

LAND PARTITION

LOCATED in Sections 17, 20, 21 and 29, T 22 S., R. 5 W., W.M. in Douglas County, Oregon.

January, 2023

Douglas County Official Records 2023-001105
Daniel J. Loomis, County Clerk



NO FEE
02/01/2023 01:01:24 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:

PARCEL 1 OF PARTITION PLAT NUMBER 1993-0049 OF THE RECORDS OF PARTITION PLATS IN DOUGLAS COUNTY, OREGON.

LESS AND EXCEPT PARCEL 2 OF PARTITION PLAT NUMBER 2012-0002 OF SAID PARTITION PLAT RECORDS AND THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2017-4457, OFFICIAL RECORDS FOR SAID COUNTY AND STATE.

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

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT LONE ROCK TIMBER INVESTMENTS MDB-LANDCO, LP, IS THE OWNER OF THE LANDS REPRESENTED HEREON ON SHEET TWO AND THAT IT HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AND DOES HEREBY CREATE THE 40 FOOT WIDE ACCESS EASEMENT TO SERVE PARCEL 1 AND DOES HEREBY CREATE THE 10 FOOT WIDE WATERLINE EASEMENT TO SERVE PARCEL 2 OF PARTITION PLAT NUMBER 1993-0049 OF THE RECORDS OF PARTITION PLATS IN DOUGLAS COUNTY, OREGON AS WELL AS PARCEL 1 CREATED HEREON.

Jacob B. Gibbs GM
JACOB B. GIBBS, GENERAL MANAGER

ACKNOWLEDGEMENT

STATE OF OREGON SS
COUNTY OF DOUGLAS

PERSONALLY APPEARED BEFORE ME THIS 25th DAY OF January, 2023, THE ABOVE NAMED JACOB B. GIBBS, GENERAL MANAGER OF LONE ROCK TIMBER INVESTMENTS MDB-LANDCO, LP AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE ITS VOLUNTARY ACT AND DEED.

Bri Moos
NOTARY PUBLIC FOR OREGON

Bri Moos
NOTARY PUBLIC PRINTED NAME

NOTARY COMMISSION NUMBER: 985039

MY COMMISSION EXPIRES: March 06, 2023



APPROVALS

[Signature] 2/1/2023
DOUGLAS COUNTY PLANNING DIRECTOR DATE

[Signature] 1-30-23
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 2-1-23
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 1st DAY OF February, 2023.

[Signature] 2-1-23
DOUGLAS COUNTY CLERK

WATER: PARCEL 1: SPRING AND WATERLINE EASEMENT. PARCEL 2: NONE.

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

COMP. PLAN: AGG AND FFT BY COUNTY AND LDR BY CITY OF DRAIN

ZONING: FF (COUNTY PORTION).

PLANNING DEPT. FILE: 21-065

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF THE PARENT TRACT AND TO CREATE THE ACCESS AND WATERLINE EASEMENTS AS SHOWN ON SHEET TWO AND NOTED IN THE DECLARATION HEREON. FOUND MONUMENTS PER PARTITION PLAT NUMBER 1993-0049 WERE HELD FOR CONTROL AND THE NEWLY CREATED BOUNDARY OF PARCEL 1 MONUMENTED AS SHOWN ON SAID SHEET TWO. ONLY PARCEL 1 WAS SURVEYED AND PARCEL 2 IS UNSURVEYED AS SHOWN.

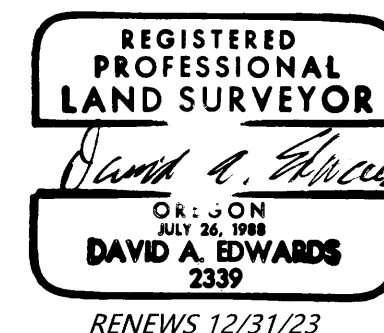
FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

SURVEYED FOR: LONE ROCK TIMBER INVESTMENTS
MDB LANDCO, LP
P.O. BOX 1127
ROSEBURG, OREGON 97470

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



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