

LAND PARTITION

LOCATED in the SW 1/4 of Section 8, the West 1/2 of Section 9, the West 1/2 of Section 16 and in the East 1/2 of Section 17, T. 27 S., R. 5 W., W.M. in Douglas County, Oregon.

December, 2024

Douglas County Official Records 2024-014739
Daniel J. Loomis, County Clerk



NO FEE

PLAT-PAR Cnt=1 Stn=40 CWWULFF 12/19/2024 02:44:39 PM

2024-0034 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 PARCEL 3 IS UNSURVEYED AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT BEING PARTITIONED:

THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2020-18043, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON.

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

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT SHEILA A. LUND, TRUSTEE OF THE SHEILA A. LUND AND MICHAEL D. LUND JOINT REVOCABLE LIVING TRUST, IS THE OWNER OF THE LANDS REPRESENTED HEREON ON SHEETS TWO AND THREE AND THAT THEY HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN ON SAID SHEETS AND DOES HEREBY CREATE THE 10 FOOT WIDE WATERLINE EASEMENTS AND THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT, AS SHOWN ON SAID SHEET THREE, EACH TO SERVE PARCEL 2.

Sheila A. Lund, Trustee
SHEILA A. LUND, TRUSTEE

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF DOUGLAS SS

PERSONALLY APPEARED BEFORE ME THIS 13th DAY OF December, 2024, THE ABOVE NAMED SHEILA A. LUND, TRUSTEE OF THE SHEILA A. LUND AND MICHAEL D. LUND JOINT LIVING TRUST, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED.

Rylee Thom
NOTARY PUBLIC FOR OREGON

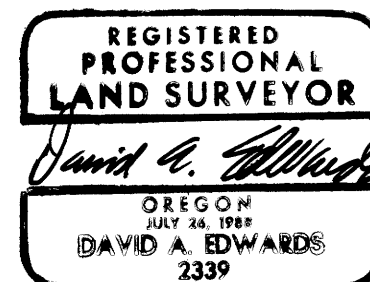
Gayle A. Thompson
NOTARY PUBLIC PRINTED NAME

NOTARY COMMISSION NUMBER: 1034744

MY COMMISSION EXPIRES: March 15, 2027

SURVEYED FOR: SHEILA LUND
444 NE WINCHESTER, PMB21C
ROSEBURG, OREGON 97470

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



RENEWS 12/31/25

APPROVALS

Mike
DOUGLAS COUNTY PLANNING DIRECTOR

12/19/2024
DATE

Paul A. Quiles
DOUGLAS COUNTY SURVEYOR

12-16-24
DATE

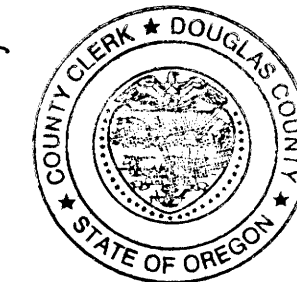
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

J. E. Wil
DOUGLAS COUNTY TAX COLLECTOR

12-19-24
DATE

FILED THIS 19th DAY OF December, 2024.

Carmen Wulff, Deputy
DOUGLAS COUNTY CLERK



WATER: PARCEL 1: SHARED WELL.
PARCEL 2: SHARED WELL AND WATERLINE EASEMENT.
PARCEL 3: INDIVIDUAL WELL.

SEWER: ALL PARCELS: SUB-SURFACE.

