

# LAND PARTITION

**LOCATED** in the NW, NE & SE 1/4's of Section 32, T. 23 S., R. 4 W., W.M.  
in Douglas County, Oregon.

January, 2025

Douglas County Official Records 2025-000393  
Daniel J. Loomis, County Clerk  
NO FEE  
00615872202500003930020027  
01/15/2025 09:50:18 AM  
PLAT-PAR Cnt=1 Stn=17 JOY.GOODWIN  
This is a no fee document

2025-0002 A

**SURVEYOR'S CERTIFICATE**

I, DAVID A. EDWARDS HEREBY CERTIFY THAT I HAVE NOT CORRECTLY SURVEYED NOR SET PROPER MONUMENTS FOR ANY PARCELS AND THAT PARCEL 1 AND PARCEL 2 ARE UNSURVEYED AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT BEING PARTITIONED:

THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2020-7853, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON.

LESS AND EXCEPT ANY PORTION LYING IN PUBLIC ROADS.

TOGETHER WITH THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2025- 287 , SAID OFFICIAL RECORDS.

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

**APPROVALS**

*[Signature]* 1/14/2025  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

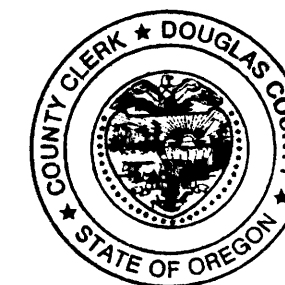
*Emily R. Kall* 1/13/25  
DOUGLAS COUNTY SURVEYOR Deputy DATE

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

*[Signature]* 1-15-25  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 15<sup>th</sup> DAY OF January, 2025.

*Jay Goodwin* Deputy  
DOUGLAS COUNTY CLERK



**DECLARATION**

KNOW ALL PERSONS BY THESE PRESENTS THAT JAMES B. LANGDON, TRUSTEE OF THE LANGDON FAMILY REVOCABLE LIVING TRUST DATED 4/30/2020, IS THE OWNER OF THE LANDS REPRESENTED HEREON ON SHEET TWO AND THAT HE HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN ON SAID SHEET AND DOES HEREBY CREATE THE 35 FOOT WIDE ACCESS AND UTILITY EASEMENT TO SERVE PARCEL 2, AS SHOWN ON SAID SHEET TWO.

*James B. Langdon*  
JAMES B. LANGDON, TRUSTEE

**ACKNOWLEDGEMENT**

STATE OF OREGON  
COUNTY OF DOUGLAS SS

PERSONALLY APPEARED BEFORE ME THIS 10<sup>th</sup> DAY OF January, 2025, THE ABOVE NAMED JAMES B. LANGDON, TRUSTEE OF THE LANGDON FAMILY REVOCABLE LIVING TRUST DATED 4/30/2020, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

*[Signature]*  
NOTARY PUBLIC FOR OREGON

*Danielle M. Townsend*  
NOTARY PUBLIC PRINTED NAME

NOTARY COMMISSION NUMBER: 1031505

MY COMMISSION EXPIRES: Dec. 4 2026

**NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF THE PARENT TRACT AND TO CREATE THE 35 FOOT WIDE ACCESS AND UTILITY EASEMENT TO SERVE PARCEL 2 AS SHOWN ON SHEET TWO. NO ACTUAL SURVEYING WAS DONE FOR THIS PARTITION.

WATER: PARCEL 1: INDIVIDUAL SPRING.  
PARCEL 2: INDIVIDUAL SPRING.

SEWER: BOTH PARCELS: SUB-SURFACE.

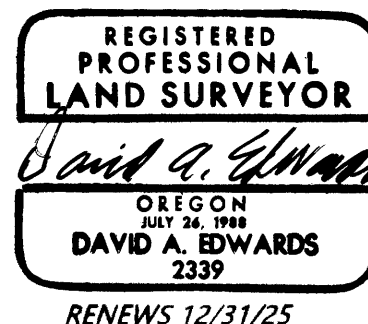
COMP. PLAN: FFT

ZONING: FG AND FF

PLANNING DEPT. FILE: 24-075.

