

2025-0001 A

# LAND PARTITION

LOCATED in the SE 1/4 of Section 10 and the SW 1/4 of Section 11,  
T. 25 S., R. 5 W., W.M. in Douglas County, Oregon.

Douglas County Official Records 2025-000120  
Daniel J. Loomis, County Clerk  
NO FEE  
00615513202500001200020029  
01/06/2025 02:15:29 PM  
PLAT-PAR Cnt=1 Stn=40 CWWULFF

November, 2024

### SURVEYOR'S CERTIFICATE

I, DAVID A. EDWARDS HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND SET PROPER MONUMENTS ONLY FOR PARCEL 2 AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT BEING PARTITIONED:

PARCEL 2 OF PARTITION PLAT NUMBER 2007-0147 OF THE RECORDS OF PARTITION PLATS IN DOUGLAS COUNTY, OREGON.

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

### DECLARATION

KNOW ALL PERSONS THAT GORDON D. ATTERBURY AND ALLISON ATTERBURY, TRUSTEES OF THE ATTERBURY PROTECTION TRUST DATED AUGUST 27, 2024, ARE THE OWNERS OF THE LANDS REPRESENTED HEREON ON SHEET TWO AND THAT THEY HAVE CAUSED THE SAME TO BE PARTITIONED INTO TWO SEPARATE PARCELS AND DO HEREBY CREATE THE 6 FOOT WIDE WATERLINE EASEMENT AND 25 FOOT WIDE ACCESS AND UTILITY EASEMENT TO SERVE PARCEL 2 AS SHOWN ON SAID SHEET TWO.

*Gordon D. Atterbury*  
GORDON D. ATTERBURY

*Allison Atterbury*  
ALLISON ATTERBURY

### ACKNOWLEDGEMENT

STATE OF OREGON  
COUNTY OF DOUGLAS

PERSONALLY APPEARED BEFORE ME THIS 6<sup>th</sup> DAY OF December, 2024, THE ABOVE NAMED GORDON D. ATTERBURY AND ALLISON ATTERBURY, TRUSTEES OF THE ATTERBURY PROTECTION TRUST DATED AUGUST 27, 2024, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

*[Signature]*  
NOTARY PUBLIC FOR OREGON

Danielle M. Townsend  
NOTARY PUBLIC PRINTED NAME

NOTARY COMMISSION NUMBER: 1031505

MY COMMISSION EXPIRES: December 4<sup>th</sup>, 2026

### APPROVALS

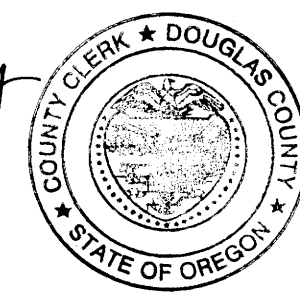
*[Signature]* 12/9/2024  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

*Emylee R. Kast* 12/9/2024  
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.F. Will* 1-6-25  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 06<sup>th</sup> DAY OF January, 2024 25