COMP. PLAN: FFT AND AGG

ZONING: FG AND FF

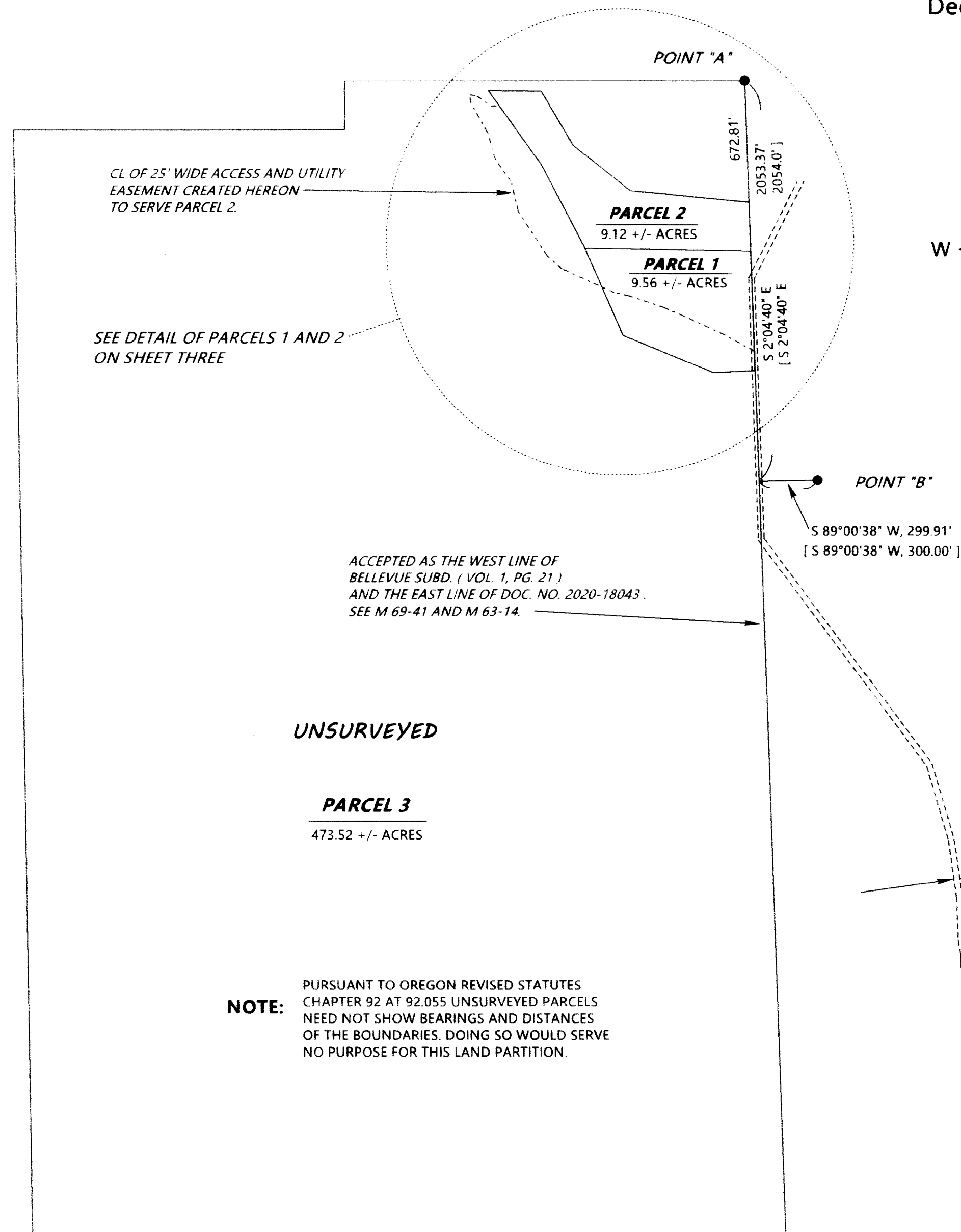
PLANNING DEPT. FILE: 24-069

2024-0034 A

LAND PARTITION

LOCATED in the SW 1/4 of Section 8, the West 1/2 of Section 9, the West 1/2 of Section 16 and the East 1/2 of Section 17, T. 27 S., R. 5 W., W.M. in Douglas County, Oregon.