**SURVEYED FOR:** LANGDON FAMILY TRUST  
500 LANGDON LANE  
OAKLAND, OREGON 97463

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



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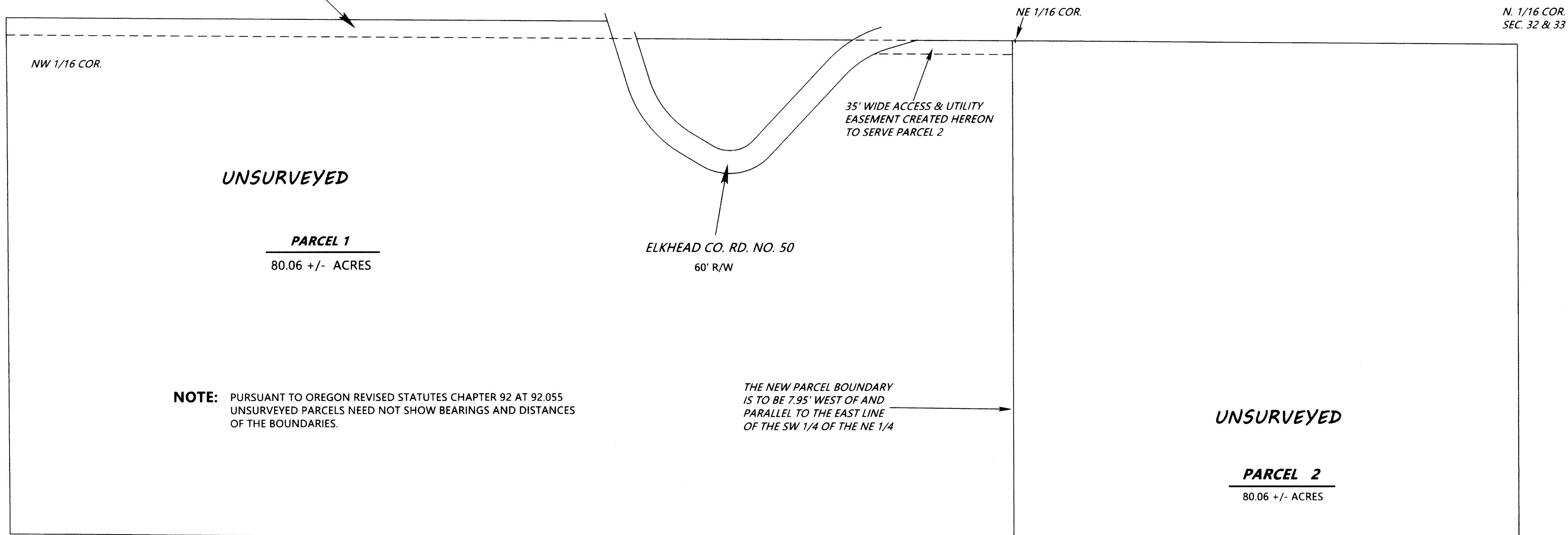
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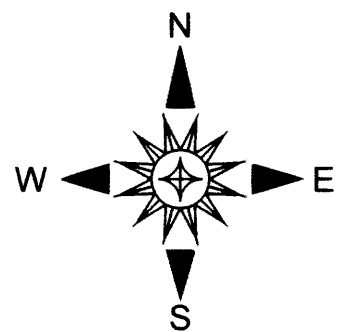
January, 2025

THIS 46.0' WIDE STRIP OF LAND IS THE AREA OF BOUNDARY LINE ADJUSTMENT PER PLANNING FILE 24-075 AND WAS CONVEYED TO THE LANGDON FAMILY TRUST VIA DOC. NO. 2025-287 OFFICIAL RECORDS FOR DOUGLAS COUNTY. THE STRIP IS THE SOUTH 46.0' OF THE NE 1/4 OF THE NW 1/4 AND THE SOUTH 46.0' OF THE NW 1/4 OF THE NE 1/4 LYING WEST OF THE WEST R/W LINE OF CO. RD. NO. 50.



**NOTE:** PURSUANT TO OREGON REVISED STATUTES CHAPTER 92 AT 92.055 UNSURVEYED PARCELS NEED NOT SHOW BEARINGS AND DISTANCES OF THE BOUNDARIES.

THE NEW PARCEL BOUNDARY IS TO BE 7.95' WEST OF AND PARALLEL TO THE EAST LINE OF THE SW 1/4 OF THE NE 1/4



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**SURVEYED BY:** DAVID EDWARDS LAND SURVEYING  
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OAKLAND, OREGON 97462  
PHONE: (541) 459-0512



### LEGEND

[ ] DENOTES RECORD DATA PER M 152-55

SCALE: 1" = 200'

BASIS OF BEARINGS: M 152-55 AS SHOWN.

**NOTE:** THE ACREAGE OF BOTH PARCELS IS BASED UPON COUNTY ASSESSOR DATA.

SE 1/16 COR.

BASE BEARING  
S 89°42'26" E

[ 1320.11' ]

S. 1/16 COR.  
SECS. 32 & 33

2025-0002 B