

2025-0027 A

Douglas County Official Records 2025-012044
Daniel J. Loomis, County Clerk



NO FEE
10/21/2025 09:57:59 AM
PLAT-PAR Cnt=1 Str=17 JOY.GOODWIN
This is a no fee document

LAND PARTITION

LOCATED in the SW 1/4 of Section 10, T. 30 S., R 4 W., W.M.
in Douglas County, Oregon.

October, 2025

SURVEYOR'S CERTIFICATE

I, DAVID A. EDWARDS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS PARCEL 1 AND PARCEL 2 OF THE LANDS REPRESENTED HEREON ON SHEET TWO AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF OF THE LAND BEING PARTITIONED:

THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2023-740, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON, AS CONTROLLED BY FOUND MONUMENTS AND RECORD DATA AS SHOWN ON SAID SHEET TWO.

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

APPROVALS

JM Br 10/20/25
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Rock C. Smith 10-14-25
DOUGLAS COUNTY SURVEYOR DATE

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

J. K. Wil 10-21-25
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 21st DAY OF October, 2025.



Jay Sooder, Deputy
DOUGLAS COUNTY CLERK

WATER: PARCEL 1: SHARED WELL AND WATERLINE EASEMENT. PARCEL 2: SHARED WELL.

SEWER: BOTH PARCELS: SUB-SURFACE.

COMP. PLAN: PARCEL 1: RC2 PARCEL 2: C0

ZONING: PARCEL 1: RR PARCEL 2: CRC

PLANNING DEPT. FILE: 25-027

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WOODS CREEK PROPERTIES LLC IS THE OWNER OF THE LANDS REPRESENTED HEREON ON SHEET TWO AND HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AND DOES HEREBY CREATE THE 6 FOOT WIDE WATERLINE EASEMENT TO SERVE PARCEL 1 AND DOES HEREBY CREATE THE 6 FOOT WIDE OVERHEAD UTILITY EASEMENT TO SERVE PARCEL 1 AND DOES ALSO HEREBY CREATE THE COMMON ACCESS EASEMENT AS DELINEATED ON SAID SHEET TWO TO SERVE BOTH PARCELS.

Michael Antoci
MICHAEL A. ANTOCI, MANAGER

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

PERSONALLY APPEARED BEFORE ME THIS 15th DAY OF October, 2025, THE ABOVE NAMED MICHAEL A. ANTOCI, MANAGER OF WOODS CREEK PROPERTIES LLC, WHO DID ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

