

LAND PARTITION

LOCATED in the South 1/2 of Section 18 & the North 1/2 of Section 19, T. 22 S., R. 7 W., W.M. and in Section 13 and the North 1/2 of Section 24, T. 22 S., R. 8 W., W.M. in Douglas County, Oregon.

June, 2023

Douglas County Official Records 2023-008738
Daniel J. Loomis, County Clerk



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2023-0025 A

SURVEYOR'S CERTIFICATE

I, DAVID A. EDWARDS HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND NOT SET PROPER MONUMENTS FOR ONLY PARCEL 2 AND THAT PARCEL 1 IS UNSURVEYED AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT BEING PARTITIONED:

THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 92-14403, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON.

LESS AND EXCEPT THAT PORTION LYING SOUTH OF STATE HIGHWAY NUMBER 38 AND LESS AND EXCEPT THOSE TRACTS OF LAND DESCRIBED IN DOCUMENTS NUMBERED 2013-9947, 2013-14102, 2003-32452 AND 91-11302, SAID OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON.

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

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT ANNE RUST, TRUSTEE OF THE RUST LIVING TRUST IS THE OWNER OF THE LANDS REPRESENTED HEREON ON SHEET TWO AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AND DO HEREBY CREATE THE 30 FOOT WIDE ACCESS AND UTILITY EASEMENT TO SERVE PARCEL 2 AS SHOWN ON SAID SHEET TWO.

Anne Rust, Trustee
ANNE RUST, TRUSTEE

ACKNOWLEDGEMENT

STATE OF OREGON

SS

COUNTY OF DOUGLAS

PERSONALLY APPEARED BEFORE ME THIS 9th DAY OF August, 2023, THE ABOVE NAMED ANNE RUST AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HER 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 INTO TWO SEPARATE PARCELS AND TO CREATE THE 30 FOOT WIDE ACCESS AND UTILITY EASEMENT TO SERVE PARCEL 2 AS SHOWN ON SHEET TWO. FOUND MONUMENTS PER M 86-29 WERE HELD FOR CONTROL AND AN EXISTING FENCE WAS LOCATED FOR THE NEW BOUNDARY BETWEEN PARCEL 1 AND PARCEL 2. THE CENTER OF AN EXISTING ROAD WAS LOCATED AND FORMS THE CENTERLINE OF THE NEWLY CREATED ACCESS AND UTILITY EASEMENT. NO PERMANENT MONUMENTS WERE SET ON THIS SURVEY.

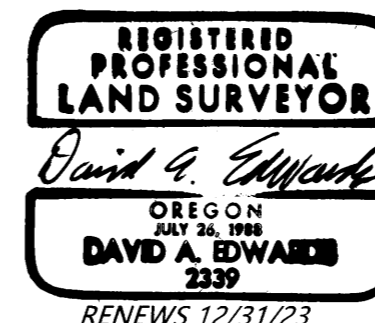
FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

SURVEYED FOR: ANNE RUST
P.O. BOX 599
ELKTON, OREGON 97436

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



APPROVALS

Jim De...
DOUGLAS COUNTY PLANNING DIRECTOR

8/9/2023
DATE

Eric Sprinkle
DOUGLAS COUNTY SURVEYOR

8-9-23
DATE

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

J. P. E. Wil...
DOUGLAS COUNTY TAX COLLECTOR

8-9-23
DATE

FILED THIS 9th DAY OF August, 2023.

Cory Sooder, Deputy
DOUGLAS COUNTY CLERK



WATER: PARCEL 1 AND PARCEL 2: INDIVIDUAL WELLS.

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

COMP. PLAN: AGG AND FFT.

ZONING: FG AND FF.

