

# LAND PARTITION

LOCATED in the NE 1/4 of Section 15, T. 27 S., R. 6 W., W.M. in Douglas County, Oregon.

March, 2022

Douglas County Official Records 2022-006758  
Daniel J. Loomis, County Clerk



NO FEE

PLAT-PAR Cnt=1 Stn=40 JLG00DWI 04/07/2022 02:07:42 PM  
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 SHEETS TWO AND THREE AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT:

THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2020-20100, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON.

LESS AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE RIGHT OF WAY OF TROOST STREET AS SHOWN ON SAID SHEETS TWO AND THREE.

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

### APPROVALS

*[Signature]* 4/7/2022  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

*[Signature]* 4-7-22  
DOUGLAS COUNTY SURVEYOR DATE

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

*[Signature]* 3-7-22  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 7<sup>th</sup> DAY OF April, 2022.

*[Signature]*  
DOUGLAS COUNTY CLERK



### DECLARATION

KNOW ALL PERSONS THAT DALE E. FARMER, TRUSTEE OF THE DALE E. FARMER REVOCABLE LIVING TRUST AND C.A. GALPIN ARE THE OWNERS OF THE LANDS REPRESENTED HEREON ON SHEETS TWO AND THREE AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AND DO HEREBY CREATE THE 60 FOOT WIDE ACCESS AND UTILITY EASEMENT TO SERVE PARCELS 1 AND 2 AND THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENTS TO SERVE PARCELS 1, 2 AND 3 AND THE INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM EASEMENT TO SERVE PARCEL 2 AND THE 6 FOOT WIDE WATERLINE EASEMENTS AS SHOWN ON SHEETS TWO AND THREE.

*Dale E. Farmer Trustee*  
DALE E. FARMER, TRUSTEE

### ACKNOWLEDGEMENT

STATE OF OREGON  
COUNTY OF DOUGLAS SS

PERSONALLY APPEARED BEFORE ME THIS 6 DAY OF April, 2022, THE ABOVE NAMED DALE E. FARMER, TRUSTEE OF THE DALE E. FARMER REVOCABLE LIVING TRUST, WHO DID ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

*[Signature]*  
NOTARY PUBLIC FOR OREGON

*Evan Michael King*  
NOTARY PUBLIC PRINTED NAME

NOTARY COMMISSION NUMBER: 1010305 MY COMMISSION EXPIRES: March 22, 2025

FOR THE AFFIDAVIT OF C.A. GALPIN CONSENTING TO THIS LAND PARTITION SEE DOCUMENT NUMBER 2022-6757 OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON.

### NOTE REGARDING INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM EASEMENT:

GRANTORS, FOR THEMSELVES AND THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE THE ABOVE REFERENCED INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM EASEMENT FOR PARCEL 2 SHALL NOT BE USED FOR ANY CONFLICTING USE OR PURPOSE DETRIMENTAL TO SAID SYSTEM OR CONTRARY TO LAWS AND RULES OF GOVERNMENTAL AGENCIES APPLICABLE OR RELATED TO SAID SYSTEM.

SURVEYED FOR: FARMER AND GALPIN  
1115 TROOST STREET  
ROSEBURG, OREGON 97471

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



*David A. Edwards*  
OREGON  
DAVID A. EDWARDS  
2339

RENEWS 12/31/23

2022-0018 A

2022-0018 A

# LAND PARTITION

LOCATED in the NE 1/4 of Section 15, T. 27 S., R. 6 W., W.M.  
in Douglas County, Oregon.

March, 2022

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



## LEGEND

- INDICATES 5/8" DIAM. IRON ROD WITH CAP FOUND PER HOOVER HILLS SUBD. PHASE 1. ( VOL. 20, PAGE 39 ).
- INDICATES 1/2" DIAM. IRON ROD FOUND PER STRINGER PLAT. ( VOL. 9, PAGE 9 ).
- ◆ INDICATES 5/8" DIAM. IRON ROD FOUND PER M 27-63 UNLESS OTHERWISE NOTED.
- + INDICATES A COMPUTED POINT.
- INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
- [ ] DENOTES RECORD DATA AS NOTED.