December, 2024



SURVEYED FOR: SHEILA LUND
444 NE WINCHESTER, PMB21C
ROSEBURG, OREGON 97470

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



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF THE PARENT TRACT INTO THREE SEPARATE PARCELS, TO MONUMENT THE BOUNDARIES OF PARCELS 1 AND TWO AND TO CREATE THE ACCESS AND UTILITY AND WATERLINE EASEMENTS AS SHOWN ON SHEET THREE OF THIS PARTITION. MONUMENTS ON THE EAST LINE OF PARCELS 1 AND 2 WERE SET ON THE ACCEPTED WEST LINE OF BELLEVUE SUBDIVISION AND EAST LINE OF THE PARENT TRACT BY HOLDING TO FOUND MONUMENTS PER M 63-14 AND COMPUTING THE MISSING MONUMENT ON SAID ACCEPTED LINE USING RECORD BEARING PER M 63-14 AS SHOWN HEREON.

FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

KESTER ROAD IS A 30' WIDE GATEWAY ROAD PER COUNTY COURT RECORDS VOLUME 10, PAGE 596

KESTER CO. RD. NO. 86
(60' R/W)

LEGEND

● INDICATES 5/8" DIAM. IRON ROD FOUND PER M 63-14.

[] DENOTES RECORD DATA PER M 63-14.

SCALE: 1" = 500'

BASIS OF BEARINGS: COMPUTED RECORD BEARING BETWEEN POINTS "A" AND "B" PER M 63-14.
MEASURED = S 10°21'48" E, 2080.78' RECORD = S 10°21'48" E, 2081.42'.

POINT "A" IS ACCEPTED AS THE NW CORNER OF LOT 12, BELLEVUE SUBD. (VOL. 1, PG. 21).

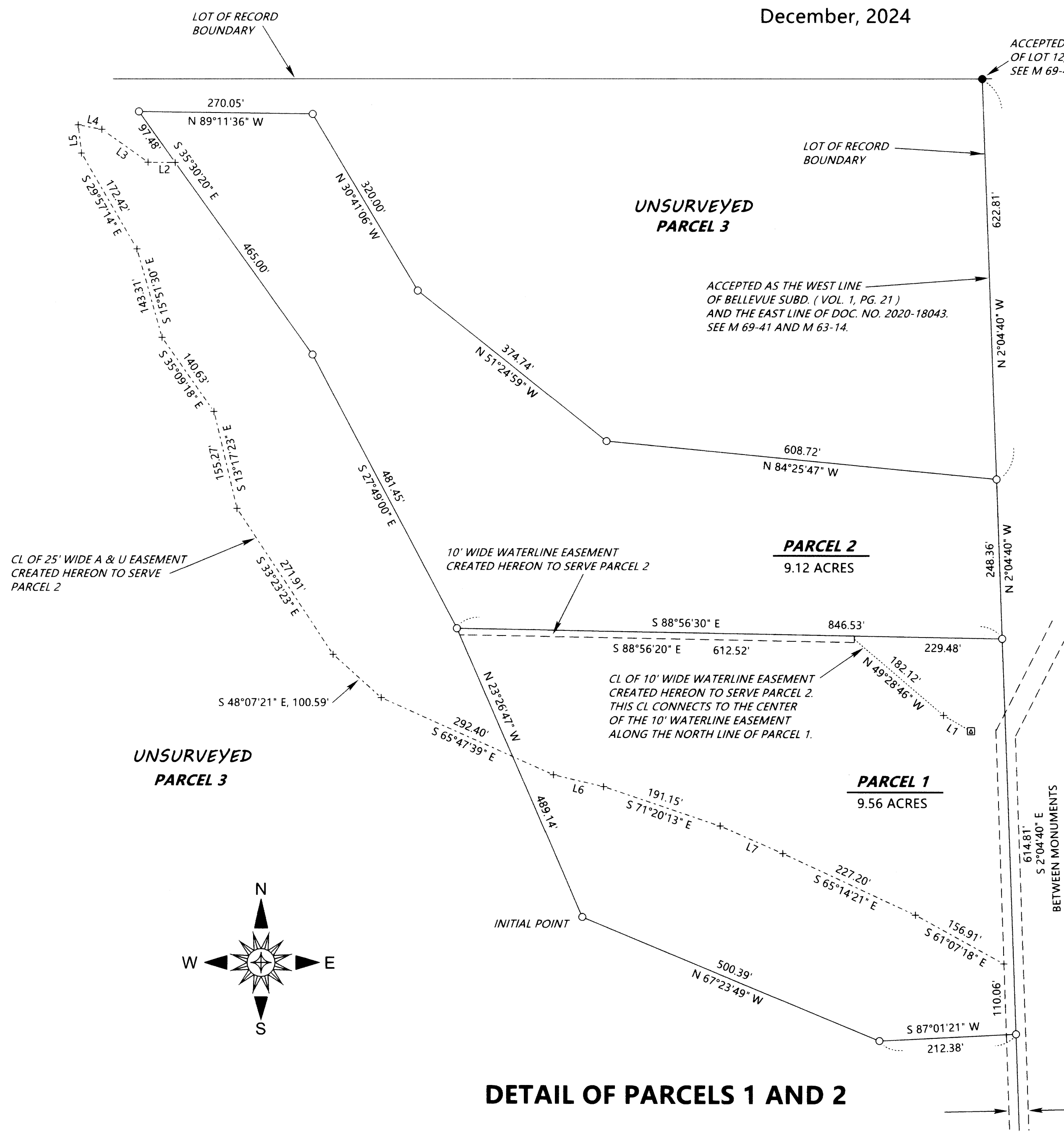
NOTE: PURSUANT TO OREGON REVISED STATUTES CHAPTER 92 AT 92.055 UNSURVEYED PARCELS NEED NOT SHOW BEARINGS AND DISTANCES OF THE BOUNDARIES. DOING SO WOULD SERVE NO PURPOSE FOR THIS LAND PARTITION.

