

2025-0015 A

LAND PARTITION

LOCATED in the SW and NW 1/4's of Section 8, T. 30 S., R. 5 W., W. M.
in Douglas County, Oregon.

March, 2025

Douglas County Official Records 2025-004920
Daniel J. Loomis, County Clerk
00621685202500049200020028 NO FEE
05/06/2025 09:38:11 AM
PLAT-PAR Cnt=1 Stn=33 TYLER.NICHOLS
This is a no fee document

SURVEYOR'S CERTIFICATE

I, DAVID A. EDWARDS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS ONLY THE BOUNDARIES OF PARCEL 2 AS SHOWN ON SHEET TWO AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT:

PARCEL 2 OF PARTITION PLAT NUMBER 1999-0046 OF THE RECORDS OF PARTITION PLATS FOR DOUGLAS COUNTY, OREGON.

TOGETHER WITH: THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2024-007978, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON.

LESS AND EXCEPT: THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2024-007980, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON.

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

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT BRUCE ALLEN MOORE AND ROBERTA FAYE MOORE ARE THE OWNERS OF THE LANDS REPRESENTED HEREON ON SHEET TWO AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AND DO HEREBY CREATE THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT TO SERVE PARCEL 2 AS SHOWN ON SAID SHEET TWO.

Bruce Allen Moore
BRUCE ALLEN MOORE

Roberta Faye Moore
ROBERTA FAYE MOORE

APPROVALS

David A. Edwards 5/5/2025
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Ronda Riley 4-28-25
DOUGLAS COUNTY SURVEYOR DATE

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

Tina Steen (Chief Deputy Tax Collector) 5/5/25
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 6 DAY OF May, 2025

Tyler Nichols
DOUGLAS COUNTY CLERK



WATER: PARCEL 1: TRI CITY WATER AND SANITARY AUTH. PARCEL 2: NONE.

SEWER: PARCEL 1: SUB-SURFACE. PARCEL 2: NONE.

COMP. PLAN: FFT

ZONING: FF

PLANNING DEPT. FILE: 24-064

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

PERSONALLY APPEARED BEFORE ME THIS 24 DAY OF April, 2025, THE ABOVE NAMED BRUCE ALLEN MOORE AND ROBERTA FAYE MOORE AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

Lisa Doggett
NOTARY PUBLIC FOR OREGON

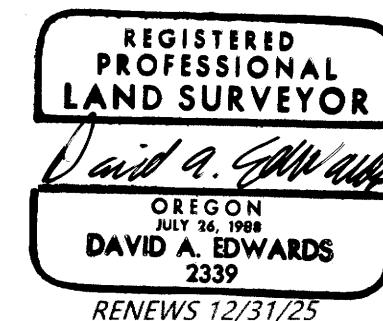
Lisa Doggett
NOTARY PRINTED NAME

NOTARY COMMISSION NUMBER: 1032780

MY COMMISSION EXPIRES: 1/24/27

SURVEYED FOR: TRI CITY WATER AND SANITARY AUTHORITY
215 NORTH OLD PACIFIC HIGHWAY
MYRTLE CREEK, OREGON 97457

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

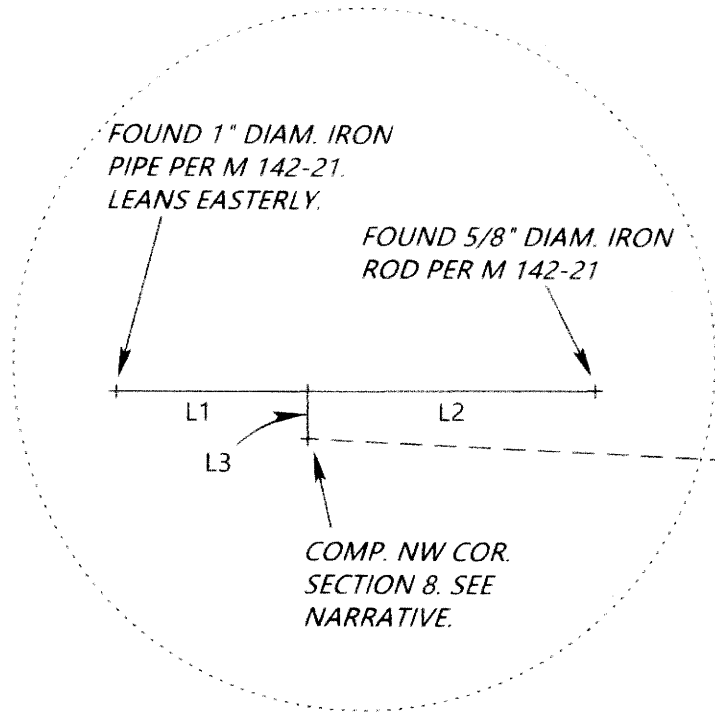


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in Douglas County, Oregon.

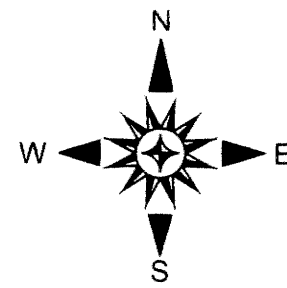
March, 2025



NOT TO SCALE WITHIN THIS CIRCLE

(N 87°18'46\" W 2620.34')
 (N 87°17'58\" W 2620.34')
 N 87°18'59\" W 2620.34'

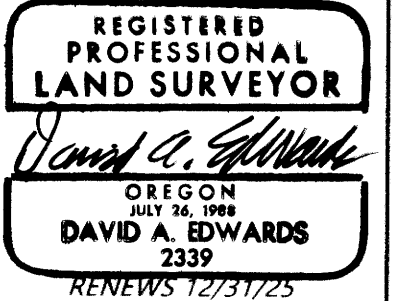
COMP. N. 1/4 COR.
 SECTION 8 USING
 DIST. - DIST. INTERSECTION.
 SEE NARRATIVE.