SCALE: 1" = 60'

BASIS OF BEARINGS: PLAT OF HOOVER HILLS SUBD. PHASE 1 AS SHOWN.

RECORD DATA: R1 = PLAT OF HOOVER HILLS SUBD. PHASE 1. ( VOL. 20, PG. 39 )  
R2 = STRINGER PLAT. ( VOL. 9, PG. 9 )  
R3 = M 27-63  
R4 = M 30-79  
R5 = M 139-63.

**SURVEYED FOR:** FARMER AND GALPIN  
1115 TROOST STREET  
ROSEBURG, OREGON 97471

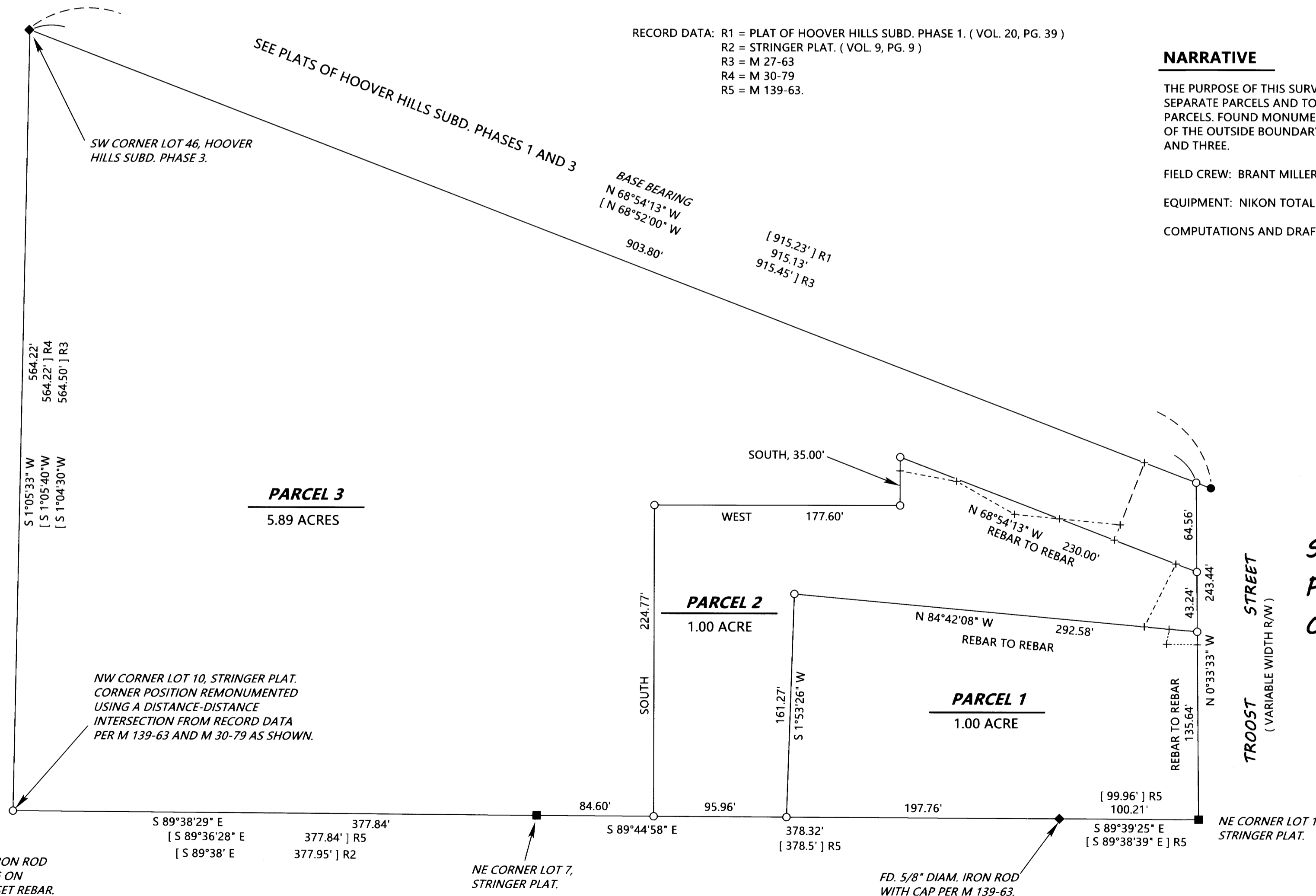
## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE PARENT TRACT INTO THREE SEPARATE PARCELS AND TO CREATE THE VARIOUS EASEMENTS TO SERVE THOSE PARCELS. FOUND MONUMENTS AND DATA OF RECORD WERE HELD FOR CONTROL OF THE OUTSIDE BOUNDARY OF THE PARENT TRACT AS SHOWN ON SHEETS TWO AND THREE.

