

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  
0061876520250002559020025  
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 13<sup>th</sup> 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 17<sup>th</sup> 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.

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