

LAND PARTITION

LOCATED in the NE 1/4 of Section 9 & the NW 1/4 of Section 10, T. 27 S., R. 6 W., W.M. in Douglas County, Oregon.

March, 2023

Douglas County Official Records 2023-002353
Daniel J. Loomis, County Clerk

NO FEE
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03/08/2023 09:47:57 AM
PLAT-PAR Cnt=1 Stn=40 JLG00DWI
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 AND 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 2007-0116 OF THE RECORDS OF PARTITION PLATS IN DOUGLAS COUNTY, OREGON.

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

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT JOHN J. BLODGETT AND KIMBERLY S. BLODGETT, TRUSTEES OF THE JOHN J. AND KIMBERLY S. BLODGETT FAMILY TRUST DATED 4-1-2011 ARE THE OWNERS OF THE LANDS REPRESENTED HEREON ON SHEET TWO AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AND DO HEREBY CREATE THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT TO SERVE PARCEL 2 AND THE DRAINLINE AND SEPTIC DRAINFIELD EASEMENTS TO SERVE PARCEL 1 ALL AS SHOWN ON SAID SHEET TWO.

John J. Blodgett TRUSTEE
JOHN J. BLODGETT, TRUSTEE

Kimberly S. Blodgett TRUSTEE
KIMBERLY S. BLODGETT, TRUSTEE

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF DOUGLAS

PERSONALLY APPEARED BEFORE ME THIS 7th DAY OF March, 2023, THE ABOVE NAMED JOHN J. BLODGETT AND KIMBERLY S. BLODGETT AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

Bradley Wayne Gould
NOTARY PUBLIC FOR OREGON

Bradley Wayne Gould
NOTARY PUBLIC PRINTED NAME

NOTARY COMMISSION NUMBER: 995989

MY COMMISSION EXPIRES: January 29th, 2024

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF THE PARENT TRACT AND TO CREATE THE EASEMENTS AS SHOWN ON SHEET TWO. FOUND COUNTY ROAD DEPARTMENT RIGHT OF WAY MONUMENTS AND RECORD DATA PER M 59-56 WERE HELD TO COMPUTE THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NUMBER 167. THE NEW BOUNDARIES OF PARCEL 1 WERE MONUMENTED ACCORDING TO THE WISHES OF THE CLIENT. PARCEL 2 IS UNSURVEYED AND IS DRAFTED USING RECORD DATA PER M 59-56 AND PARTITION PLAT NUMBER 2007-0116.

FIELD CREW: DAVID EDWARDS, BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

SURVEYED FOR: *BLODGETT FAMILY TRUST*
P.O. BOX 760
GLIDE, OREGON 97443

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR
David A. Edwards
OREGON
JULY 26, 1968
DAVID A. EDWARDS
2339
RENEWS 12/31/23

