

LAND PARTITION

LOCATED in Section 17 and in the SW 1/4 of Section 8, T. 25 S., R. 6 W., W.M. in Douglas County, Oregon.

July, 2022

Douglas County Official Records 2022-016333
Daniel J. Loomis, County Clerk



NO FEE

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10/19/2022 02:25:19 PM
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This is a no fee document

SURVEYOR'S CERTIFICATE

I, DAVID A. EDWARDS HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND SET PROPER MONUMENTS FOR ONLY PARCEL 1 THAT PARCEL 2 IS UNSURVEYED AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT BEING PARTITIONED:

THAT TRACT OF LAND DESCRIBED AS "NAGY TRACT" PARCEL 34 AND "SHERMAN TRACT" PARCEL 36 IN DOCUMENT NUMBER 2021-18931, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON.

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

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT LONEROCK TT LANDCO LLC, A DELAWARE LLC IS THE OWNER OF THE LANDS REPRESENTED HEREON ON SHEET TWO AND THAT IT HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN ON SAID SHEET TWO AND THAT IT DOES HEREBY CREATE THE 30 FOOT WIDE COMMON ACCESS AND UTILITY EASEMENT TO SERVE PARCEL 1 AS SHOWN ON SAID SHEET TWO.

Jacob B. Gibbs
JACOB B. GIBBS, GENERAL MANAGER, LONE ROCK MANAGEMENT GROUP, LLC, AN OREGON LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

APPROVALS

[Signature] 10/19/2022
DOUGLAS COUNTY PLANNING DIRECTOR DATE

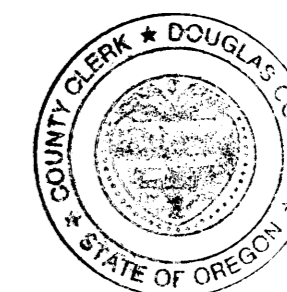
[Signature] 8-1-22
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 10-19-22
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 19th DAY OF October, 2022.

[Signature] 2:25 PM
DOUGLAS COUNTY CLERK



ACKNOWLEDGEMENT

STATE OF OREGON SS
COUNTY OF DOUGLAS

PERSONALLY APPEARED BEFORE ME THIS 28th DAY OF July, 2022, THE ABOVE NAMED JACOB B. GIBBS, GENERAL MANAGER OF LONE ROCK MANAGEMENT GROUP LLC, GENERAL PARTNER OF LONE ROCK TT LANDCO LLC AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE ITS VOLUNTARY ACT AND DEED.

[Signature]
NOTARY PUBLIC FOR OREGON

Brie E. Moos
NOTARY PUBLIC PRINTED NAME

NOTARY COMMISSION NUMBER: 985039

MY COMMISSION EXPIRES: March 6, 2023

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF THE PARENT TRACT INTO TWO SEPARATE PARCELS AND TO CREATE THE 30 FOOT WIDE ACCESS AND UTILITY EASEMENT SHOWN ON SHEET TWO OF THIS PLAT. ONLY THE NEWLY CREATED BOUNDARY WAS SURVEYED AND MONUMENTED. THE REMAINING BOUNDARIES OF THE PARCELS ARE UNSURVEYED WITH THE EXCEPTION OF THE WEST LINE OF THE "NAGY TRACT" PARCEL 34 OF DOC. NO. 2021-18931 WHICH POSITION WAS COMPUTED PER THAT DEED IN ORDER TO POSITION THE WEST LINE OF PARCEL 1 PARALLEL TO AND 30 FEET DISTANT FROM SAID WEST LINE AS SHOWN ON SHEET TWO. FOUND MONUMENTS PER M 175-2 AND THE 1972 COUNTY ROAD PLANS WERE HELD FOR CONTROL AS SHOWN.

FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

SURVEYED FOR: LONE ROCK TT LANDCO LLC
P.O. BOX 1127
ROSEBURG, OREGON 97470

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



WATER: PARCEL 1: INDIVIDUAL WELL. PARCEL 2: NONE.