NOTE: THE ACREAGE SHOWN FOR PARCEL 3 IS BASED UPON COUNTY ASSESSOR DATA.

LAND PARTITION

LOCATED in the SW 1/4 of Section 8, the West 1/2 of Section 9, the West 1/2 of Section 16 and the East 1/2 of Section 17, T. 27 S., R. 5 W., W.M. in Douglas County, Oregon.

December, 2024



ACCEPTED AS THE NW CORNER OF LOT 12, BELLEVUE SUBD. (VOL. 1, PG. 21). SEE M 69-41 AND M 63-14.

LOT OF RECORD BOUNDARY

UNSURVEYED PARCEL 3

ACCEPTED AS THE WEST LINE OF BELLEVUE SUBD. (VOL. 1, PG. 21) AND THE EAST LINE OF DOC. NO. 2020-18043. SEE M 69-41 AND M 63-14.

SURVEYED FOR: SHEILA LUND
444 NE WINCHESTER, PMB21C
ROSEBURG, OREGON 97470

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

REGISTERED PROFESSIONAL LAND SURVEYOR

David A. Edwards

OREGON
JULY 26, 1988
DAVID A. EDWARDS
2339
RENEWS 12/31/25

LEGEND

- INDICATES 5/8" DIAM. IRON ROD PER M 63-14.
 - INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
 - + INDICATES A COMPUTED POINT.
 - ⊠ DENOTES A SHARED WELL
 - A & U = ACCESS AND UTILITY
- DETAIL SCALE: 1" = 125'
- BASIS OF BEARINGS: SEE LEGEND ON SHEET TWO.

LINE	TABLE
L1	N 60°14'39" W 49.14'
L2	N 89°14'43" W 42.11'
L3	N 54°38'54" W 88.27'
L4	N 79°13'29" W 37.48'
L5	S 6°52'49" E 44.39'
L6	S 76°40'42" E 80.24'
L7	S 66°28'24" E 106.21'

DETAIL OF PARCELS 1 AND 2

KESTER ROAD IS A 30' WIDE GATEWAY ROAD PER COUNTY COURT RECORDS VOL. 10, PAGE 596, THE CENTERLINE OF WHICH IS THE EAST BOUNDARY OF THE PARENT TRACT.