

2023-0016 A

LAND PARTITION

LOCATED in the West 1/2 of Section 11, T. 28 S., R. 6 W., W.M.
in Douglas County, Oregon.

June, 2023

Douglas County Official Records 2023-006403
Daniel J. Loomis, County Clerk
NO FEE
0058727420230064030020025
06/14/2023 09:10:24 AM
PLAT-PAR Cnt=1 Str=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 PARCEL 1 AND PARCEL 2 AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT BEING PARTITIONED:

THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2022-6688, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON AS CONTROLLED BY FOUND MONUMENTS AS SHOWN ON SHEET TWO OF THIS LAND PARTITION.

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

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT R & R GROUP, LLC, AN OREGON LIMITED LIABILITY COMPANY, 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 DOES HEREBY CREATE THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT TO SERVE PARCEL 1 AS SHOWN ON SAID SHEET TWO.

Ronald I. Rodriguez
RONALD I. RODRIGUEZ, MEMBER

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF DOUGLAS SS

PERSONALLY APPEARED BEFORE ME THIS 12th DAY OF June, 2023, THE ABOVE NAMED RONALD I. RODRIGUEZ, WHO DID ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED ON BEHALF OF R & R GROUP, LLC.

Katie Dawn Reedy
NOTARY PUBLIC FOR OREGON

Katie Dawn Reedy
NOTARY PUBLIC PRINTED NAME

NOTARY COMMISSION NUMBER: 1013735

MY COMMISSION EXPIRES: June 17, 2025

SURVEYED FOR: **RON RODRIGUEZ**
6268 GARDEN VALLEY ROAD
ROSEBURG, OREGON 97471

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



APPROVALS

JM 6/13/2023
DOUGLAS COUNTY PLANNING DIRECTOR DATE

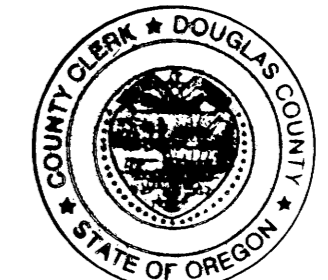
Ronald A. Zilly 6-12-23
DOUGLAS COUNTY SURVEYOR DATE

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

J. P. W. 6-14-23
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 14th DAY OF June, 2023.

Joy Sooch, Deputy
DOUGLAS COUNTY CLERK



WATER: BOTH PARCELS: GREEN WATER AND SANITARY AUTHORITY.

SEWER: BOTH PARCELS: GREEN WATER AND SANITARY AUTHORITY.

COMP. PLAN: *IN*

ZONING: *M-2*

PLANNING DEPT. FILE: *23-011*

2023-0016 A

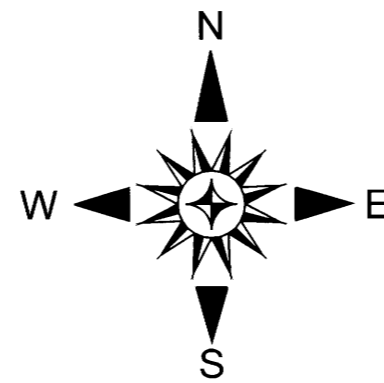
LAND PARTITION

LOCATED in the West 1/2 of Section 11, T. 28 S., R. 6 W., W.M.
in Douglas County, Oregon.

