

LAND PARTITION

LOCATED in the SW 1/4 of Section 16, T. 25 S., R 5 W., W.M. in
the City of Sutherlin, Douglas County, Oregon.

April, 2023

Douglas County Official Records 2023-004405
Daniel J. Loomis, County Clerk

NO FEE
00584833202300044050020023
04/26/2023 10:47:25 AM
PLAT-PAR Cnt=1 Stn=17 KGSTUTZM
This is a no fee document

2023-0011 A

SURVEYOR'S CERTIFICATE

I, DAVID A. EDWARDS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED HEREON ON SHEET TWO AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE LAND BEING PARTITIONED:

THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2002-09682, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON.

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

APPROVALS

Brian Elliott 4-26-2023
SUTHERLIN COMMUNITY DEVELOPMENT DIRECTOR DATE

Rand R. Ziehl 4-26-23
DOUGLAS COUNTY SURVEYOR DATE

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

J. L. E. Wil 4-26-23
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 26th DAY OF April, 2023.

Katherine M. Statman, Deputy
DOUGLAS COUNTY CLERK



WATER: CITY OF SUTHERLIN

SEWER: CITY OF SUTHERLIN

COMP. PLAN: MEDIUM DENSITY

ZONING: R-2 MEDIUM DENSITY RESIDENTIAL

PLANNING DEPT. FILE: 22-S017

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT RYAN J. GILL AND LISA M GILL 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 MUTUAL ACCESS AND UTILITY EASEMENT TO SERVE BOTH PARCELS AS SHOWN HEREON ON SAID SHEET TWO.

Ryan J. Gill
RYAN J. GILL

Lisa M. Gill
LISA M. GILL

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

PERSONALLY APPEARED BEFORE ME THIS 25th DAY OF April, 2023, THE ABOVE NAMED RYAN J. GILL AND LISA M. GILL, EACH OF WHOM DID ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

