

# LAND PARTITION

LOCATED in the NE 1/4 of Section 4, T. 25 S., R. 5 W., W.M. in Douglas County, Oregon.

December, 2023

Douglas County Official Records 2024-000025  
Daniel J. Loomis, County Clerk

NO FEE  
00596790202400000250020027  
01/02/2024 11:41:45 AM  
PLAT-PAR Cnt=1 Stn=17 JLG00DWI  
This is a no fee document

2024-0002 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 THE PARENT TRACT:

THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2021-5186, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON, AS CONTROLLED BY FOUND MONUMENTS AND DATA OF RECORD AS SHOWN ON SHEET TWO OF TWO.

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

### APPROVALS

*Wayne Estes* Dec. 20, 2023  
CHAIR, OAKLAND PLANNING COMMISSION DATE

*Evelyn R. Kaeb* 12/20/2023  
DOUGLAS COUNTY SURVEYOR Deputy DATE

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

*D. P. W.* 1-2-24  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 2ND DAY OF January 2024  
2023

*Gary Sooch* Deputy  
DOUGLAS COUNTY CLERK



### DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT TRC INVESTMENTS LLC IS THE OWNER OF THE LANDS REPRESENTED HEREON ON SHEET TWO AND THAT IT HAS CAUSED THE SAME TO BE PARTITIONED INTO TWO PARCELS AS SHOWN ON SAID SHEET TWO.

*Todd Carson RA*  
TODD CARSON, REGISTERED AGENT

### ACKNOWLEDGEMENT

STATE OF OREGON SS  
COUNTY OF DOUGLAS

PERSONALLY APPEARED BEFORE ME THIS 21<sup>st</sup> DAY OF December, 2023, THE ABOVE NAMED TODD CARSON, WHO DID ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED ON BEHALF OF TRC INVESTMENTS LLC.

*Bradley Wayne Gould*  
NOTARY PUBLIC FOR OREGON

*Bradley Wayne Gould*  
NOTARY PUBLIC PRINTED NAME

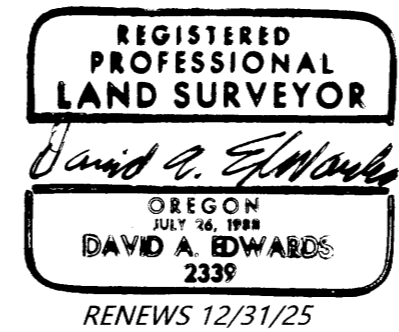
NOTARY COMMISSION NUMBER: 995989

MY COMMISSION EXPIRES: Jan. 29<sup>th</sup>, 2024

WATER: CITY OF OAKLAND  
SEWER: CITY OF OAKLAND  
COMP. PLAN: MEDIUM DENSITY RESIDENTIAL  
ZONING: R-2  
PLANNING DEPT. FILE: LP23-08