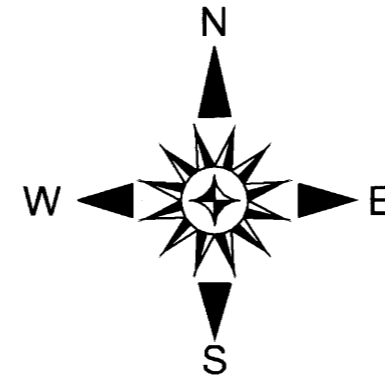
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2023-0025 A

LAND PARTITION

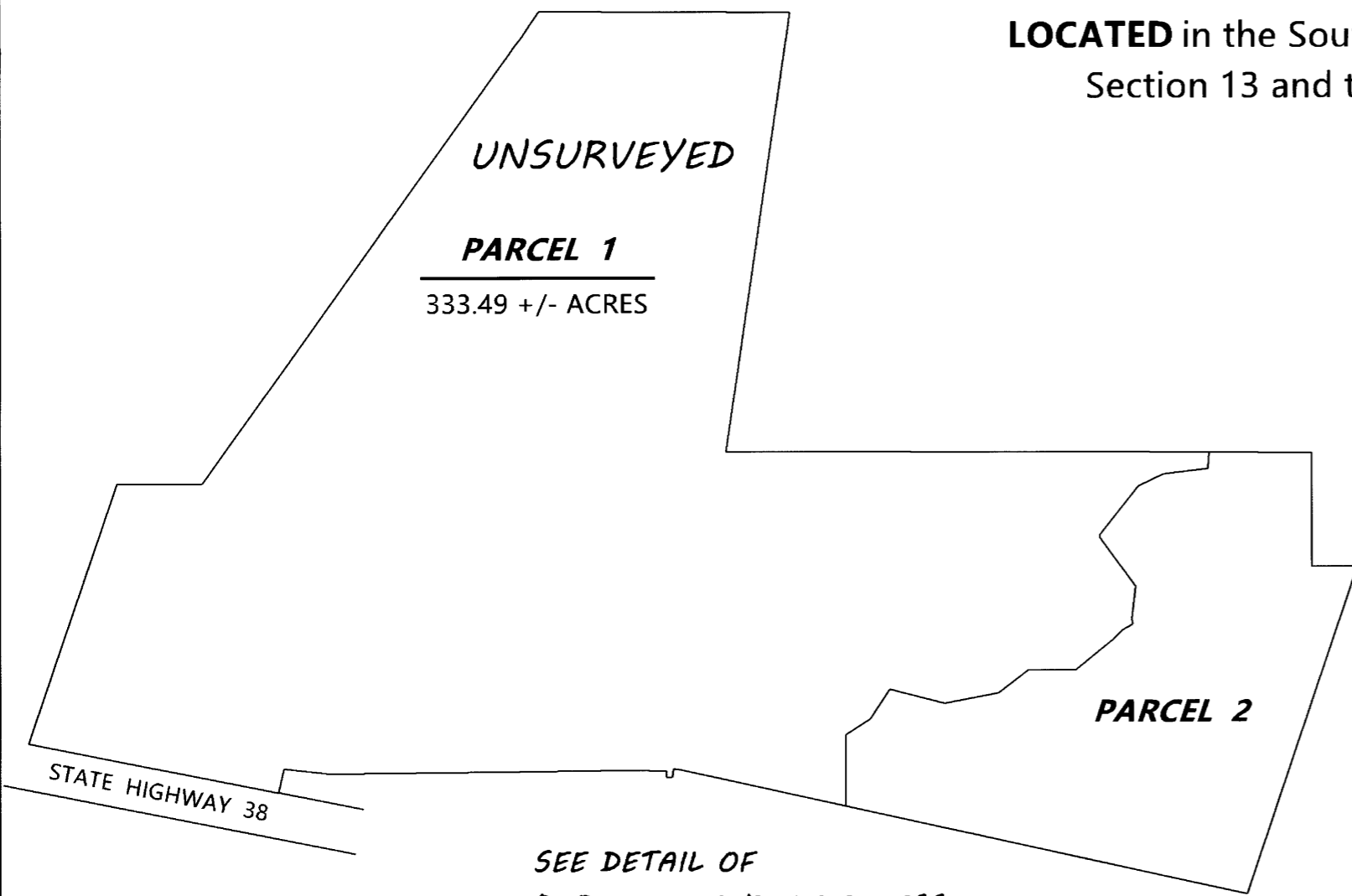
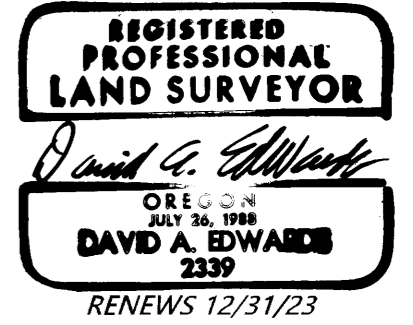
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June, 2023