APPROVALS

[Signature] 3/7/2023
DOUGLAS COUNTY PLANNING DIRECTOR DATE

David A. Zimly 3-7-23
DOUGLAS COUNTY SURVEYOR DATE

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

D. P. F. Wil 3-8-23
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 5th DAY OF March, 2023.

[Signature] Deputy
DOUGLAS COUNTY CLERK



WATER: *PARCEL 1 AND PARCEL 2: UMPQUA BASIN WATER ASSOCIATION.*

SEWER: *PARCEL 1: SUB-SURFACE. PARCEL 2: SUB-SURFACE.*

COMP. PLAN: *AGC*

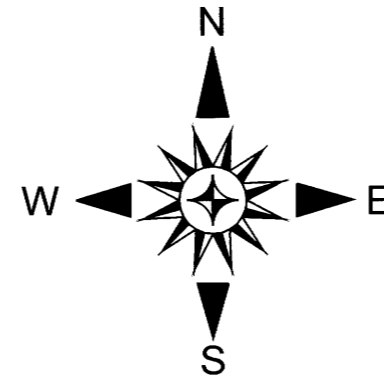
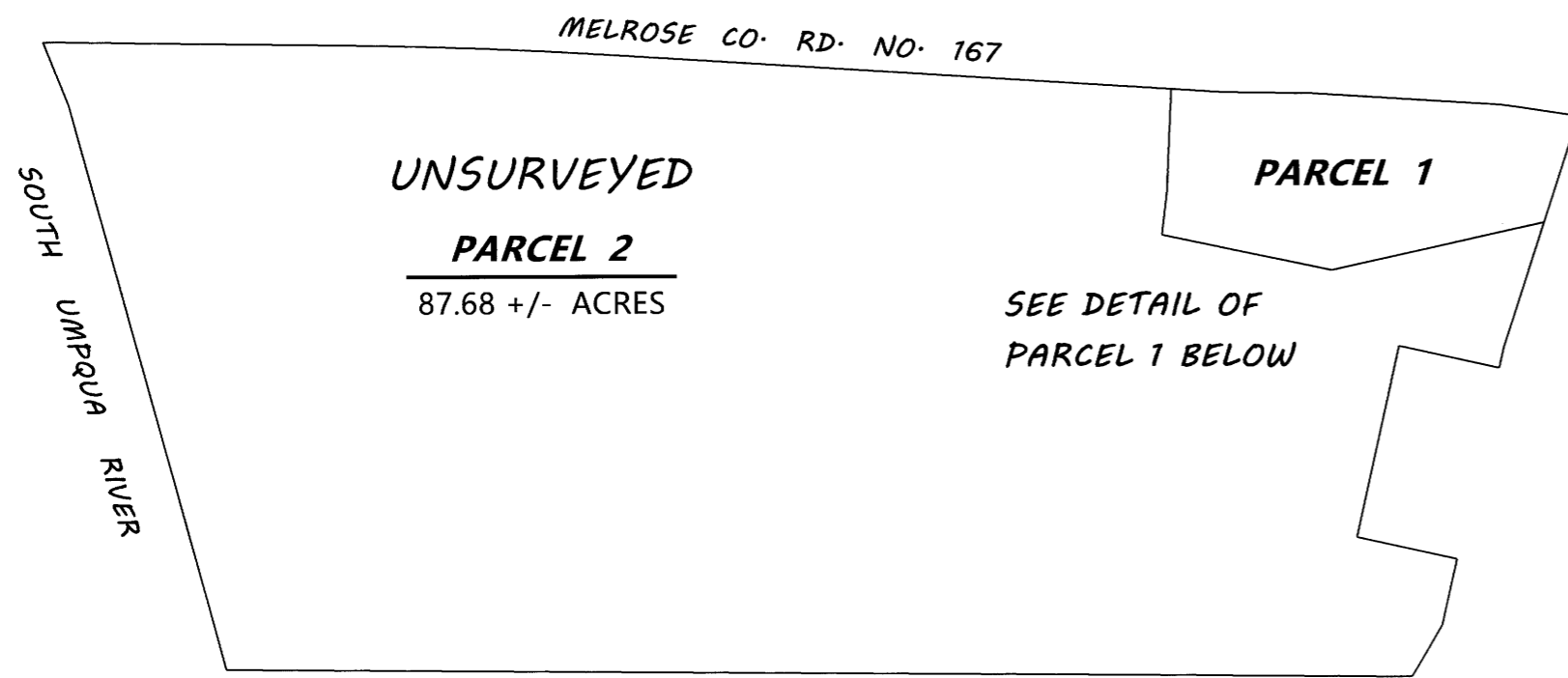
ZONING: *FC-3*

PLANNING DEPT. FILE: *22-086*

LAND PARTITION

LOCATED in the NE 1/4 of Section 9 and the NW 1/4 of Section 10, T. 27 S., R. 6 W., W.M.
in Douglas County, Oregon.

