

2025-0008 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 in the East 1/2 of Section 17, T. 27 S., R. 5 W., W.M. in Douglas County, Oregon.

March, 2025

Douglas County Official Records 2025-002559
Daniel J. Loomis, County Clerk
NO FEE
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03/17/2025 03:05:38 PM
PLAT-PAR Cnt=1 Stn=17 JOY.GOODWIN
This is a no fee document

SURVEYOR'S CERTIFICATE

I, DAVID A. EDWARDS HEREBY CERTIFY THAT I HAVE ONLY PARTIALLY SURVEYED AND SET PROPER MONUMENTS FOR PARCELS 1, 2 AND 3 AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT BEING PARTITIONED:

PARCEL 3 OF PARTITION PLAT NUMBER 2024-0034 OF THE RECORDS OF PARTITION PLATS IN 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 SHEET TWO AND AND THAT SHE HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN ON SAID SHEET TWO AND DOES HEREBY CREATE THE 15 FOOT WIDE DRAINLINE EASEMENT AND THE INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM EASEMENT TO SERVE PARCEL 1 AND THE THE 35 FOOT WIDE COMMON ACCESS AND UTILITY EASEMENT TO SERVE ALL THREE PARCELS.

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

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF DOUGLAS SS

PERSONALLY APPEARED BEFORE ME THIS 13th DAY OF March, 2025, THE ABOVE NAMED SHEILA A. LUND, TRUSTEE OF THE SHEILA A. LUND AND MICHAEL D. LUND JOINT REVOCABLE LIVING TRUST, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED.

Gayle A. Thompson
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



APPROVALS

[Signature] 3/14/2025
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Ronda Juley 3-13-25
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 3-17-25
DOUGLAS COUNTY TAX COLLECTOR DATE



FILED THIS 17th DAY OF March, 2025.

[Signature] Deputy
DOUGLAS COUNTY CLERK

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF PARCEL 3 OF PARTITION PLAT NUMBER 2024-0034 INTO THREE SEPARATE PARCELS. UTILIZING EXISTING CONTROL POINTS FROM THAT PARTITION WE LOCATE A PORTION OF THE NEW PARCEL BOUNDARIES, AS WELL AS THE DRAINLINE, DRAINFIELD AND ACCESS AND UTILITY EASEMENTS AS SHOWN ON SHEET TWO. NOTE THE FENCE LOCATIONS WE IDENTIFIED WHICH COULD RESULT IN A SIGNIFICANT ACREAGE VARIATION SHOULD A COMPLETE SURVEY BE DONE ON EITHER PARCEL 1 OR PARCEL 2. IT IS BEYOND THE SCOPE OF THIS PARTITION PLAT TO RESOLVE THIS ISSUE.

FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

WATER: PARCEL 1: INDIVIDUAL SPRING.
PARCEL 2: INDIVIDUAL SPRING
PARCEL 3: INDIVIDUAL SPRING

SEWER: ALL PARCELS: SUB-SURFACE.

COMP. PLAN: FFT AND AGG

ZONING: FG AND FF

PLANNING DEPT. FILE: 24-091.