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P.O. BOX 599
ELKTON, OREGON 97436

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



SEE DETAIL OF
PARCEL 2 AND OF ACCESS
AND UTILITY EASEMENT BELOW

STATE HIGHWAY 38

ULTIMATE
SETBACK
(SEE NOTE)

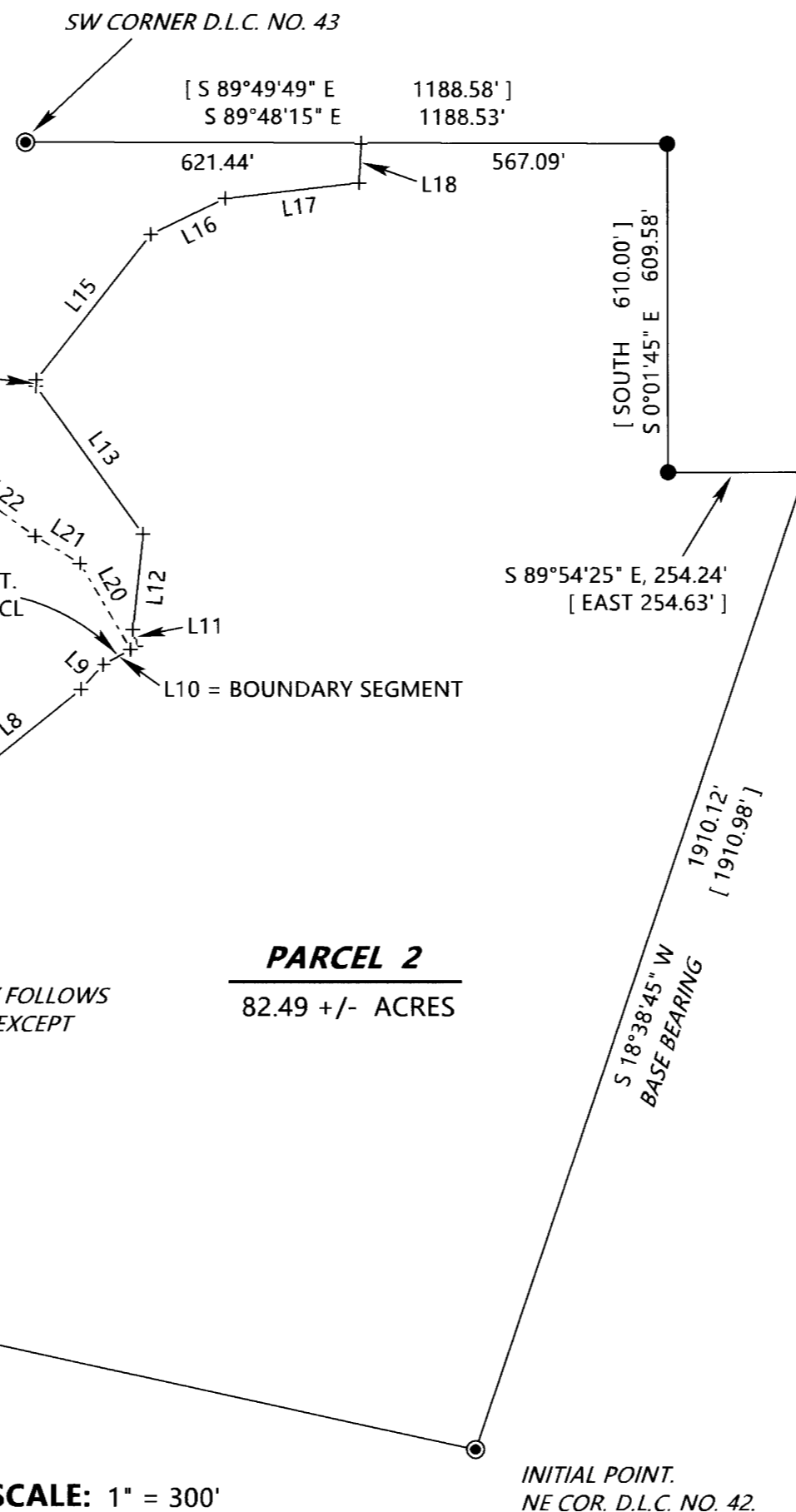
30' WIDE ACCESS & UTILITY EASEMENT
CREATED HEREON TO SERVE PARCEL 2.