SURVEYED FOR: TRC INVESTMENTS LLC  
P.O. BOX 1278  
SUTHERLIN, OREGON 97479

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

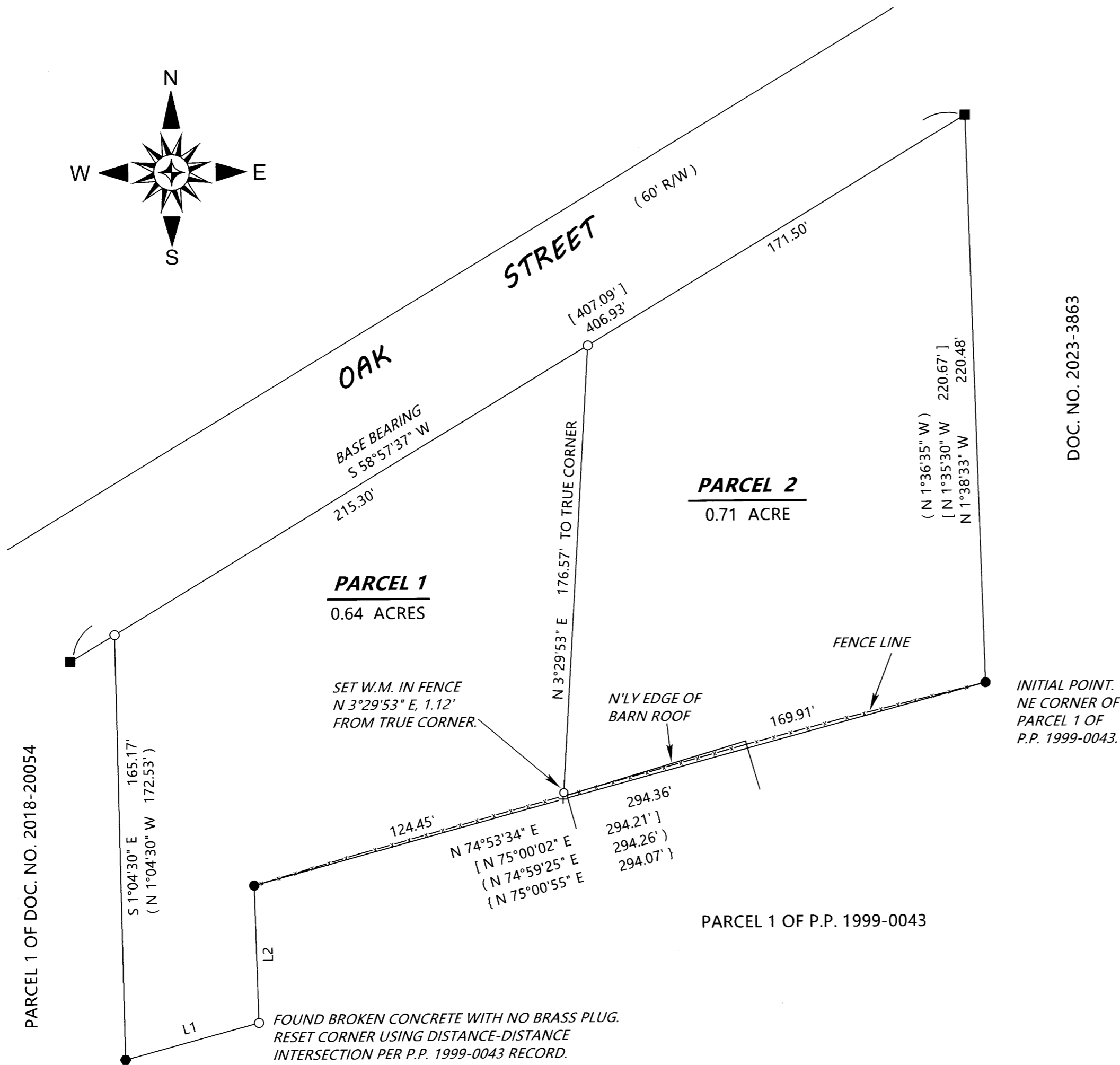
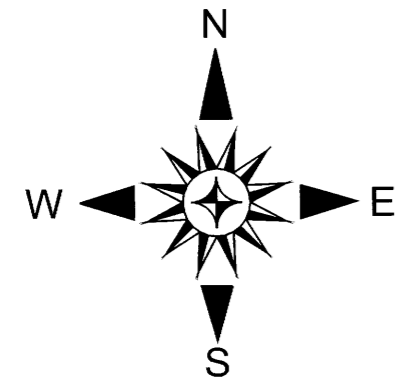


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OAKLAND, OREGON 97462  
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## LEGEND

- INDICATES 5/8" DIAM. BRASS PLUG IN CONCRETE FOUND PER C.S. 53/24-1.
- INDICATES 5/8" DIAMETER IRON ROD WITH NO CAP FOUND AS PER M 98-80.
- INDICATES 1/2" DIAM. IRON ROD WITH NO CAP FOUND PER M 98-80.
- + INDICATES THE COMPUTED CORNER POSITION.
- INDICATES 5/8" X 30" STEEL REBAR W/RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
- [ ] DENOTES RECORD DATA PER M 98-80.
- ( ) DENOTES RECORD DATA PER DOCUMENT NUMBER 2021-5186.
- { } DENOTES RECORD DATA PER PARTITION PLAT NUMBER 1999-0043.

SCALE: 1" = 40'

W.M. = WITNESS MONUMENT.

----- FENCE LINE

BASIS OF BEARINGS: M 98-80 AS SHOWN.

P.P. = PARTITION PLAT NUMBER.

## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF THE PARENT TRACT INTO TWO SEPARATE PARCELS. EACH OF THE FOUND MONUMENTS SHOWN HEREON WAS HELD FOR CONTROL AND THE NEW PARCEL BOUNDARY WAS POSITIONED ACCORDING TO THE DIRECTIONS OF THE CLIENT. THE NORTHWEST CORNER OF THE PARENT TRACT WAS SET ACCORDING TO THE DEED RECORD BEARING ALONG THE WEST LINE. THE MISSING ANGLE CORNER MONUMENT WAS RESET USING A DISTANCE-DISTANCE INTERSECTION COMPUTATION AS SHOWN.

FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

LINE	TABLE
L1 N 74°54'05" E 53.76'	L2 S 1°33'47" E 53.49'
[ N 74°43'40" E 53.74' ]	( S 1°27'20" E 53.60' )
( N 74°34'40" E 53.74' )	[ S 1°19'53" E 53.63' ]
{ N 74°48'00" E 53.76' }	{ S 1°09'25" E 53.49' }

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