Rebecca Aramburo
NOTARY PUBLIC FOR OREGON

NOTARY PRINTED NAME: Rebecca Aramburo

NOTARY COMMISSION NUMBER: 1000835

COMMISSION EXPIRES: Jan. 18th, 2026

SURVEYED FOR: RYAN J. GILL AND LISA M. GILL
521 FAIR OAKS ROAD
OAKLAND, OREGON 97462

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

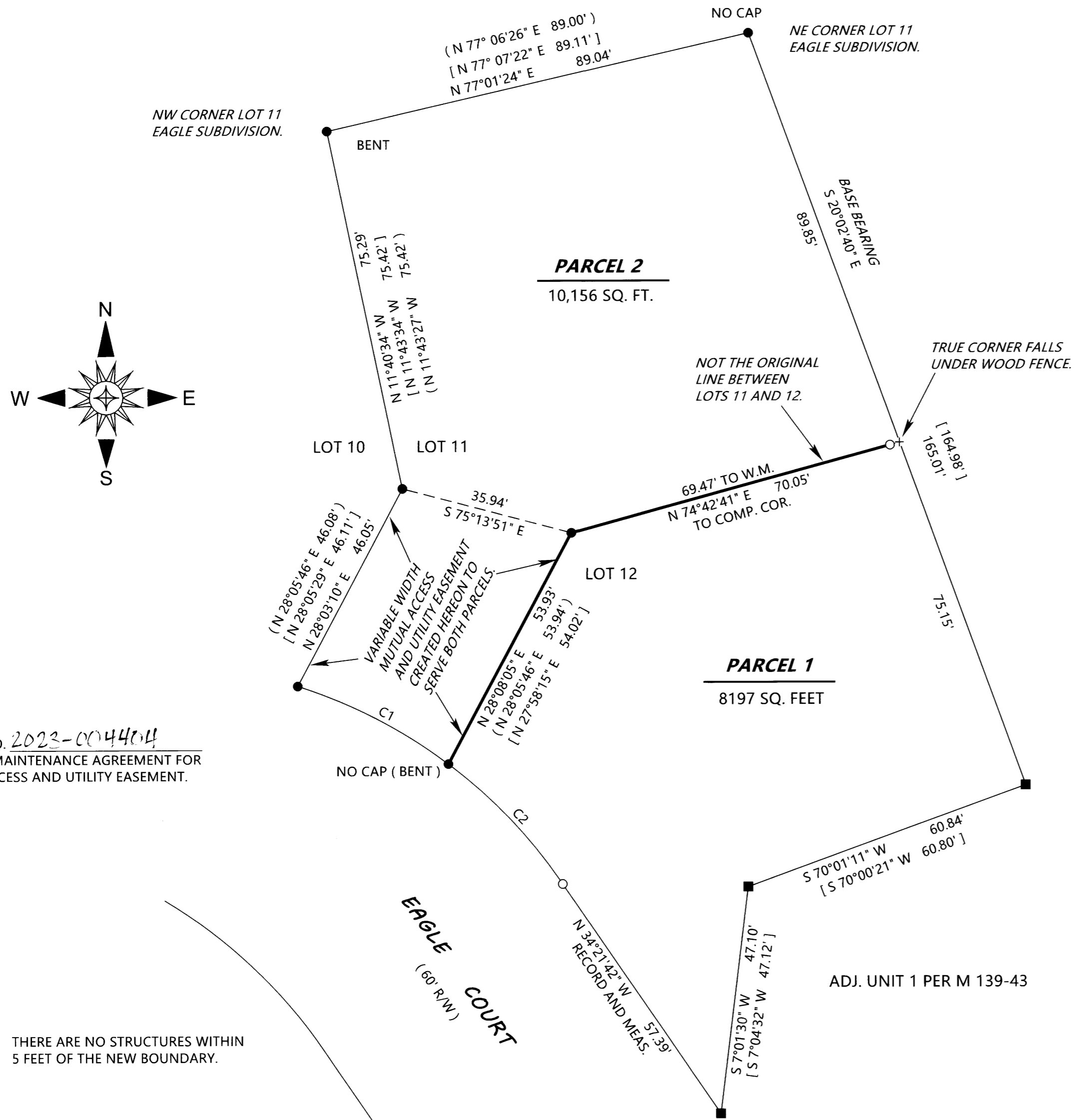


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in the City of Sutherlin, Douglas County, Oregon.

April, 2023



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521 FAIR OAKS ROAD
OAKLAND, OREGON 97462

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 PLAT OF EAGLE SUBD. (VOL. 19, PAGE 8).
 - INDICATES 5/8" DIAM. STEEL REBAR WITH CAP FOUND M 139-43.
 - INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339 SET.
 - + INDICATES A COMPUTED POINT.
 - [] DENOTES RECORD DATA PER M 139-43.
 - () DENOTES RECORD DATA PER EAGLE SUBDIVISION (VOL. 19, PAGE 8).
- SCALE: 1" = 20'
BASIS OF BEARINGS: M 139-43 AS SHOWN. A & U = ACCESS AND UTILITY.

SEE DOC. NO. 2023-004404
FOR JOINT MAINTENANCE AGREEMENT FOR
MUTUAL ACCESS AND UTILITY EASEMENT.

NOTE: THERE ARE NO STRUCTURES WITHIN
5 FEET OF THE NEW BOUNDARY.

CURVE TABLE					
NO.	RADIUS	CH. BEARING	CH. DISTANCE	LENGTH	DELTA
C1	105.00'	N 62°33'32" W	34.90'	35.06'	19°00'00"
	[105.00'	N 62°30'47" W	35.08'	35.24']	
	(105.00'	N 62°28'05" W	35.00'	35.16')	19°11'17"
C2	105.00'	N 43°27'57" W	34.07'	34.22'	18°40'25"
	[105.00'	N 43°36'16" W	33.91'	34.06']	
	(105.00'	N 43°33'24" W	34.00'	34.15')	18°38'06"

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE PARENT TRACT INTO TWO SEPARATE PARCELS AND TO CREATE THE VARIABLE WIDTH MUTUAL ACCESS AND UTILITY EASEMENT TO SERVE BOTH PARCELS. FOUND MONUMENTS PER M 139-43 AND THE PLAT OF EAGLE SUBDIVISION WERE HELD FOR CONTROL AS SHOWN. RECORD BEARING AND DISTANCE PER M 139-43 WAS HELD FROM THE MOST SOUTHERLY FOUND ROD FROM THAT SURVEY TO REMONUMENT THE MISSING CURVE POINT. A WITNESS MONUMENT WAS SET ON THE NEW DIVIDING LINE BETWEEN THE PARCELS AS SHOWN HEREON.

FIELD CREW: DAVID EDWARDS.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.