CORNER TO SECTIONS 13 & 24,
T22S, R8 W AND TO
SECTIONS 18 & 19, T22S, R7W

NEW BOUNDARY FOLLOWS
EXISTING FENCE EXCEPT
AT SEGMENT L1.

BINDER CO. RD. NO. 2D
(R/W VARIES)

NOTE: FOR THAT PORTION OF BINDER ROAD WHICH IS DEFICIENT IN RIGHT OF WAY WIDTH,
NO STRUCTURE OTHER THAN A FENCE OR SIGN SHALL BE CLOSER THAN 35 FEET
FROM THE RIGHT OF WAY OF THE COUNTY ROAD.



PARCEL 2
82.49 +/- ACRES

DETAIL SCALE: 1" = 300'

INITIAL POINT.
NE COR. D.L.C. NO. 42.

LEGEND

- ⊙ INDICATES BRASS CAPPED IRON PIPE FOUND AS SHOWN ON M 86-29.
 - INDICATES 1" DIAM. IRON PIPE FOUND PER M 86-29.
 - INDICATES D.C.S.O. BRASS CAPPED IRON PIPE FOUND AT SW COR. D.L.C. NO. 39.
 - + INDICATES A COMPUTED POINT.
 - [] DENOTES RECORD DATA PER M 86-29.
- SCALE: 1" = 900'
BASIS OF BEARINGS: M86-29 AS SHOWN.

NOTE: THE ACREAGE OF UNSURVEYED PARCEL 1
IS BASED UPON COUNTY ASSESSOR DATA.

LINE TABLE

L1	NORTH	395.17'	L27	S 80° 47'11" W	82.36'
L2	N 57°21'31" E	161.25'	L28	S 69°12'12" W	95.36'
L3	N 33°34'31" E	194.87'	L29	S 65°38'28" W	118.76'
L4	S 75°35'44" E	310.38'	L30	S 69°56'30" W	99.40'
L5	N 79°08'12" E	303.77'	L31	S 83°21'33" W	112.69'
L6	N 52°37'48" E	207.48'	L32	S 63°25'38" W	59.94'
L7	N 89°41'29" E	260.55'	L33	S 35°47'00" W	50.26'
L8	N 51°17'09" E	274.54'	L34	S 0°41'48" W	67.25'
L9	N 42°13'28" E	61.32'	L35	S 32°14'11" E	61.35'
L10	N 60°59'35" E	69.80'	L36	S 52°08'22" E	128.64'
L11	N 11°12'15" W	31.59'	L37	S 63°38'13" E	88.18'
L12	N 6°03'32" E	178.40'	L38	S 53°52'20" E	57.24'
L13	N 35°52'25" W	338.10'	L39	S 7°46'54" W	59.61'
L14	N 4°07'57" E	11.66'	L40	S 65°35'32" W	64.58'
L15	N 38°09'33" E	343.62'	L41	S 87°42'55" W	411.43'
L16	N 64°07'55" E	153.45'	L42	S 76°02'37" W	138.73'
L17	N 83°24'47" E	249.58'	L43	S 46°59'29" W	55.22'
L18	N 2°47'01" E	73.40'	L44	S 16°21'11" W	87.05'
L19	N 60°59'35" E	58.13'	L45	S 2°39'35" W	138.39'
L20	N 30°11'29" W	185.54'	L46	S 16°48'36" W	93.51'
L21	N 58°51'54" W	96.99'	L47	S 47°58'12" W	63.01'
L22	N 54°29'08" W	175.09'	L48	S 74°09'55" W	138.36'
L23	N 61°15'57" W	186.98'	L49	S 60°39'14" W	230.37'
L24	N 65°12'08" W	62.72'	L50	S 39°23'38" W	55.87'
L25	N 84°31'26" W	94.93'	L51	S 21°22'43" W	34.6' +/- TO R/W LINE
L26	S 84°47'43" W	291.66'			