRES: March 6, th 2023

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

J. P. E. Wil 3-31-22
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 31st DAY OF March, 2022.

Kathleen M. Stutzman, Deputy
DOUGLAS COUNTY CLERK



ACKNOWLEDGEMENT BY CONSENT AFFIDAVIT: FOR THE AFFIDAVIT OF KENNETH L. GRUESBECK AND YVONNE J. GRUESBECK CONSENTING

TO THIS LAND PARTITION SEE DOCUMENT NUMBER 2022-006414
OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON.

WATER: CITY OF SUTHERLIN

SEWER: CITY OF SUTHERLIN

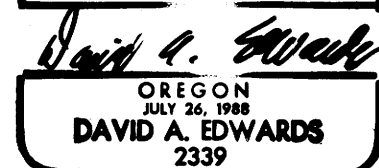
COMP. PLAN: LOW DENSITY

ZONING: R-1

PLANNING DEPT. FILE: 22-5004.

SURVEYED FOR: SAM ROBINSON
P.O. BOX 917
SUTHERLIN, OREGON 97479

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



RENEWS 12/31/23

FOR WAIVER OF REMONSTRANCE AGREEMENT REGARDING WEST DUKE ROAD SEE DOCUMENT NUMBER 2020-21364.

2022-0016 A

2022-0016 A

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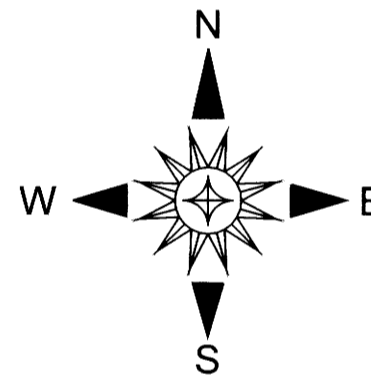
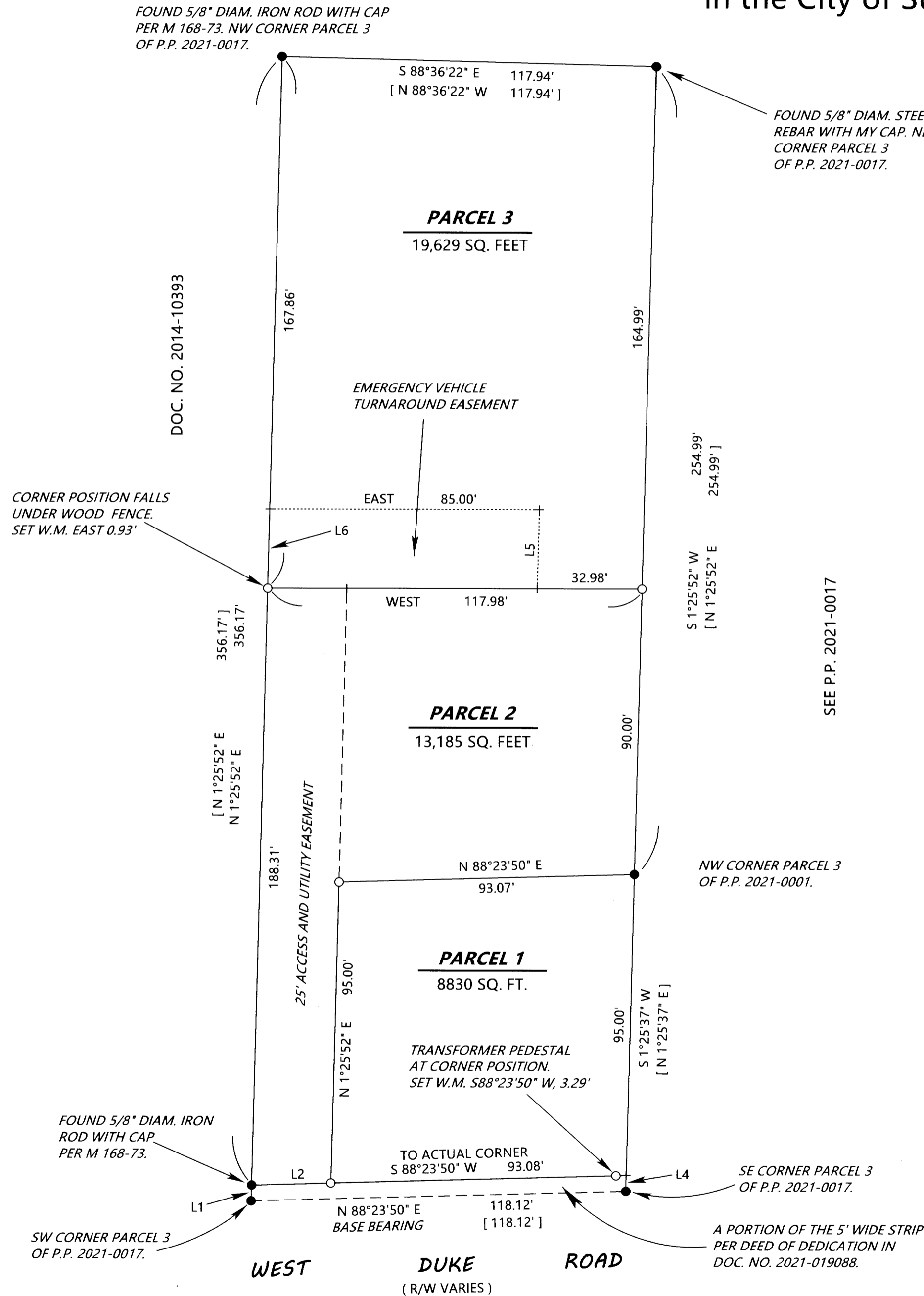
March, 2022

FOUND 5/8" DIAM. IRON ROD WITH CAP
PER M 168-73. NW CORNER PARCEL 3
OF P.P. 2021-0017.

FOUND 5/8" DIAM. STEEL
REBAR WITH MY CAP. NE
CORNER PARCEL 3
OF P.P. 2021-0017.

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LEGEND

- INDICATES 5/8" DIAM. STEEL REBAR WITH MY CAP FOUND PER P.P. 2021-0001 UNLESS OTHERWISE NOTED.
- 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 2021-0017.
- P.P. = PARTITION PLAT NUMBER.
- SCALE: 1" = 30'
- W.M. = WITNESS MONUMENT.
- BASIS OF BEARINGS: P.P. 2021-0017 AS SHOWN.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF PARCEL 3 OF PARTITION PLAT NUMBER 2021-0017 INTO 3 SEPARATE PARCELS. THE MONUMENTS SHOWN AS FOUND HEREON WERE HELD FOR CONTROL OF THE BOUNDARY OF SAID PARCEL 3.

FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

LINE TABLE

LINE	BEARING	DISTANCE	REMARKS
L1	N 1°25'52" E	5.00'	[N 1°25'52" E 5.00']
L2	S 88°23'50" W	25.04'	
L3	EAST	25.02'	
L4	S 1°25'52" W	5.00'	
L5	S 1°25'52" W	25.00'	
L6	N 1°25'52" E	25.00'	

2022-0016 B

2022-0016 B