Emilee Galivan
NOTARY PUBLIC FOR OREGON

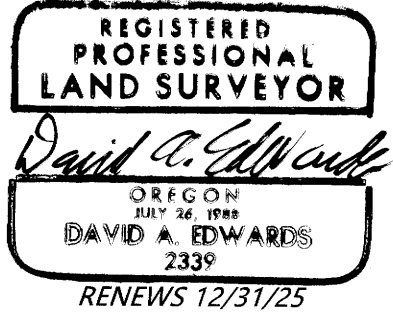
NOTARY PRINTED NAME: Emilee Galivan

NOTARY COMMISSION NUMBER: 1049868

COMMISSION EXPIRES: July 8th 2028

SURVEYED FOR: WOODS CREEK PROPERTIES LLC
P.O. BOX 241
DAYS CREEK, OREGON 97429

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

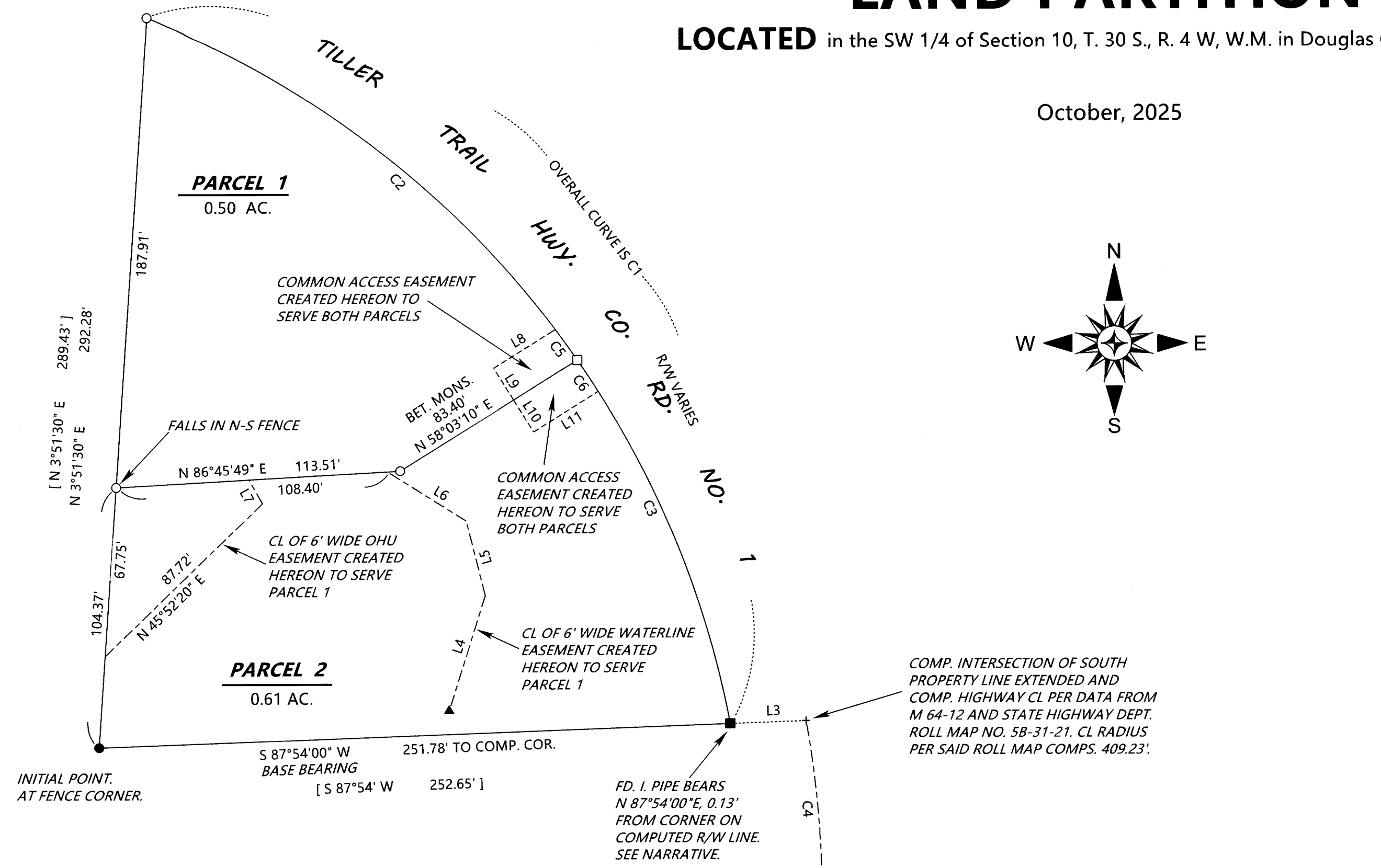


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P.O. BOX 241
DAYS CREEK, OREGON 97429

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P.O. BOX 361
OAKLAND, OREGON 97462
PHONE: (541) 459-0512



