

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: 23-5015

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