2025-0008 A

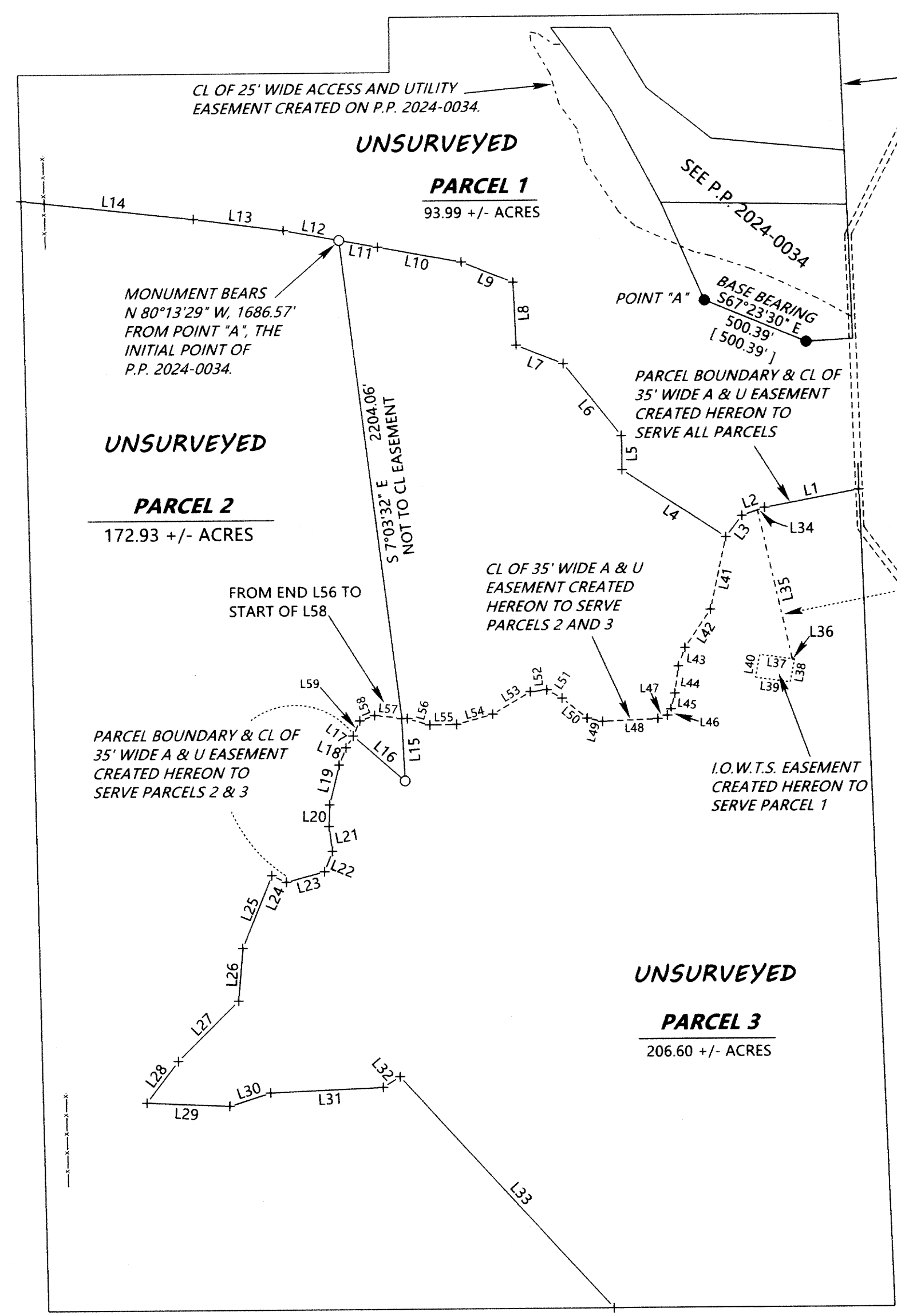
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March, 2025

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444 NE WINCHESTER, PMB21C
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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.

NOTE REGARDING THE I.O.W.T.S. EASEMENT:

FOR THE CONSTRUCTION, MAINTENANCE, USE AND REPAIR OF AN INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM (HEREINAFTER CALLED THE "SYSTEM") APPURTENANT TO PARCEL 1 AND SHOWN HEREON. GRANTORS FOR THEMSELVES AND THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE THAT THE ABOVE REFERENCED PARCEL 1 INDIVIDUAL ONSITE WATER TREATMENT SYSTEM SHALL NOT BE USED FOR ANY CONFLICTING USE OR PURPOSE DETRIMENTAL TO SAID SYSTEM OR CONTRARY TO LAWS AND RULES OF GOVERNMENTAL AGENCIES APPLICABLE OR RELATED TO SAID SYSTEM.

