

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

Rod 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 2ND 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 8th 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

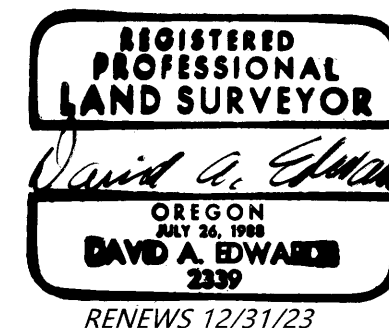
ZONING: ME

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