June, 2023

SURVEYED FOR: RON RODRIGUEZ
6268 GARDEN VALLEY ROAD
ROSEBURG, OREGON 97471

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



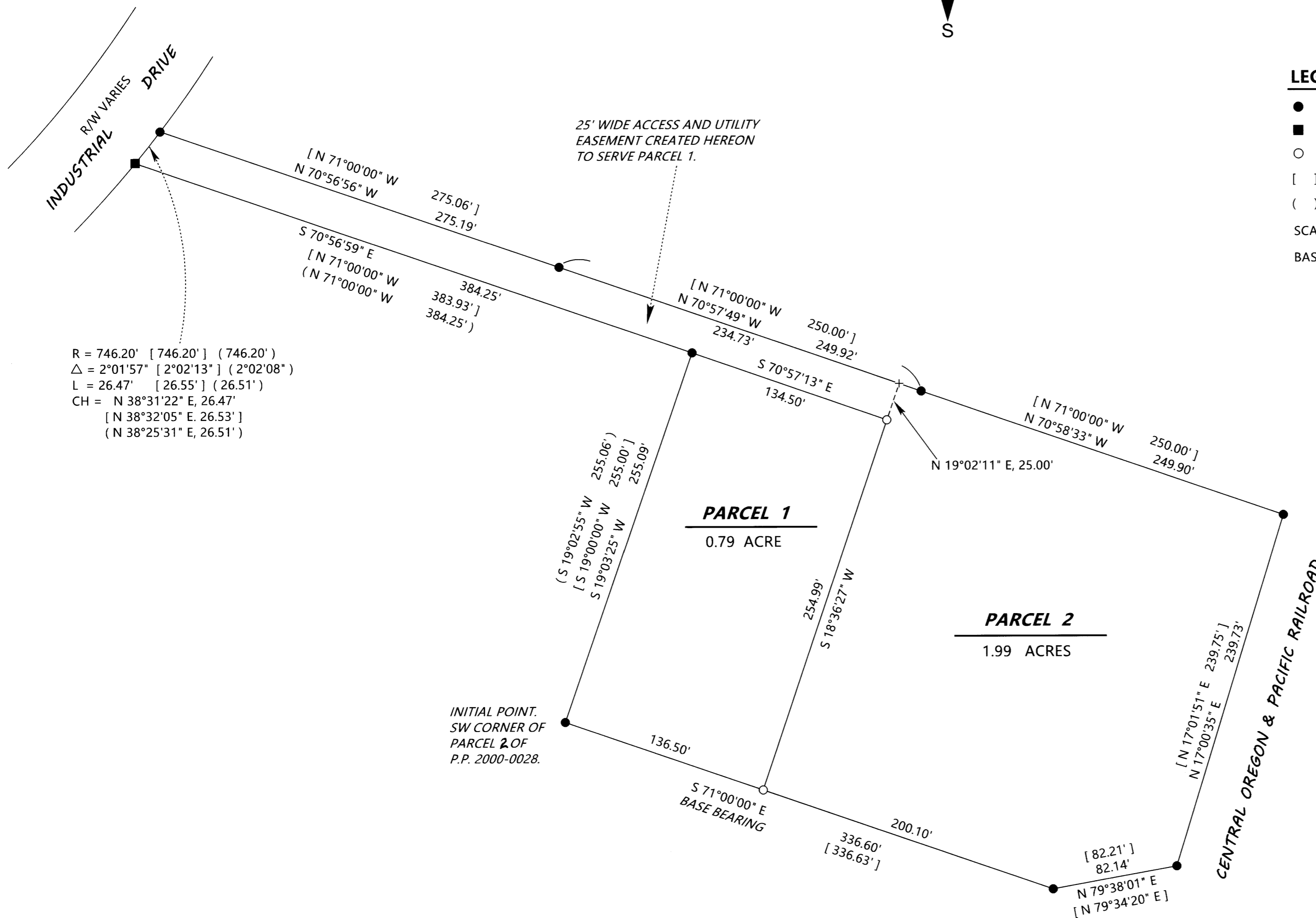
LEGEND

- INDICATES 5/8" DIAM. IRON ROD W/ALUM. CAP FOUND PER P.P. 1998-0137 OR P.P. 2000-0028.
- INDICATES 5/8" DIAM. IRON ROD W/PLASTIC CAP FOUND PER P.P. 2018-0024.
- INDICATES 5/8" X 30" STEEL REBAR W/RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
- [] DENOTES RECORD DATA PER P.P. 1998-0137 OR P.P. 2000-0028.
- () DENOTES RECORD DATA PER P.P. 2018-0024.

SCALE: 1" = 60'

P.P. = PARTITION PLAT NUMBER.

BASIS OF BEARINGS: PARTITION PLAT NUMBER 2000-0028 AS SHOWN.



R = 746.20' [746.20'] (746.20')
 Δ = 2°01'57" [2°02'13"] (2°02'08")
 L = 26.47' [26.55'] (26.51')
 CH = N 38°31'22" E, 26.47'
 [N 38°32'05" E, 26.53']
 [N 38°25'31" E, 26.51']

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF THE PARENT TRACT INTO TWO SEPARATE PARCELS AND TO CREATE THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT TO SERVE PARCEL 1 AS SHOWN HEREON. FOUND MONUMENTS PER PARTITION PLATS NUMBERED 1998-0137, 2000-0028 AND 2018-0024 WERE HELD FOR CONTROL OF THE EXTERIOR BOUNDARY AS SHOWN. THE NEW BOUNDARY BETWEEN PARCELS 1 AND 2 WAS THEN MONUMENTED ACCORDING TO THE DIRECTION OF THE CLIENT AS SHOWN.

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

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.