

Douglas County Official Records 2024-002259
Daniel J. Loomis, County Clerk
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03/04/2024 02:34:38 PM
PLAT-PAR Cnt=1 Stn=17 JLGODWI
This is a no fee document

LAND PARTITION

LOCATED in the SE 1/4 of Section 20, T. 25 S., R 5 W., W.M.
in the City of Sutherlin, Douglas County, Oregon.

February, 2024

SURVEYOR'S CERTIFICATE

I, DAVID A. EDWARDS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED HEREON ON SHEET TWO AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE LAND BEING PARTITIONED:

PARCEL 3 OF LAND PARTITION NUMBER 2021-0023, AS RECORDED IN "RECORD OF PARTITION PLATS", RECORDS OF DOUGLAS COUNTY, OREGON.

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

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT TIMOTHY M. ROGERS AND LEONI M. ROGERS ARE THE OWNERS OF THE LANDS REPRESENTED HEREON ON SHEET TWO AND THAT THEY HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AND THAT THEY DO HEREBY CREATE THE VARIABLE WIDTH ACCESS AND UTILITY EASEMENT TO SERVE PARCEL 2 AND PARCEL 3 AND THE 25 FOOT WIDE EMERGENCY VEHICLE ACCESS AND TURNAROUND EASEMENT AS SHOWN ON SAID SHEET TWO.

Timothy M. Rogers
TIMOTHY M. ROGERS

Leoni M. Rogers
LEONI M. ROGERS

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

PERSONALLY APPEARED BEFORE ME THIS 1 DAY OF MARCH, 2024, THE ABOVE NAMED TIMOTHY M. ROGERS AND LEONI M. ROGERS, EACH OF WHOM DID ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

Brian Edward Lenihan
NOTARY PUBLIC FOR OREGON

NOTARY PRINTED NAME: BRIAN EDWARD LENIHAN

NOTARY COMMISSION NUMBER: 1027138

COMMISSION EXPIRES: AUGUST 04, 2026

SURVEYED FOR: TIM AND LEONI ROGERS
1088 MOUNTAIN VIEW DRIVE
SUTHERLIN, OREGON 97479

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



APPROVALS

Krist Gilbert 02-29-2024
SUTHERLIN COMMUNITY DEVELOPMENT DIRECTOR DATE

Randall Zules 3-4-24
DOUGLAS COUNTY SURVEYOR DATE

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

Jeff E. Walker 3-4-24
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 4th DAY OF March, 2024.

Jay Gooden, Deputy
DOUGLAS COUNTY CLERK



WATER: CITY OF SUTHERLIN

SEWER: CITY OF SUTHERLIN

COMP. PLAN: LOW DENSITY HILLSIDE

ZONING: RH.

PLANNING DEPT. FILE: 23-S015

SEE DOCUMENT NUMBER 2024-2258 FOR COMMON ACCESS MAINTENANCE AGREEMENT.

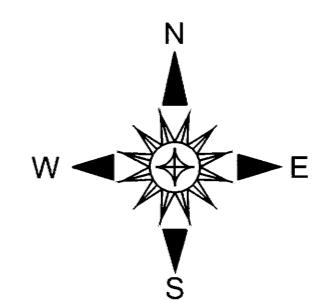
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LEGEND

- INDICATES 5/8" DIAM. IRON ROD WITH CAP FOUND PER P.P. 2019-0039.
 - INDICATES 5/8" DIAM. IRON ROD WITH CAP FOUND PER P.P. 2013-0001.
 - ◆ INDICATES 5/8" DIAM. IRON ROD WITH CAP FOUND PER PLAT OF MOUNTAIN VIEW ESTATES P.U.D. PHASE 1. (VOL. 23, PAGE 25).
 - △ INDICATES 5/8" DIAM. IRON ROD WITH CAP FOUND PER P.P. 1993-0085.
 - INDICATES 5/8" DIAM. STEEL REBAR WITH MY CAP FOUND PER P.P. 2021-0023.
 - INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
 - + INDICATES A COMPUTED POINT. P.P. = PARTITION PLAT NUMBER.
 - [] DENOTES RECORD DATA PER PARTITION PLAT NUMBER 2019-0039.
- SCALE: 1" = 100' A & U = ACCESS AND UTILITY.
- BASIS OF BEARINGS: PARTITION PLAT NUMBER 2021-0023 AS SHOWN.