*Carmen Wutt*, Deputy  
DOUGLAS COUNTY CLERK  


WATER: PARCEL 2: SHARED WELL AND WATERLINE EASEMENT PARCEL 1: SHARED WELL

SEWER: PARCEL 1: SUB-SURFACE PARCEL 2: SUB-SURFACE

COMP. PLAN: RCS AND FFT

ZONING: SR AND FF

PLANNING DEPT. FILE: 22-026

SURVEYED FOR: AUSTIN AND SKYELYNN ATTERBURY  
680 NORTH SIDE ROAD  
SUTHERLIN, OREGON 97479

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

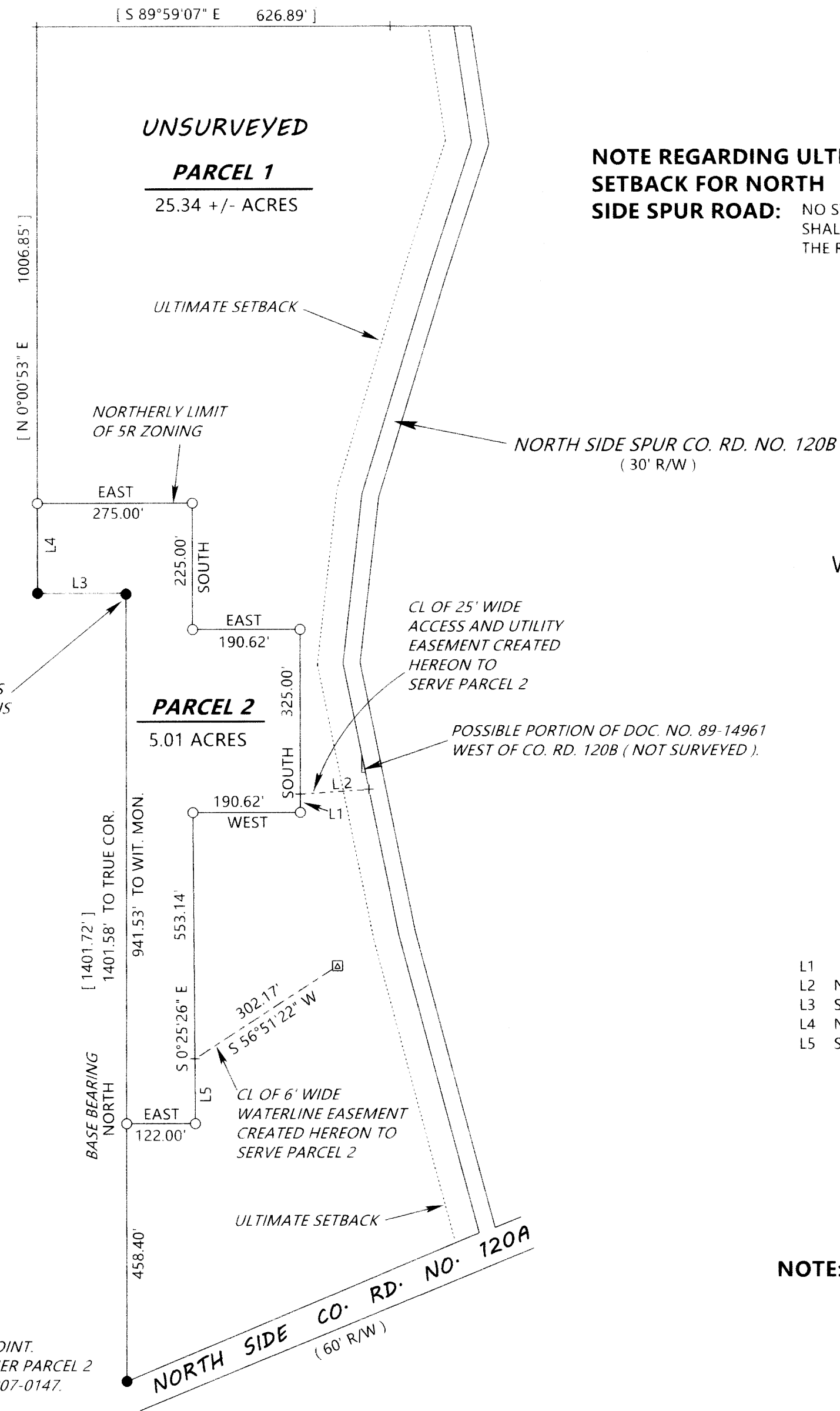
REGISTERED PROFESSIONAL LAND SURVEYOR  
*David A. Edwards*  
OREGON JULY 26 1988  
DAVID A. EDWARDS  
2339  
RENEWS 12/31/25

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T 25 S., R. 5 W., W.M. in Douglas County, Oregon.

November, 2024

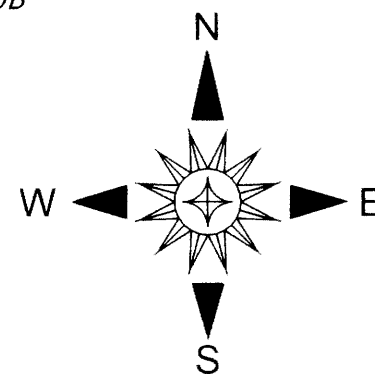


### NOTE REGARDING ULTIMATE SETBACK FOR NORTH SIDE SPUR ROAD:

NO STRUCTURE OTHER THAN A FENCE OR SIGN SHALL BE LOCATED CLOSER THAN 45 FEET FROM THE RIGHT OF WAY OF NORTH SIDE SPUR ROAD.

**SURVEYED FOR:** AUSTIN AND SKYELYNN ATTERBURY  
680 NORTH SIDE ROAD  
SUTHERLIN, OREGON 97479

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



### LEGEND

- INDICATES 5/8" DIAM. IRON ROD WITH CAP FOUND PER P.P. 2007-0147.
- INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
- + INDICATES A COMPUTED POINT.
- ⊠ INDICATES A SHARED WELL
- [ ] DENOTES RECORD DATA PER P.P. 2007-0147.
- P.P. = PARTITION PLAT NUMBER.
- SCALE: 1" = 200'
- COMP. = COMPUTED.
- BASIS OF BEARINGS: PARTITION PLAT NUMBER 2007-0147 AS SHOWN.

### LINE TABLE

L1	NORTH	32.21'
L2	N 86°00'48" E	121.87'
L3	S 89°58'49" W	157.13' [ WEST, 157.12' ]
L4	N 0°00'53" E	160.00' [ N 0°00'53" E ]
L5	S 0°25'26" E	114.74'

**NOTE:** THE ACREAGE SHOWN FOR PARCEL 1 IS BASED UPON COUNTY ASSESSOR DATA.

### NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE AND MONUMENT THE BOUNDARIES OF PARCEL 2. THE BALANCE OF PARCEL 1 IS UNSURVEYED. I HOLD TO FOUND MONUMENTS AND DATA OF RECORD PER PARTITION PLAT NUMBER 2007-0147 TO CONTROL THE WEST LINE OF PARCEL 2 OF SAID PARTITION AND THEREFORE THE WEST LINE OF PARCEL 2 OF THE CURRENT PARTITION. THE NORTH LINES OF PARCEL 2 HEREON WERE CREATED BY SCALING A ZONING MAP PROVIDED BY THE DOUGLAS COUNTY PLANNING DEPARTMENT IN ORDER TO MONUMENT SAID NORTH LINES ALONG A PORTION OF THE NORTHERLY LIMIT OF THE 5R ZONING AS SHOWN HEREON.

FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

COMP. TRUE CORNER IS NORTH, 1.65' FROM THIS FOUND REFERENCE MONUMENT. [ NORTH, 1.65' ]

INITIAL POINT. SW CORNER PARCEL 2 OF P.P. 2007-0147.