

PROPERTY LINE ADJUSTMENT AND  
**LAND PARTITION**  
LOCATED in the West 1/2 of Section 10, T. 23 S., R. 5 W., W.M. in Douglas County, Oregon.

August, 2023

Douglas County Official Records 2023-010828  
Daniel J. Loomis, County Clerk  
NO FEE  
00592376202300108280020029  
10/02/2023 11:05:16 AM  
PLAT-PAR Cnt=1 Str=17 JLGODWI  
This is a no fee document

2023-0029 A

**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 ADJUSTED UNIT 1 BEING PARTITIONED:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 3 OF BOOK 8, PAGE 107 OF MINOR LAND PARTITIONS FOR DOUGLAS COUNTY, OREGON; THENCE NORTH 82°08'34" EAST 157.97 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 12°48'00" EAST, ALONG THE WEST RIGHT OF WAY LINE OF THE CENTRAL OREGON AND PACIFIC RAILROAD, 482.50 FEET TO A 5/8 INCH DIAMETER STEEL REBAR; THENCE WEST 227.09 FEET TO A 5/8 INCH DIAMETER STEEL REBAR MONUMENTING A POINT ON THE EAST RIGHT OF WAY LINE OF EAGLE VALLEY ROAD; THENCE NORTH 4°37'22" WEST 450.38 FEET TO THE POINT OF BEGINNING.

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

**APPROVALS**

*JML* 9/29/2023  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

*Rand 9 July* 10-2-23  
DOUGLAS COUNTY SURVEYOR DATE

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

*J.P.F. Wil* 10-2-23  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 2<sup>ND</sup> DAY OF October, 2023.

*Jay Loomis* Deputy  
DOUGLAS COUNTY CLERK



**DECLARATION**

KNOW ALL PERSONS BY THESE PRESENTS THAT T N D PROPERTIES INC., AN OREGON CORPORATION, IS THE OWNER OF THE LANDS REPRESENTED HEREON ON SHEET TWO AND THAT IT HAS CAUSED THE ADJUSTMENT OF THE BOUNDARIES OF UNIT 1 AND UNIT 2 AS SHOWN ON SAID SHEET TWO AND HAS CAUSED ADJUSTED UNIT 1 WHICH IS DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON TO BE PARTITIONED INTO TWO SEPARATE PARCELS AND DOES HEREBY CREATE THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT TO SERVE PARCEL 2 AND ADJUSTED UNIT 2 AS SHOWN ON SAID SHEET TWO.

*Travis J Williams Vp*  
TRAVIS J. WILLIAMS, VICE-PRESIDENT

**ACKNOWLEDGEMENT**

STATE OF OREGON SS  
COUNTY OF DOUGLAS

PERSONALLY APPEARED BEFORE ME THIS 8<sup>th</sup> DAY OF September, 2023, THE ABOVE NAMED TRAVIS J. WILLIAMS, WHO DID ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED ON BEHALF OF T N D PROPERTIES, INC.

*[Signature]*  
NOTARY PUBLIC FOR OREGON

*Bri Mass*  
NOTARY PUBLIC PRINTED NAME

NOTARY COMMISSION NUMBER: 1033570

MY COMMISSION EXPIRES: February 14, 2027

WATER: BOTH PARCELS: NONE PER VARIANCE.

SEWER: BOTH PARCELS: NONE PER VARIANCE.

