

2023-0017 A

LAND PARTITION

LOCATED in the SE 1/4 of Section 19 and in Section 30, T. 21 S., R. 4 W., W.M.
in Douglas County, Oregon.

June, 2023

Douglas County Official Records 2023-006820
Daniel J. Loomis, County Clerk
NO FEE
00587789202300068200030035
06/26/2023 09:27:21 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 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 2008-15678, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON AS CONTROLLED BY FOUND MONUMENTS AND RECORD DATA PER FILED SURVEY NUMBER M 94-38 AS SHOWN ON SHEETS TWO AND THREE OF THIS LAND PARTITION.

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

APPROVALS

[Signature] 6/22/23
DOUGLAS COUNTY PLANNING DIRECTOR DATE

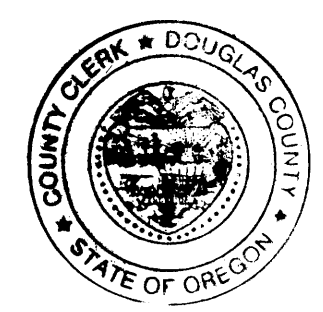
Rand G. Ziehl 6-21-23
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 6-26-23
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 26th DAY OF June, 2023.

[Signature] Deputy
DOUGLAS COUNTY CLERK



DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT LESLIE N. GOINS AND DELZA GOINS ARE THE OWNERS OF THE LANDS REPRESENTED HEREON ON SHEETS TWO AND THREE AND THAT THEY HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN ON SAID SHEETS TWO AND THREE AND DO HEREBY CREATE THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT AND 10 FOOT WIDE OVERHEAD POWER LINE EASEMENT TO SERVE PARCEL 2 AND THE DRAINFIELD EASEMENT AND 10 FOOT WIDE DRAINLINE EASEMENT TO SERVE PARCEL 1 AS SHOWN ON SAID SHEETS TWO AND THREE.

[Signature]
LESLIE N. GOINS

[Signature]
DELZA GOINS

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF DOUGLAS

PERSONALLY APPEARED BEFORE ME THIS 26th DAY OF June, 2023, THE ABOVE NAMED LESLIE N. GOINS AND DELZA GOINS, EACH OF WHOM DID ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

[Signature]
NOTARY PUBLIC FOR OREGON

Bri Moos
NOTARY PUBLIC PRINTED NAME

NOTARY COMMISSION NUMBER: 1033570

MY COMMISSION EXPIRES February 14, 2027

WATER: BOTH PARCELS: INDIVIDUAL WELLS.
SEWER: PARCEL 1: SUB-SURFACE WITH EASEMENTS AS SHOWN. PARCEL 2: SUB-SURFACE.
COMP. PLAN: CO
ZONING: CRC
PLANNING DEPT. FILE: 23-006

SURVEYED FOR: LESLIE AND DELZA GOINS
241 BEAR CREEK ROAD
COTTAGE GROVE, OREGON 97424

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



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SEE DETAIL OF PARCEL 1
ON SHEET THREE

INITIAL POINT, NW COR. OF
PARCEL 3 OF BOOK 8,
PAGE 52 OF M.L.P.'S
BEING ALSO M 94-38.

LEGEND

- INDICATES 5/8" DIAM. IRON ROD FOUND PER M 94-38.
- INDICATES 3/4" DIAM. IRON ROD FOUND AS PER M 94-38.
- + INDICATES A COMPUTED POINT.
- INDICATES CONCRETE NAIL W/BRASS WASHER MKD. "L.S. 2339" SET.
- INDICATES 5/8" X 30" STEEL REBAR W/RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
- [] DENOTES RECORD DATA PER M 94-38.
- I.O.W.T.S. = INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM.
- M.L.P.'S = MINOR LAND PARTITIONS FOR DOUGLAS COUNTY, OREGON.
- COMP. = COMPUTED.
- MON. = MONUMENT.
- SCALE: 1" = 125'
- BASIS OF BEARINGS: M 94-38 AS SHOWN.