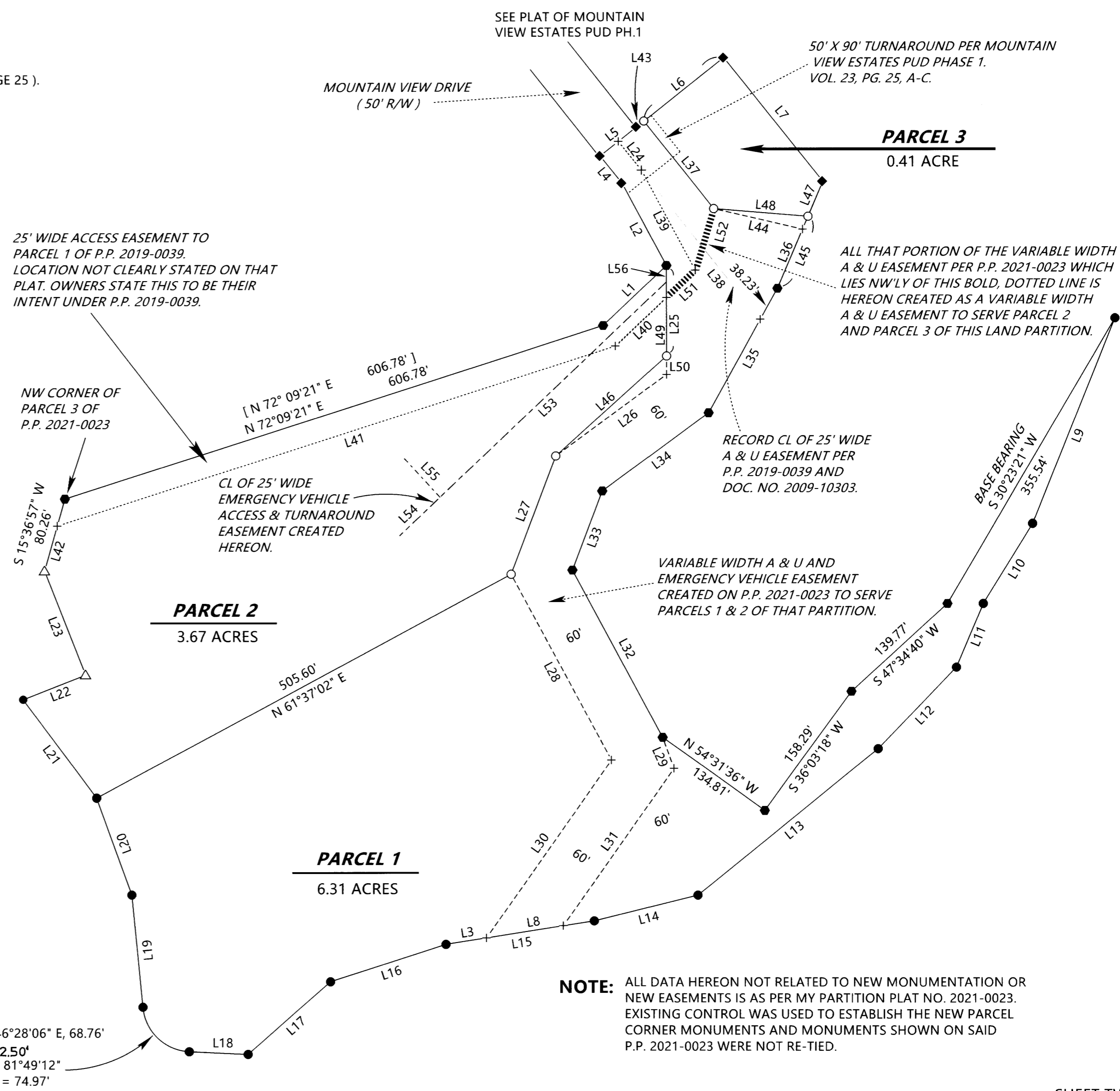
LINE	TABLE
L1	N 46°26'53" E 93.82' [N 46°22'03" E 93.72']
L2	S 28°22' 41" E 100.00' [S 28°22'41" E 100.00']
L3	N 81°04'56" E 44.00' [N 81°01'58" E]
L4	S 38°40'28" E 37.51' [S 38°37'46" E 37.49']
L5	N 51°20'21" E 50.02' [N 51°22'14" E 50.00']
L6	N 51°24'21" E 109.83'
L7	S 38°37'56" E 170.40' [S 38°36'17" E 170.41']
L8	N 81°04'56" E 83.51' [N 81°01'58" E]
L9	N 21°49'25" E 237.64' [N 21°47'37" E 237.64']
L10	N 31°38'46" E 101.06' [N 31°37'58" E 101.07']
L11	N 22°52'13" E 74.34' [N 22°49'56" E 74.37']
L12	N 43°49'47" E 121.51' [N 43°49'17" E 121.51']
L13	N 50°56'43" E 249.36' [N 50°55'01" E 249.36']
L14	N 75°56'40" E 114.74' [N 75°57'09" E 114.72']
L15	N 81°04'56" E 161.14' [N 81°01'58" E 161.13']
L16	N 72°06'16" E 130.10' [N 72°06'09" E 130.11']
L17	N 48°38'43" E 117.73' [N 48°38'15" E 117.70']
L18	S 87°20'42" E 63.28' [S 87°24'14" E 63.28']
L19	S 5°32'06" E 121.38' [S 5°31'56" E 121.41']
L20	S 19°58'28" E 110.54' [S 19°59'54" E 110.51']
L21	S 36°38'15" E 132.08' [S 36°38'42" E 132.09']
L22	N 68°34'29" E 72.11' [N 68°28'49" E 72.14']
L23	S 21°25'31" E 120.14' [S 21°27'33" E 120.11']
L24	S 38°40'28" E 39.75'
L25	S 0°01'33" E 97.12'
L26	S 53°35'20" W 147.77'
L27	S 20°41'41" W 135.61'
L28	S 28°15'20" E 227.24'
L29	S 20°05'31" E 35.68'
L30	N 35°09'12" E 233.11'
L31	S 35°09'12" W 206.42'
L32	S 28°15'20" E 204.21'
L33	N 20°41'41" E 90.59'
L34	N 53°35'20" E 141.93'
L35	N 28°56'29" E 153.05'
L36	N 23°05'29" E 68.97'
L37	S 38°40'28" E 120.00'
L38	S 38°37'46" E 244.12'
L39	S 28°22'41" E 121.38'
L40	S 46°26'53" W 75.77'
L41	S 72°09'21" W 629.01'
L42	S 15°36'57" W 80.26'
L43	N 51°24'21" E 10.00'
L44	S 77°00'00" E 97.99'
L45	N 23°05'29" E 83.97'
L46	S 47°49'45" W 160.44'
L47	N 23°05'29" E 40.57'
L48	S 85°20'59" E 101.70'
L49	S 0°01'33" E 62.64'
L50	S 0°01'33" E 20.00'
L51	N 46°26'53" E 42.87'
L52	N 16°40'43" E 68.92'
L53	S 46°26'53" W 335.25'
L54	S 46°26'53" W 60.00'
L55	N 43°33'07" W 60.00'
L56	S 0°01'33" E 17.24'