COMP. PLAN: IN

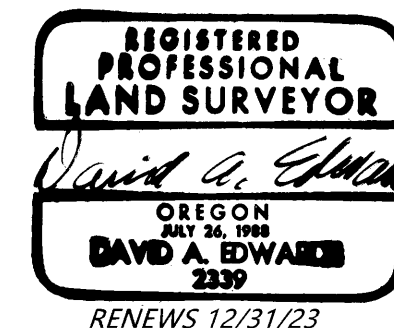
ZONING: ME

PLANNING DEPT. FILE: 23-028

ADJUSTMENT DOCUMENT: 2023-009931

SURVEYED FOR: T N D PROPERTIES, INC.  
P.O. BOX 626  
DRAIN, OREGON 97435

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



AFFIDAVIT OF CORRECTION  
RECORDED 12/6/2023  
COUNTY CLERK INSTR. No.  
2023-013111; C.S. 65/114-5

2023-0029 A

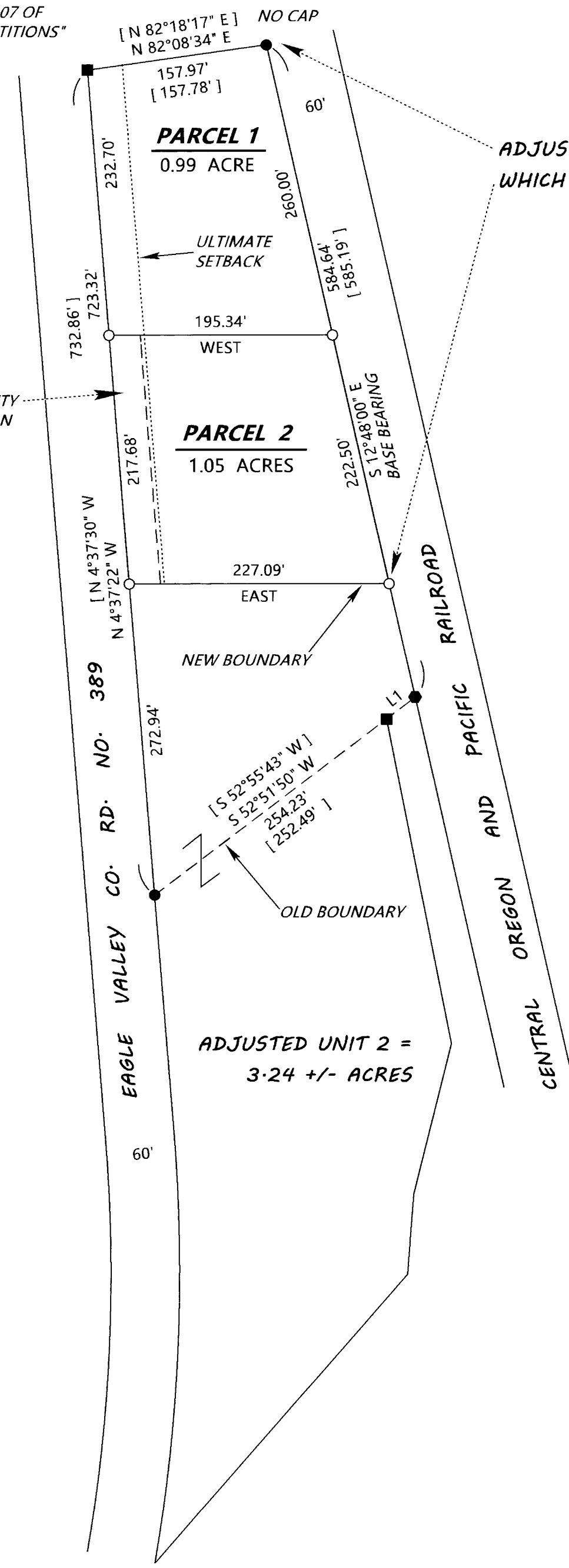
# PROPERTY LINE ADJUSTMENT AND LAND PARTITION

LOCATED in the West 1/2 of Section 10, T23 S., R. 5 W., W.M. in Douglas County, Oregon.

August, 2023

INITIAL POINT.  
NW CORNER OF PARCEL 3  
OF BOOK 8, PAGE 107 OF  
"MINOR LAND PARTITIONS"

25' WIDE ACCESS AND UTILITY  
EASEMENT CREATED HEREON  
TO SERVE PARCEL 1 AND  
ADJUSTED UNIT 2



ADJUSTED UNIT 1 = 2.04 ACRES  
WHICH CONSISTS OF PARCELS 1 AND 2.

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OAKLAND, OREGON 97462  
PHONE: (541) 459-0512



**NOTES:** FROM THE NE CORNER OF PARCEL 1 TO THE EAST END OF THE NEW BOUNDARY = S 12°48'00" E, 482.50'

AND

FROM THE NW CORNER OF PARCEL 1 TO THE WEST END OF THE NEW BOUNDARY = S 4°37'22" E, 450.38'

LINE	TABLE
L1	N 52°38'31" E 31.42' [ N 52°55'43" E 32.81' ]

**NOTE:** NO STRUCTURE OTHER THAN A FENCE OR SIGN SHALL BE LOCATED CLOSER THAN 30 FEET FROM THE RIGHT OF WAY LINE OF EAGLE VALLEY ROAD.

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

### LEGEND

- INDICATES 3/4" DIAM. IRON PIPE WITH PLASTIC CAP FOUND PER M 96-33.
  - INDICATES 1/2" DIAMETER IRON PIPE WITH NO CAP FOUND AS PER M 96-33.
  - INDICATES 1" DIAM. IRON PIPE WITH PLASTIC CAP FOUND PER M 96-33.
  - INDICATES 5/8" X 30" STEEL REBAR W/RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
  - [ ] DENOTES RECORD DATA PER M 96-33. ( BOOK 8, PAGE 107, "MINOR LAND PARTITIONS" ).
- SCALE: 1" = 100'
- BASIS OF BEARINGS: M 96-33 AS SHOWN.

### NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE ADJUSTMENT OF ONE BOUNDARY AND THE SUBSEQUENT PARTITIONING OF ADJUSTED UNIT 1 INTO TWO SEPARATE PARCELS AND TO CREATE THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT TO SERVE PARCEL 2 AND ADJUSTED UNIT 2 AS SHOWN HEREON. THE LEGAL DESCRIPTION FOUND IN THE VESTING DEED, BEING DOCUMENT NUMBER 2022-00630, FOLLOWS INFORMATION FOUND ON FILED SURVEY M 96-33 AND THEREFORE FOUND MONUMENTS PER THAT FILED SURVEY WERE HELD FOR CONTROL OF THE PARENT EXTERIOR BOUNDARY. SAID FILED SURVEY IS ALSO BOOK 8, PAGE 107 OF "MINOR LAND PARTITIONS" FOR DOUGLAS COUNTY.

FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.