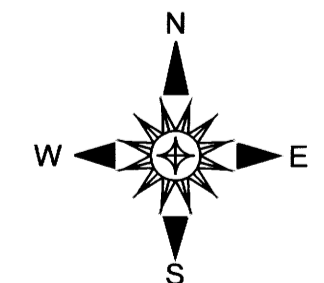
FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.



SEE DETAIL OF  
PARCELS 1 AND 2  
ON SHEET THREE



2022-0018 B

2022-0018 B

# LAND PARTITION

**LOCATED** in the NE 1/4 of Section 15, T. 27 S., R. 6 W., W.M.  
in Douglas County, Oregon.

March, 2022

**LEGEND**

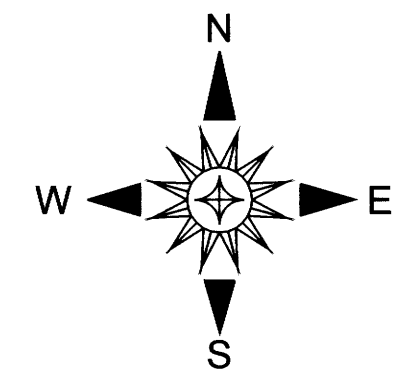
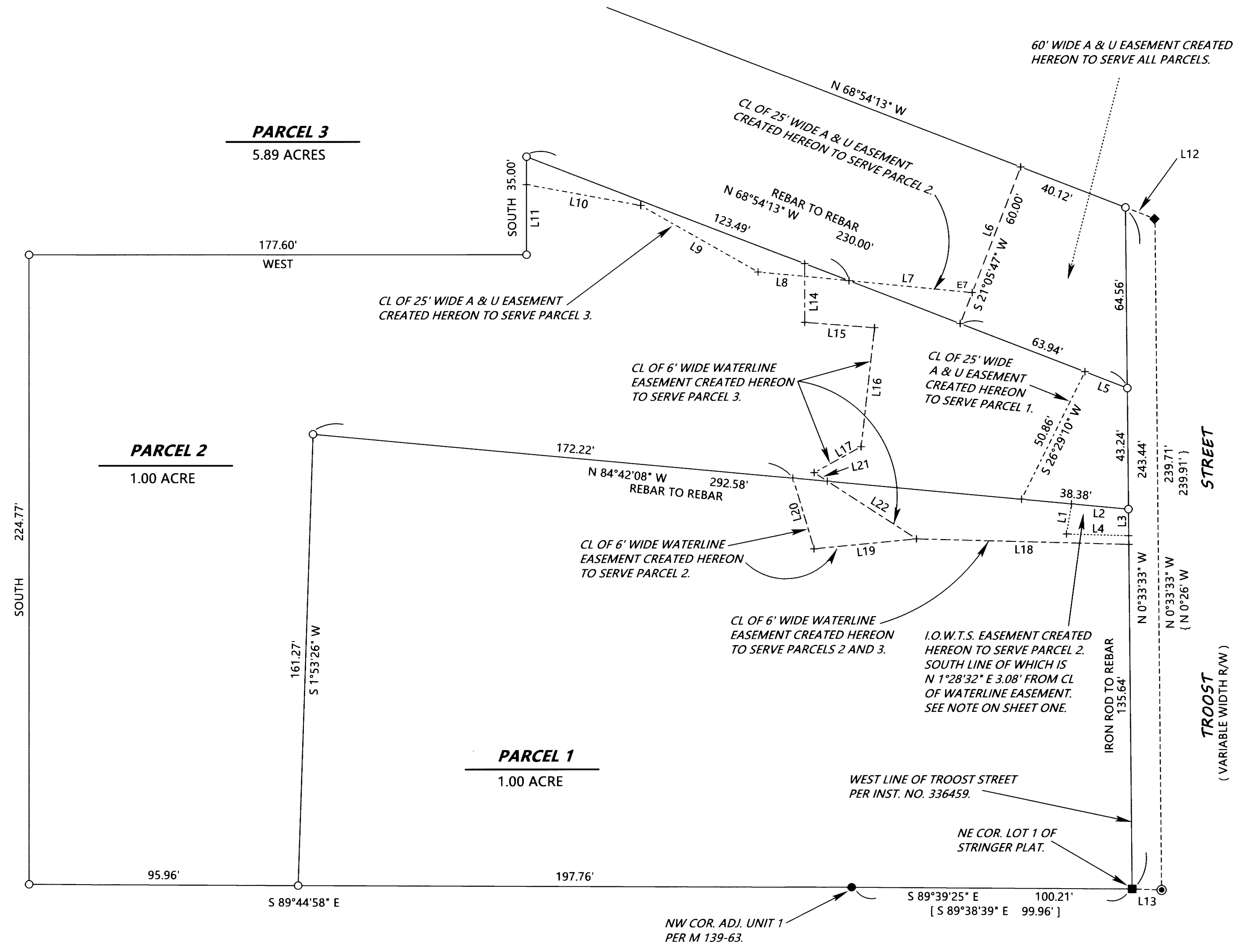
- ⊙ INDICATES 2" DIAM. IRON PIPE FOUND AT INITIAL POINT OF STRINGER PLAT.
- INDICATES 5/8" DIAM. IRON ROD WITH CAP FOUND PER M 139-63.
- INDICATES 1/2" DIAM. IRON ROD WITH CAP FOUND PER STRINGER PLAT. ( VOL. 9, PAGE 9 ).
- + INDICATES A COMPUTED POINT.
- ◆ INDICATES 5/8" DIAM. IRON ROD WITH CAP FOUND PER HOOVER HILLS SUBD. PHASE 1.
- INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
- [ ] DENOTES RECORD DATA PER M 139-63.
- { } DENOTES RECORD DATA PER DOC. NO. 2020-20100 AND M 27-63.
- ( ) INDICATES RECORD DATA PER STRINGER PLAT.
- I.O.W.T.S. = INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM.
- A & U = ACCESS AND UTILITY.
- SCALE: 1" = 30'
- BASIS OF BEARINGS: HOOVER HILLS SUBD. PHASE 1 AS SHOWN ON SHEET TWO.