March, 2023



SURVEYED FOR: BLODGETT FAMILY TRUST
P.O. BOX 760
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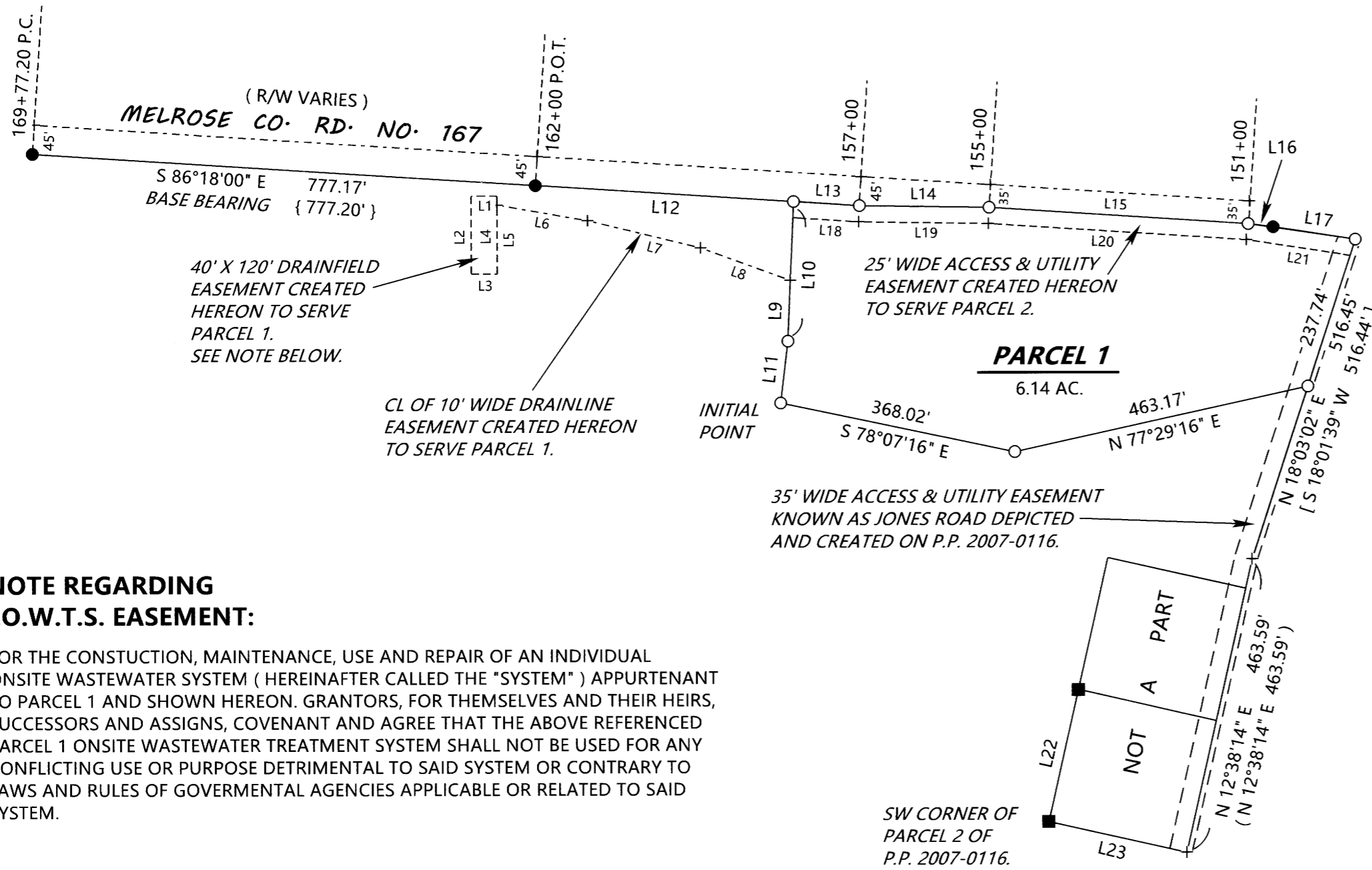
SURVEYED BY: DAVID EDWARDS LAND SURVEYING
P.O. BOX 361
OAKLAND, OREGON 97462
PHONE: (541) 459-0512



LEGEND

- INDICATES 3/4" DIAM. IRON ROD COUNTY ROAD R/W MONUMENT FOUND.
- INDICATES 5/8" DIAM. IRON ROD WITH CAP FOUND PER PARTITION PLAT NUMBER 2007-0116.
- INDICATES 5/8" X 30" STEEL REBAR W/RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
- + INDICATES A COMPUTED POINT.
- [] DENOTES RECORD DATA PER M 59-56 UNLESS NOTED OTHERWISE.
- () DENOTES RECORD DATA PER PARTITION PLAT NUMBER 2007-0116.
- { } DENOTES RECORD DATA PER 1963 COUNTY ROAD DEPARTMENT PLANS.
- SCALE: 1" = 400' P.P. = PARTITION PLAT NUMBER
- I.O.W.T.S. = INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM.
- BASIS OF BEARINGS: 1963 COUNTY ROAD DEPARTMENT PLANS AS SHOWN.

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



NOTE REGARDING I.O.W.T.S. EASEMENT:

FOR THE CONSTRUCTION, MAINTENANCE, USE AND REPAIR OF AN INDIVIDUAL ONSITE WASTEWATER SYSTEM (HEREINAFTER CALLED THE "SYSTEM") APPURTENANT TO PARCEL 1 AND SHOWN HEREON, GRANTORS, FOR THEMSELVES AND THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE THAT THE ABOVE REFERENCED PARCEL 1 ONSITE WASTEWATER TREATMENT SYSTEM 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.

DETAIL SCALE: 1" = 200'

LINE TABLE

LINE	TABLE	
L1	EAST	40.00'
L2	SOUTH	120.00'
L3	WEST	40.00'
L4	NORTH	120.00'
L5	NORTH	106.50'
L6	N 80°05'15" W	141.60'
L7	N 76°16'05" W	178.92'
L8	N 69°59'17" W	147.11'
L9	N 2°23'31" E	93.84'
L10	N 2°23'31" E	215.47'
L11	N 6°41'07" E	95.84'
L12	S 86°18'00" E	398.53'
L13	S 86°18'00" E	101.47'
L14	S 89°09'45" E	200.25' [S 89°09'45" E 200.25']
L15	S 86°18'00" E	400.00' [S 86°18'00" E 400.00']
L16	S 82°16'46" E	38.94' [S 81°19'18" E 38.87']
L17	S 81°19'18" E	128.05' [S 81°19'18" E 128.05']
L18	S 86°18'00" E	101.52'
L19	S 89°09'45" E	200.25'
L20	S 86°18'00" E	398.33'
L21	S 81°19'18" E	161.62'
L22	S 12°40'26" W	208.52' (S 12°38'14" W 208.61')
L23	S 77°21'46" E	218.00' (S 77°21'46" E 218.00')