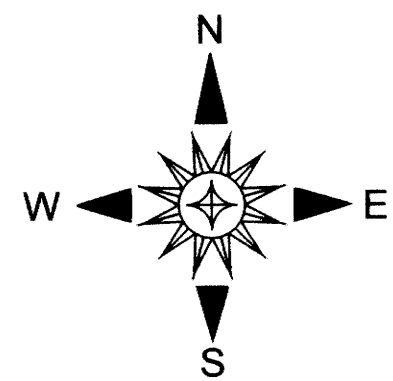
NOTE: PURSUANT TO OREGON REVISED STATUTES CHAPTER 92 AT 92.055 UNSURVEYED PARCELS NEED NOT SHOW BEARINGS AND DISTANCES OF THE BOUNDARIES. DOING SO WOULD SERVE NO PURPOSE FOR THIS LAND PARTITION.

LINE		TABLE	
L1	N 79°21'34" E TO PROP. LINE	L2	S 70°29'54" W 110.12'
L3	S 37°33'40" W 120.99'	L4	N 56°41'03" W 562.23'
L5	N 0°34'52" W 156.76'	L6	N 38°32'23" W 421.78'
L7	N 68°21'07" W 229.96'	L8	N 2°29'32" W 288.73'
L9	N 68°00'53" W 253.16'	L10	N 79°25'04" W 386.95'
L11	N 79°34'37" W 179.83'	L12	N 79°34'37" W 257.00'
L13	N 82°18'58" W 413.15'	L14	N 83°36'17" W TO PROP. LINE
L15	S 2°40'41" E 284.12'	L16	N 48°42'33" W 312.95'
L17	S 32°02'57" W 62.84'	L18	S 21°37'10" W 84.95'
L19	S 13° 50'38" W 187.03'	L20	S 1°39'18" W 99.00'
L21	S 6°52'33" E 113.71'	L22	S 21°11'21" W 100.08'
L23	S 75°02'34" W 180.65'	L24	N 65°07'26" W 73.46'
L25	S 21°56'27" W 358.72'	L26	S 4°59'15" W 242.02'
L27	S 45°19'47" W 389.09'	L28	S 37°28'14" W 237.83'
L29	S 87°28'27" E 378.20'	L30	N 72°28'00" E 196.65'
L31	N 87°34'45" E 512.77'	L32	N 57°59'23" E 91.11'
L33	S 42°13'45" E TO PROP. LINE	L34	N 70°29'54" E 34.40'
L35	S 12°41'38" E 698.56'	L36	N 82°13'28" W 10.00'
L37	N 82°13'28" W 160.11'	L38	S 11°02'01" W 106.28'
L39	N 82°07'33" W 160.03'	L40	N 11°00'00" E 106.00'
L41	S 12°18'54" W 339.44'	L42	S 34°01'19" W 210.57'
L43	S 19°51'40" W 88.85'	L44	S 7°30'35" W 125.96'
L45	S 14°22'12" E 72.91'	L46	S 29°57'44" W 33.57'
L47	S 70°30'25" W 45.76'	L48	S 87°38'37" W 252.08'
L49	N 77°30'39" W 72.28'	L50	N 51°13'12" W 146.33'
L51	N 60°53'52" W 78.54'	L52	S 83°34'40" W 75.83'
L53	S 59°37'41" W 199.87'	L54	S 74°46'14" W 170.34'
L55	S 89°07'26" W 120.95'	L56	N 73°45'37" W 107.17'
L57	N 84°06'37" W 150.32'	L58	S 69°56'25" W 70.85'
L59	S 44°47'19" W 95.85'		

CL OF 15' WIDE DRAINLINE EASEMENT CREATED HEREON TO SERVE PARCEL 1

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. STEEL REBAR WITH MY CAP FOUND PER P.P. 2024-0034.
- + INDICATES A COMPUTED POINT.
- INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
- [] DENOTES RECORD DATA PER P.P. 2024-0034.
- FENCE LINE
- I.O.W.T.S. = INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM.
- SCALE: 1" = 500'
- P.P. = PARTITION PLAT NUMBER
- BASIS OF BEARINGS: PARTITION PLAT NO. 2024-0034 AS SHOWN.

NOTE: THE ACREAGES SHOWN FOR ALL PARCELS ARE BASED UPON COUNTY ASSESSOR DATA. A COMPLETE BOUNDARY SURVEY OF ANY PARCEL WILL LIKELY RESULT IN A DIFFERENT ACREAGE.