**SURVEYED FOR:** FARMER AND GALPIN  
1115 TROOST STREET  
ROSEBURG, OREGON 97471

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



| LINE | TABLE         |        |
|------|---------------|--------|
| L1   | S 9°35'05" W  | 10.94' |
| L2   | S 84°42'08" E | 20.42' |
| L3   | N 0°33'33" W  | 9.47'  |
| L4   | N 88°31'29" W | 22.25' |
| L5   | N 68°54'13" W | 16.20' |
| L6   | N 21°05'47" E | 48.17' |
| L7   | N 84°26'28" W | 44.18' |
| L8   | N 84°26'28" W | 32.62' |
| L9   | N 60°22'33" W | 48.21' |
| L10  | N 79°38'19" W | 41.52' |
| L11  | SOUTH         | 25.01' |
| L12  | N 68°54'13" W | 11.32' |
| L13  | S 88°04'39" E | 10.53' |
|      | ( S 89°38' E  | 10' )  |
| L14  | NORTH         | 21.00' |
| L15  | N 85°37'11" W | 24.95' |
| L16  | N 6°26'09" E  | 42.71' |
| L17  | N 60°55'15" E | 19.16' |
| L18  | S 88°31'28" E | 75.90' |
| L19  | S 84°27'25" W | 36.71' |
| L20  | N 16°37'37" W | 26.37' |
| L21  | S 57°04'52" E | 5.59'  |
| L22  | S 57°04'52" E | 37.88' |



2022-0018 C

2022-0018 C