LINE TABLE

LINE	BEARING	DISTANCE	RECORD DATA
L1	S 34°38'59" W	476.48'	
L2	S 83°00'29" W	90.49'	
L3	S 30°15'25" W	552.15'	
L4	S 28°40'25" W	409.60'	
L5	S 28°33'10" W	240.37'	
L6	S 54°40'28" W	24.14'	
L7	S 38°54'57" W	258.59'	
L8	S 51°22'44" E	19.51'	[S 51°27'20" E 19.50']
L9	N 1°52'10" E	141.22'	[N 1°54'19" E 141.30']
L10	S 88°07'59" E	298.65'	[S 88°07'59" E 298.65']

DRAINFIELD EASEMENT
CREATED HEREON
TO SERVE PARCEL 1.
SEE NOTE AT RIGHT.

SEE DETAIL OF DRAINFIELD EASEMENT
CREATED HEREON TO SERVE
PARCEL 1 ON SHEET THREE

SE CORNER OF
PARCEL 3 OF
BOOK 8, PG. 52, M.L.P.'S
BEING ALSO M 94-38.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF THAT TRACT DESCRIBED IN DOCUMENT NUMBER 2008-015678 AND TO CREATE CERTAIN EASEMENTS AS SHOWN HEREON ON SHEETS TWO AND THREE AND AS STATED IN THE DECLARATION. THE NOTED DEED FOLLOWS FILED SURVEY M 94-38 BEARINGS AND DISTANCES AND CALLS FOR MONUMENTS SHOWN ON THAT SURVEY. MY SURVEY IS THEREFORE A RETRACEMENT OF SAID M 94-38 AND I HOLD TO FOUND MONUMENTS FROM SAID SURVEY FOR CONTROL. I COMPUTE THE MISSING MONUMENTS FROM M 94-38 USING RECORD DATA FROM THAT SURVEY BEGINNING AT THE INITIAL POINT AND PROCEEDING IN A CLOCKWISE DIRECTION UNTIL COMPUTING THE MISSING MONUMENT AT STATION 228+00 AS PER SAID M 94-38. THE MINISCULE AMOUNT OF VARIATION FROM THE RECORD BEING THROWN THEN INTO THE LONG SEGMENT OF THE BOUNDARY BETWEEN SAID MISSING MONUMENT AT STATION 228+00 AND THE FOUND MONUMENT AT THE SOUTHEAST CORNER OF PARCEL 3 OF BOOK 8, PAGE 52 OF "MINOR LAND PARTITIONS" FOR DOUGLAS COUNTY, WHICH IS IDENTICAL TO THE AFOREMENTIONED FILED SURVEY M94-38.

FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

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 SAID LAWS AND RULES OF GOVERNMENTAL AGENCIES APPLICABLE OR RELATED TO SAID SYSTEM.

