

2025-0023 A

LAND PARTITION

LOCATED in the East 1/2 of Section 3, T 28 S., R. 6 W., W.M. in Douglas County, Oregon.

September, 2025

Douglas County Official Records 2025-010671
Daniel J. Loomis, County Clerk



NO FEE

PLAT-PAR Cnt=1 Stn=40 CARMEN.WULFF
09/17/2025 01:32:39 PM
This is a no fee document

SURVEYOR'S CERTIFICATE

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

BEGINNING AT THE INITIAL POINT, BEING A 5/8 INCH IRON ROD MONUMENTING THE SOUTHEAST CORNER OF LOT 88, ROSEWOOD ESTATES PHASE 7 IN DOUGLAS COUNTY, OREGON; THENCE SOUTH 0°21'00" EAST 99.90 FEET TO THE SOUTHWEST CORNER OF LOT 8, ROSEWOOD ESTATES PHASE 2; THENCE SOUTH 0°13'04" WEST 95.27 FEET TO THE SOUTHWEST CORNER OF LOT 9, SAID PHASE 2; THENCE SOUTH 0°00'32" WEST, ALONG THE WEST LINE OF LOT 10, SAID PHASE 2, A DISTANCE OF 61.01 FEET TO A 5/8 INCH STEEL REBAR MONUMENTING A POINT ON THE SOUTH LINE OF LOT 51, ROSEBURG HOME ORCHARD TRACT PLAT "H" IN DOUGLAS COUNTY, OREGON; THENCE NORTH 82°47'25" WEST 573.75 FEET TO A 5/8 INCH STEEL REBAR MONUMENTING THE SOUTHWEST CORNER OF SAID LOT 51; THENCE NORTH 78°40'55" WEST, ALONG THE SOUTH LINE OF LOT 50 OF SAID PLAT "H", 586.62 FEET TO A 5/8 INCH STEEL REBAR; THENCE NORTH 51°46'13" EAST 221.08 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 56°55'24" EAST 539.05 FEET TO A 5/8 INCH STEEL REBAR; THENCE SOUTH 89°19'10" EAST 262.79 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 0°19'49" WEST 72.17 FEET TO THE NORTHWEST CORNER OF LOT 90, SAID PHASE 7; THENCE SOUTH 0°14'09" WEST 55.91 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 9°09'58" EAST 118.73 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 65°20'15" EAST 76.95 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 19°56'08" EAST 56.05 FEET TO A 5/8 INCH IRON ROD MONUMENTING A POINT ON THE NORTH LINE OF LOT 89, SAID PHASE 7; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT, BEING CONCAVE TO THE SOUTHEAST AND HAVING A LONG CHORD WHICH BEARS SOUTH 31°42'50" WEST 23.69 FEET, A DISTANCE OF 25.35 FEET; THENCE SOUTH 4°59'30" EAST 71.93 FEET TO THE SOUTHWEST CORNER OF SAID LOT 89; THENCE SOUTH 4°59'30" EAST 15.05 FEET TO A 5/8 INCH STEEL REBAR MONUMENTING THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2014-16698, OFFICIAL RECORDS FOR SAID COUNTY AND STATE; THENCE SOUTH 89°32'14" EAST 84.61 FEET TO A 5/8 INCH STEEL REBAR MONUMENTING THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 2°40'05" WEST 15.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 89; THENCE SOUTH 89°36'36" EAST 69.73 FEET TO THE INITIAL POINT OF BEGINNING.

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

APPROVALS

[Signature] 9/17/2025
DOUGLAS COUNTY PLANNING DIRECTOR DATE

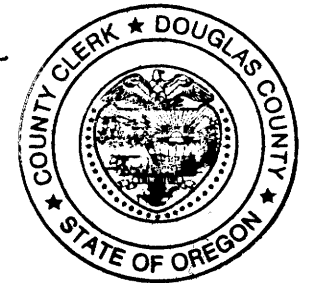
Ronald G. Poteet 9-16-25
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 9-17-25
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 17th DAY OF September, 2025.

Carmen Wulff, Deputy
DOUGLAS COUNTY CLERK



DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT RONALD G. POTEET AND ANITA R. POTEET ARE THE OWNERS OF THE LANDS REPRESENTED HEREON ON SHEET TWO AND DESCRIBED IN THE ABOVE SURVEYOR'S CERTIFICATE AND THAT THEY HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AND DO HEREBY CREATE THE 56 FOOT WIDE ACCESS AND UTILITY EASEMENTS TO SERVE ALL PARCELS AS DEPICTED ON SAID SHEET TWO.

Ronald G. Poteet
RONALD G. POTEET

Anita R. Poteet
ANITA R. POTEET

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF THE PARENT TRACT INTO THREE SEPARATE PARCELS AND TO CREATE THE 56 FOOT WIDE ACCESS AND UTILITY EASEMENT AS SHOWN ON SHEET TWO. FOUND MONUMENTS PER THE VARIOUS SUBDIVISION PLATS, PARTITION PLAT AND FILED SURVEYS NOTED ON SAID SHEET TWO WERE HELD FOR CONTROL OF THE EXTERIOR BOUNDARY. THE SOUTH LINE OF LOT 51, ROSEBURG HOME ORCHARD TRACTS PLAT "H" WAS COMPUTED USING PLAT RECORD ANGLE AT THE SOUTHWEST CORNER OF SAID LOT 51 AS NOTED ON SHEET TWO. THE 15.00 FOOT WIDE STRIP QUITCLAIMED IN DOCUMENT NUMBER 2014-16698 IS DESCRIBED AS HAVING THE EAST AND WEST LINES OF LOT 89, ROSEWOOD ESTATES PHASE 7 EXTENDED SOUTHERLY TO CREATE SAID 15.00 FOOT WIDE STRIP.

FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

WATER: GREEN AREA WATER & SEWER AUTHORITY (GAWSA)

SEWER: GAWSA

COMP. PLAN: RMD

ZONING: R-1

PLANNING DEPT. FILE: 24-084.

ACKNOWLEDGEMENT

STATE OF OREGON

COUNTY OF DOUGLAS

PERSONALLY APPEARED BEFORE ME THIS 16th DAY OF September, 2025, THE ABOVE NAMED RONALD G. POTEET AND ANITA R. POTEET, WHO DID ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

Aubrey Schmeier
NOTARY PUBLIC FOR OREGON

Aubrey Schmeier
NOTARY PUBLIC PRINTED NAME

NOTARY COMMISSION NUMBER: 1043539

MY COMMISSION EXPIRES: January 02, 2028

SURVEYED FOR: RON AND ANITA POTEET
114 PARKHURST COURT
ROSEBURG, OREGON 97471

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



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