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF PARCEL 3 OF P.P. 2021-0023 INTO 3 SEPARATE PARCELS AND TO CREATE THE ACCESS AND UTILITY EASEMENT TO SERVE PARCELS 2 AND 3 AND THE NEW 25 FOOT WIDE EMERGENCY VEHICLE ACCESS AND TURNAROUND EASEMENT SITUATED ON PARCEL 2.
AS STATED IN THE NOTE AT RIGHT, MONUMENTS SHOWN ON THAT PLAT WERE NOT RETIED AND EXISTING CONTROL WAS USED TO SET THE NEW CORNER MONUMENTS SHOWN HEREON. THEREFORE ALL BEARINGS AND DISTANCES SHOWN BETWEEN THE FORMERLY SET OR FOUND MONUMENTS IS RECORD DATA PER MY EARLIER PLAT.

FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.
EQUIPMENT: NIKON TOTAL STATION.
COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

LC = S 46°28'06" E, 68.76'
R = 52.50'
DELTA = 81°49'12"
LENGTH = 74.97'



NOTE: ALL DATA HEREON NOT RELATED TO NEW MONUMENTATION OR NEW EASEMENTS IS AS PER MY PARTITION PLAT NO. 2021-0023. EXISTING CONTROL WAS USED TO ESTABLISH THE NEW PARCEL CORNER MONUMENTS AND MONUMENTS SHOWN ON SAID P.P. 2021-0023 WERE NOT RE-TIED.