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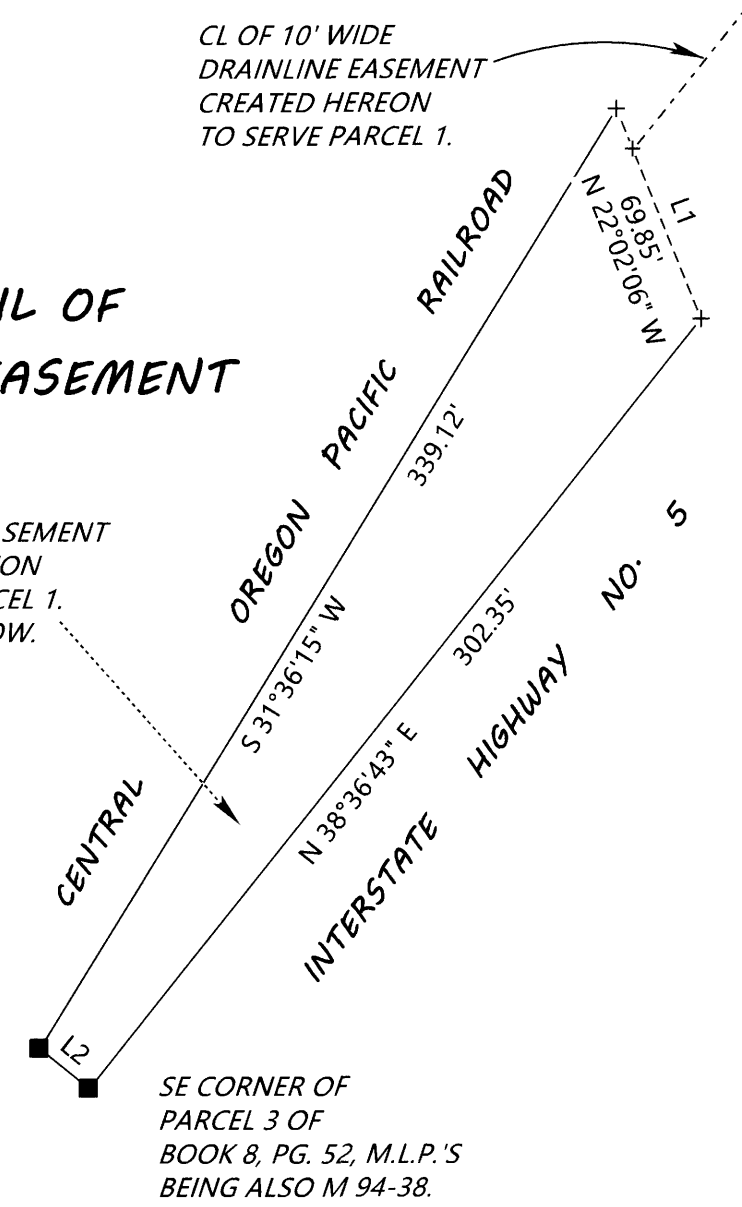
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DETAIL OF DRAINFIELD EASEMENT

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CREATED HEREON
TO SERVE PARCEL 1.
SEE NOTE BELOW.



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PARCEL 3 OF
BOOK 8, PG. 52, M.L.P.'S
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M.L.P.'S = MINOR LAND PARTITIONS FOR DOUGLAS COUNTY, OREGON.

COMP. = COMPUTED.

U.S.C. = ULTIMATE SETBACK COMMERCIAL.

MON. = MONUMENT.

U.S.R. = ULTIMATE SETBACK RESIDENTIAL.

SCALE: 1" = 60'

BASIS OF BEARINGS: M 94-38 AS SHOWN.

