

# LAND PARTITION

LOCATED in the SE 1/4 of Section 20 & in the NE 1/4 of Section 29, T. 25 S., R 5 W., W.M. in Douglas County, Oregon.

June, 2022

Douglas County Official Records 2022-010771  
Daniel J. Loomis, County Clerk  
NO FEE  
00569441202200107710020026  
06/28/2022 11:58:29 AM  
PLAT-PAR Cnt=1 Stn=40 JLG00DWI  
This is a no fee document

2022-0031A

### SURVEYOR'S CERTIFICATE

I, DAVID A. EDWARDS, HEREBY CERTIFY THAT I HAVE NOT CORRECTLY SURVEYED NOR MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED HEREON ON SHEET TWO AND THAT PARCEL 1 AND PARCEL 2 SHOWN ON SAID SHEET TWO ARE UNSURVEYED AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF OF THE LAND BEING PARTITIONED:

PARCEL 3 OF LAND PARTITION NUMBER 2019-0039, AS RECORDED IN "RECORD OF PARTITION PLATS", RECORDS OF DOUGLAS COUNTY, OREGON.

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

### APPROVALS

*[Signature]* 6/28/2022  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

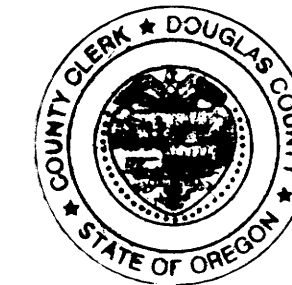
*Rand Quilty* 6-27-22  
DOUGLAS COUNTY SURVEYOR DATE

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

*D.P.E. Webb* 6-28-22  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 28<sup>th</sup> DAY OF June, 2022.

*[Signature]* Deputy  
DOUGLAS COUNTY CLERK



WATER: INDIVIDUAL WELLS

SEWER: SUB-SURFACE

COMP. PLAN: FFT

ZONING: AW

PLANNING DEPT. FILE: 22-002

FOR AGREEMENT TO PARTICIPATE IN PRIVATE ROADWAY MAINTENANCE FOR PRIVATE EXTENSION

OF MOUNTAIN VIEW DRIVE SEE DOCUMENT NUMBER 2021-011875

### DECLARATION

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

*[Signature]*  
TIMOTHY M. ROGERS

*[Signature]*  
LEONI M. ROGERS

### ACKNOWLEDGEMENT

STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS

PERSONALLY APPEARED BEFORE ME THIS 22<sup>nd</sup> DAY OF June, 2022, THE ABOVE NAMED TIMOTHY M. ROGERS AND LEONI M. ROGERS, EACH OF WHOM DID ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

*[Signature]*  
NOTARY PUBLIC FOR OREGON

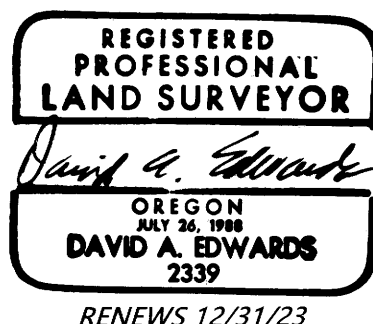
NOTARY PRINTED NAME: Bri E Moos

NOTARY COMMISSION NUMBER: 985039

COMMISSION EXPIRES: March 06, 2023

SURVEYED FOR: TIM AND LEONI ROGERS  
1088 MOUNTAIN VIEW DRIVE  
SUTHERLIN, OREGON 97479

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



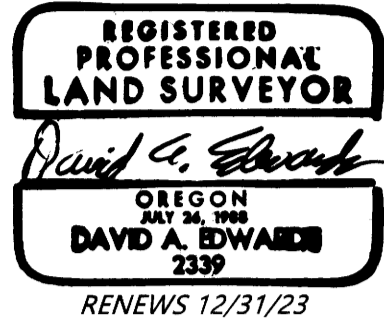
2022-0031A

# LAND PARTITION

LOCATED in the SE 1/4 of Section 20 & in the NE 1/4 of Section 29,  
T. 25 S., R. 5 W., W.M. in Douglas County, Oregon.

June, 2022

**SURVEYED FOR:** TIM AND LEONI ROGERS  
1088 MOUNTAIN VIEW DRIVE  
SUTHERLIN, OREGON 97479



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

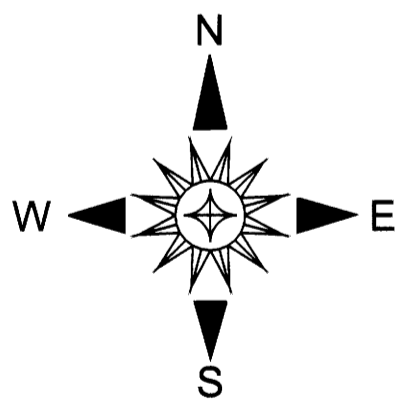
**LEGEND**

- INDICATES 5/8" DIAM. IRON ROD WITH CAP FOUND PER PARTITION PLAT NUMBER 2019-0039.
- + INDICATES A COMPUTED POINT.
- [ ] DENOTES RECORD DATA PER PARTITION PLAT NUMBER 2019-0039.
- P.P. = PARTITION PLAT NUMBER.
- SCALE: 1" = 200' S.L. & W. CO. = SUTHERLIN LAND & WATER CO.
- A & U = ACCESS AND UTILITY.
- BASIS OF BEARINGS: PARTITION PLAT NUMBER 2021-0023 AS SHOWN.

**LINE TABLE**

	BASE BEARING	
L1	S 5°32' 06" E	121.38'
	[ S 5°31'56" E	121.41' ]
L2	[ S 68°28'49" W	47.86' ]
L3	[ S 1°16'17" W	73.55' ]
L4	[ N 19°59'54" W	110.51' ]
L5	[ N 36°38'42" W	132.09' ]

NE CORNER LOT 18, BLOCK 2  
OF SUTHERLIN LAND & WATER CO. PLAT C  
PER P.P. 2019-0039.



RECORD EXTERIOR BOUNDARY  
OF PARCEL 3 OF P.P. 2019-0039.

**NARRATIVE**

THE PURPOSE OF THIS PLAT IS TO SHOW THE PARTITIONING OF PARCEL 3 OF PARTITION PLAT NUMBER 2019-0039 INTO TWO SEPARATE PARCELS AND TO CREATE THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT TO SERVE PARCEL 2 AS SHOWN HEREON. THE VARIABLE WIDTH ACCESS AND UTILITY EASEMENT CREATED ON PARTITION PLAT NUMBER 2021-0023 THAT TIES TO MOUNTAIN VIEW DRIVE IS SHOWN TO SATISFY A CONDITION OF APPROVAL FROM THE COUNTY PLANNING DEPARTMENT. THE TWO MONUMENTS SHOWN WERE TIED IN ON MY SURVEY PARTITION PLAT NUMBER 2021-0023 AND ARE SHOWN SO AS TO CLEARLY IDENTIFY THE POSITION OF THE EAST LINE OF PARCEL 2. THOSE MONUMENTS WERE NOT RETIED THIS SURVEY.