LEGEND

- INDICATES 1/2" DIAM. IRON PIPE FOUND PER M 26-76 UNLESS OTHERWISE NOTED.
- INDICATES 1" DIAM. IRON PIPE FOUND PER M 26-76.
- + INDICATES A COMPUTED POINT.
- INDICATES 5/8" X 30" STEEL REBAR W/RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
- ▲ DENOTES A SHARED WELL. BET. MONS. = BETWEEN MONUMENTS.
- INDICATES 3" MAG NAIL WITH STEEL WASHER MKD. "L.S. 2339" SET IN A/C.
- [] DENOTES RECORD DATA PER M 26-76 AND DOC. NO. 2023-740 UNLESS NOTED OTHERWISE.
- () DENOTES RECORD DATA PER M 64-12. A & U = ACCESS AND UTILITY.
- SCALE: 1" = 40'
- BASIS OF BEARINGS: M 26-76 AS SHOWN. COMP. = COMPUTED.
- OHU = OVERHEAD UTILITY.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2023-740 INTO TWO SEPARATE PARCELS AND TO CREATE THOSE EASEMENTS SHOWN HEREON. THE LEGAL DESCRIPTION FOUND IN SAID DEED FOLLOWS BEARINGS AND DISTANCES AND CALLS FOR MONUMENTS AS SHOWN ON FILED SURVEY NUMBER M 26-76. TWO OF THOSE MONUMENTS WERE FOUND AND HELD FOR CONTROL AS SHOWN HEREON. FILED SURVEY M 26-76 IN 1947 SHOWS A TIE FROM AN IRON PIPE AT THE 1/4 CORNER COMMON TO SECTIONS 10 AND 15 OF N 57°08'10" W, 1364.42' AND THE LEGAL DESCRIPTION FOUND IN DOCUMENT NUMBER 2023-740 GIVES TIES OF WEST, 1146.1' AND NORTH 740.4' FROM THE 1/4 CORNER WHILE MY MEASUREMENTS RETURN VALUES OF N 57°12'49" WEST, 1360.63' ALONG WITH WEST, 1143.87 AND NORTH 736.79' FROM THE NOW D.C.S.O. BRASS CAP TO THE IRON PIPE NEAR THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY. IT CANNOT BE KNOWN FOR CERTAIN IF THE 1963 D.C.S.O. BRASS CAP IS IN THE SAME POSITION AS THE STEWART IRON PIPE FROM 1922. IN ANY EVENT I HOLD TO THE FOUND MONUMENTS FOR THE SOUTH BOUNDARY OF THE PARENT AND USE THE RECORD BEARING ALONG THE WEST LINE TO INTERSECT THE COMPUTED SOUTHWESTERLY RIGHT OF WAY LINE OF TILLER TRAIL HIGHWAY. THIS RIGHT OF WAY LINE WAS COMPUTED FROM TIES TO MONUMENTS FOUND ON THE EAST RIGHT OF WAY LINE OF SAID HIGHWAY AND RECORD DATA PER M 64-12 AND OREGON STATE HIGHWAY DEPARTMENT ROLL MAP NUMBER 5B-31-21 TO COMPUTE THE CENTERLINE OF THE HIGHWAY AND FROM THAT THE NOTED RIGHT OF WAY LINE. THIS METHOD RETURNS A SLIGHTLY DIFFERENT CURVE THAN THAT SHOWN ON M 26-76.

FIELD CREW: DAVID EDWARDS, BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

LINE TABLE

L1	S 89°51'22" E	30.00'
L2	S 89°02'55" E	30.00'
L3	N 87°54'00" E	30.31'
L4	N 17°26'01" E	48.00'
L5	N 14°05'51" W	30.85'
L6	N 57°49'13" W	37.08'
L7	N 29°49'30" W	10.97'
L8	S 58°03'10" W	29.02'
L9	S 31°56'50" E	15.00'
L10	S 31°56'50" E	15.00'
L11	S 58°03'10" W	30.39'

CURVE TABLE

NO.	CH. BEARING	CH. DIST.	RADIUS	ARC	DELTA
C1	S 39°23'53" E	365.43'	379.23'	381.29'	57°36'27"
	[S 39°48'53" E	363.89'	379.25'	379.36'	
C2	S 51°23'06" E	219.43'	379.23'	222.61'	33°38'01"
C3	S 22°34'54" E	157.52'	379.23'	158.68'	23°58'26"
C4	N 5°03'18" W	70.07'	409.23'	70.16'	9°49'21"
C5	S 35°42'02" E	15.03'	379.23'	15.03'	2°16'17"
C6	S 33°26'17" E	15.01'	379.23'	15.01'	2°16'02"