THESE LINES NOT TO SCALE

SURVEYED FOR: TRI CITY WATER AND SANITARY AUTHORITY
 215 NORTH OLD PACIFIC HIGHWAY
 MYRTLE CREEK, OREGON 97457

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



LEGEND

- INDICATES 5/8\" DIAMETER WITH CAP MKD. \"BTS ENG-SURV\" FOUND PER M 142-21.
- INDICATES 5/8\" DIAM. IRON ROD W/CAP MKD. \"LS 2798\" FD. PER PLAT OF WESTRIDGE OF TRI CITY P.U.D. (VOL. 21, PAGE 70).
- ⊙ INDICATES 5/8\" DIAM. IRON ROD WITH CAP MKD. \"HIBBS-LS 52989\" FD. PER M 185-16.
- + INDICATES A COMPUTED POINT UNLESS NOTED OTHERWISE.
- INDICATES 5/8\" X 30\" STEEL REBAR WITH RED PLASTIC CAP MKD. \"D.A. EDWARDS-L.S. 2339\" SET.
- [] DENOTES RECORD DATA PER M 142-21.
- () DENOTES RECORD DATA PER M 185-16.
- { } DENOTES RECORD DATA PER PLAT OF WESTRIDGE OF TRI CITY P.U.D. (VOL. 21, PAGE 70).

SCALE: 1\" = 200'
 BASIS OF BEARINGS: PLAT OF WESTRIDGE OF TRI CITY P.U.D. AS SHOWN.

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 PARTITION.

NOTE: THE ACREAGE OF PARCEL 1 IS BASED UPON COUNTY ASSESSOR DATA.

NOTE: PARCEL 2 IS NOT FOR RESIDENTIAL USE.

UNSURVEYED
PARCEL 1
 45.77 +/- ACRES

56' X 15' ACCESS AND UTILITY EASEMENT
 PER DOC. NO. 2025-2662 OVER THE
 MOST S'LY 56' OF PARCEL 1 OF
 PART. PLAT NO. 1999-0046.

OCTOBER DRIVE
 (56' R/W)

PARCEL 2
 0.87 ACRE

CL OF 25' ACCESS & UTILITY
 EASEMENT CREATED
 HEREON TO SERVE
 PARCEL 2.

NW CORNER PARCEL 1 OF
 WESTRIDGE OF TRI CITY P.U.D.
 S 87°34'33\" E
 BASE BEARING
 1267.09'
 (1267.10')

INITIAL POINT.
 CNN-S 1/256 CORNER
 OF SECTION 8 PER M 142-21.

LINE TABLE

| LINE | TABLE |
|------|--|
| L1 | N 89°44'36\" E 95.35' [WEST 95.75'] (N 89°44'34\" E 95.32') |
| L2 | N 89°44'36\" E 134.43' [WEST 134.43'] (N 89°44'34\" E 134.43') |
| L3 | S 0°15'24\" E 15.00' [SOUTH 15.00'] (S 0°15'26\" E 15.00') |
| L4 | EAST 29.92' |
| L5 | S 21°53'16\" W 28.65' |
| L6 | S 32°14'46\" W 59.23' |
| L7 | S 48°35'04\" W 53.40' |
| L8 | S 72°34'27\" W 50.23' |
| L9 | N 80°17'06\" W 48.68' |
| L10 | N 65°13'38\" W 48.39' |
| L11 | N 51°15'28\" W 100.99' |
| L12 | N 78°34'51\" W 49.16' |
| L13 | S 83°20'53\" W 97.65' |
| L14 | S 70°01'32\" W 48.43' |
| L15 | S 59°28'23\" W 149.34' |
| L16 | S 78°00'28\" W 41.02' |
| L17 | S 61°21'23\" W 100.99' |
| L18 | S 77°32'41\" W 50.91' |
| L19 | S 86°12'49\" W 146.88' |
| L20 | N 84°04'36\" W 80.51' |
| L21 | N 51°07'47\" W 51.99' |
| L22 | N 9°48'53\" W 45.92' |
| L23 | N 2°22'35\" E 169.36' |
| L24 | N 6°01'06\" E 50.69' |
| L25 | N 1°12'47\" W 153.54' |
| L26 | N 3°40'19\" E 161.86' +/- TO SE COR. PARCEL 1 OF P.P. 1999-0046. |

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF THE PARENT TRACT INTO TWO SEPARATE PARCELS AND TO CREATE THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT TO SERVE PARCEL 2. TIES WERE MADE TO THE VARIOUS CONTROLLING MONUMENTS SHOWN HEREON. THE POSITION OF THE NORTH QUARTER CORNER OF SECTION 8 WAS COMPUTED USING A DISTANCE-DISTANCE INTERSECTION FROM MONUMENTS TO THE SOUTH AND WEST AS PER RECORD DATA FROM M 142-21. THE POSITION OF THE NW CORNER OF SECTION 8 WAS COMPUTED HOLDING THE M 142-21 RECORD DISTANCE FROM THE 5/8\" IRON ROD TO THE EAST OF THE SECTION CORNER AS THE 1\" IRON PIPE TO THE WEST LEANS HARD TO THE EAST, CAUSING THE OVERALL DISTANCE BETWEEN THE PIPE AND THE ROD TO BE SHORTER THAN THE M 142-21 RECORD. THE MAG NAIL NOTED ON M 142-21 IS GONE.

FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.