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

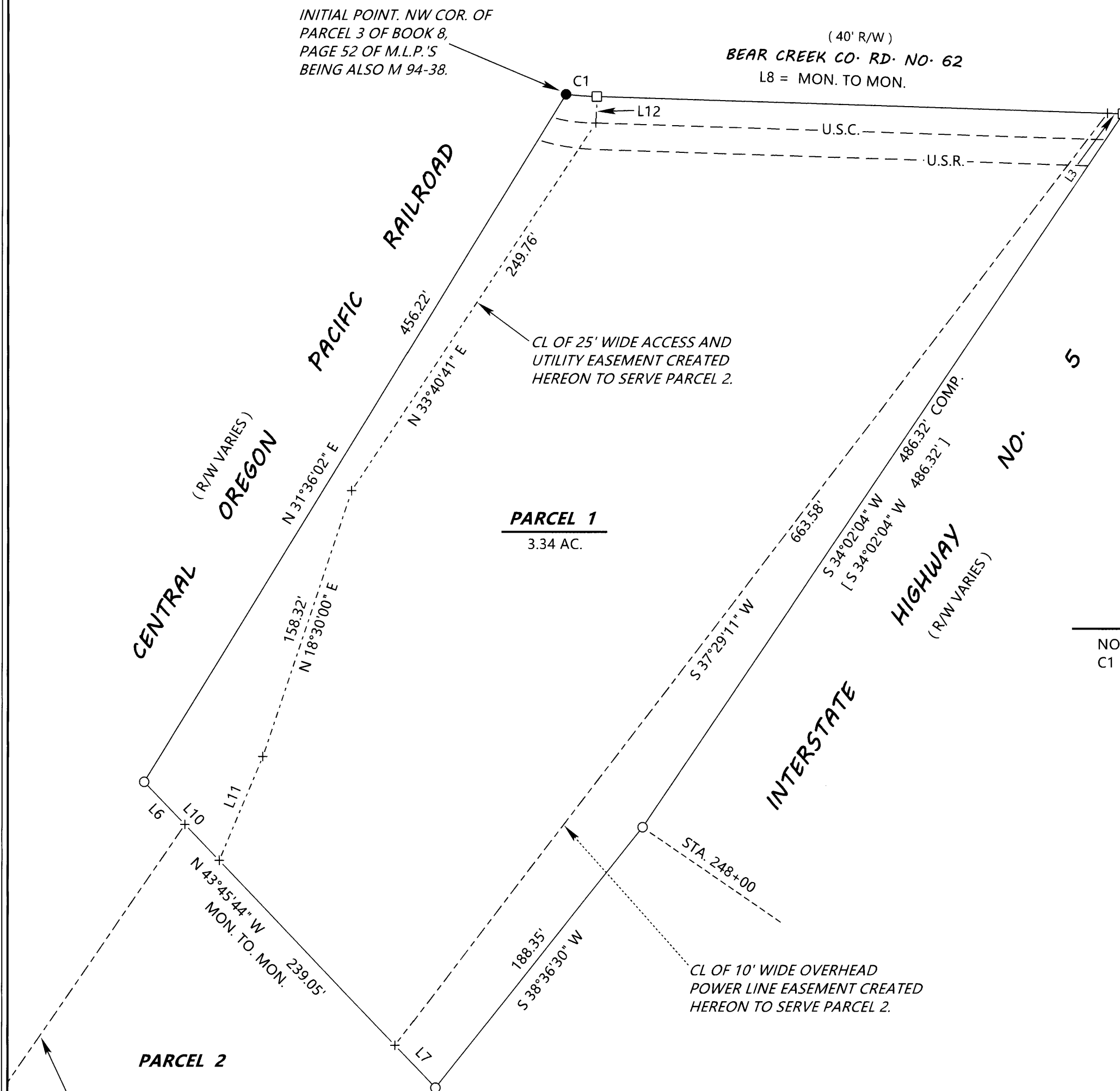
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NOTE REGARDING ULTIMATE SETBACKS:

NO STRUCTURE OTHER THAN A FENCE OR SIGN SHALL BE LOCATED CLOSER THAN 15 FEET FOR COMMERCIAL USES AND 30 FEET FOR RESIDENTIAL USES FROM THE RIGHT-OF-WAY OF BEAR CREEK ROAD.

INITIAL POINT, NW COR. OF
PARCEL 3 OF BOOK 8,
PAGE 52 OF M.L.P.'S
BEING ALSO M 94-38.

(40' R/W)
BEAR CREEK CO. RD. NO. 62
L8 = MON. TO MON.



CURVE DATA

NO.	RADIUS	CH. BEARING	DIST.	LENGTH	DELTA
C1	210.99'	S 85°44'46" E	17.57'	17.58'	4°46'26" COMP.
	[210.99'	S 85°44'46" E	17.57'	17.58'	4°46'26"]

LINE TABLE

LINE	BEARING	DIST.
L1	S 22°02'06" E	56.50'
L2	S 51°22'44" E	19.51' [S 51°27'20" E 19.50']
L3	S 88°07'59" E	8.81'
L4	NOT USED	
L5	NOT USED	
L6	S 43°45'44" E	33.52'
L7	S 43°45'44" E	33.13'
L8	S 88°07'59" E	298.65' COMP. [S 88°07'59" E 298.65']
L9	NOT USED	
L10	S 43°45'44" E	61.62'
L11	N 22°47'01" E	63.78'
L12	N 2°00'00" E	15.00'

DETAIL OF PARCEL 1

CL OF 10' WIDE
DRAINLINE EASEMENT
CREATED HEREON
TO SERVE PARCEL 1.