SEWER: PARCEL 1: SUB-SURFACE. PARCEL 2: NONE.

COMP. PLAN: AGG AND FFT

ZONING: FF

PLANNING DEPT. FILE: 22-009

2022-0044A

2022-0044A

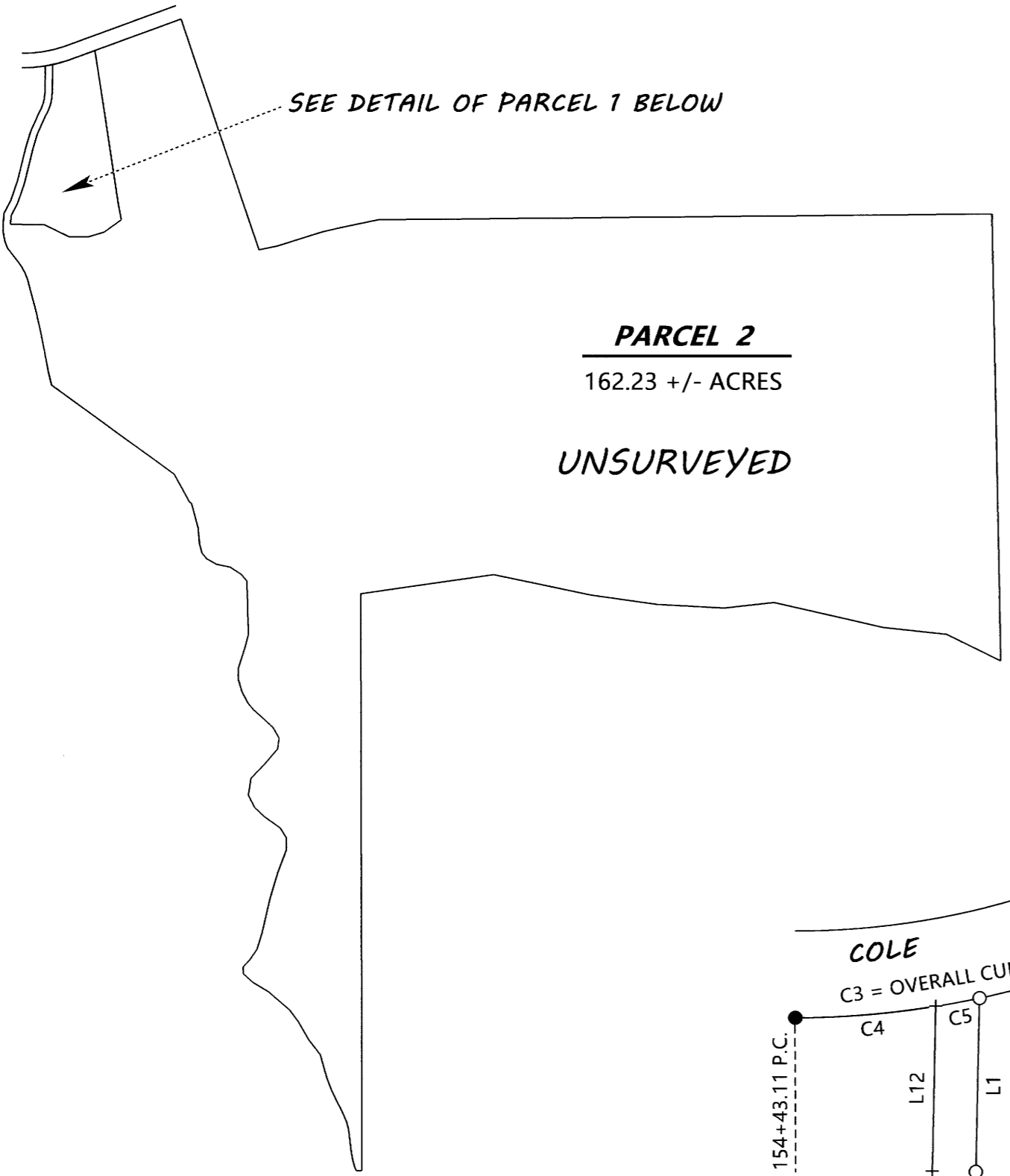
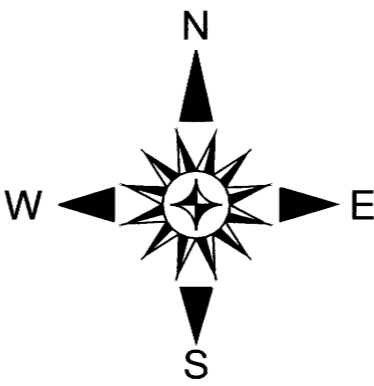
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LEGEND

- ⊙ INDICATES 1962 COUNTY SURVEYOR BRASS CAP FOUND AS PER M175-2.
 - INDICATES 5/8" DIAM. CO. RD. DEPT. IRON ROD W/ALUM. CAP R/W MONUMENT FOUND.
 - INDICATES 5/8" DIAM. IRON ROD WITH CAP FOUND PER M 175-2.
 - + INDICATES A COMPUTED POINT.
 - INDICATES 5/8" X 40" STEEL REBAR W/RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
 - [] DENOTES RECORD DATA PER M 175-2 OR DOC. NO. 2021-18931.
 - () DENOTES RECORD DATA PER 1972 CO. RD. DEPT. PLANS.
- SCALE: 1" = 600'
BASIS OF BEARINGS: M 175-2 AS SHOWN.

LINE TABLE

LINE NO.	BEARING	DIST.	LINE NO.	BEARING	DIST.
L1	S 1°09'11" W	120.04'	L10	N 54°18'00" E	87.24'
L2	S 24°18'24" W	79.20'	L11	N 10°17'48" W	65.70'
L3	S 16°25'39" W	66.31'	L12	N 1°09'11" E	113.90' [114'+/-]
L4	S 13°47'45" W	146.09'	L13	N 24°18'24" E	83.26'
L5	S 18°48'28" W	83.67'	L14	N 16°25'39" E	69.07'
L6	S 27°30'29" W	59.58'	L15	N 13°47'45" E	145.47'
L7	S 4°52'46" W	37.36'	L16	N 18°48'28" E	80.07'
L8	S 89°08'53" E	80.23'	L17	N 27°30'39" E	63.30'
L9	N 72°38'02" E	69.09'	L18	N 4°52'46" E	45.34'
			L19	S 88°53'07" E	30.06'

NOTE: L12 THROUGH L18 ARE ALSO ALL RECORD DATA PER DOC. NO. 2021-18931.

CURVE TABLE

NO.	RADIUS	CH. BEARING	CH. DIST.	L	DELTA
C1	192.00'	S 16°20'07" W	100.58'	101.76'	30°22'05"
C2	162.00'	N 16°39'11" E	86.59'	87.65'	31°00'00"
C3	602.96'	S 80°33'59" W	196.20'	197.07'	18°43'36"
					(18°48'41")
C4	602.96'	S 85°12'19" W	97.03'	97.14'	9°13'49"
					[9°13'49"]
C5	602.96'	N 79°35'19" E	30.62'	30.63'	2°54'43"
C6	602.96'	N 74°29'41" E	69.26'	69.29'	6°35'04"

NOTE: THE ACREAGE OF UNSURVEYED PARCEL 2 IS BASED UPON COUNTY ASSESSOR DATA.

WEST LINE OF "NAGY TRACT" PARCEL 34 OF DOC. NO. 2021-18931 AND CL OF EXISTING 25' WIDE ACCESS EASEMENT.

WEST LINE OF "SHERMAN TRACT" PARCEL 36 OF DOC. NO. 2021-18931 AND CL OF EXISTING 25' WIDE ACCESS EASEMENT.

30' WIDE COMMON ACCESS & UTILITY EASEMENT CREATED HEREON TO SERVE PARCEL 1.

DETAIL SCALE: 1" = 100'

ALL TREES SCRIBED "BT" AT ROOT COLLAR.