

LAND PARTITION

LOCATED in the SE 1/4 of Section 8, the SW & NW 1/4's of Section 9 & the NW 1/4 of Section 16 in T. 25 S., R. 6 W., W.M. in Douglas County, Oregon.

December, 2025

Douglas County Official Records 2026-000409
Daniel J. Loomis, County Clerk



NO FEE

01/13/2026 01:15:23 PM
PLAT-PAR Cnt=1 Stn=33 TYLER.NICHOLS
This is a no fee document

2026-0002 A

SURVEYOR'S CERTIFICATE

I, DAVID A. EDWARDS HEREBY CERTIFY THAT I HAVE NOT SURVEYED NOR MONUMENTED EITHER PARCEL 1 OR PARCEL 2 AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT BEING PARTITIONED:

PARCEL 1 OF PARTITION PLAT NUMBER 2011-0023 OF THE RECORDS OF PARTITION PLATS IN DOUGLAS COUNTY, OREGON.

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

APPROVALS

JMB 1/13/2026
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Rand A. Zieley 1-8-26
DOUGLAS COUNTY SURVEYOR DATE

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

J.P.E.W. 1-13-26
DOUGLAS COUNTY TAX COLLECTOR DATE

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT BONNIE GAY MCGINNIS, TRUSTEE OF THE BONNIE G. MCGINNIS REVOCABLE TRUST DATED APRIL 18, 2018, IS THE OWNER OF THE LANDS REPRESENTED HEREON ON SHEET TWO AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON, AND HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN ON SAID SHEET TWO.

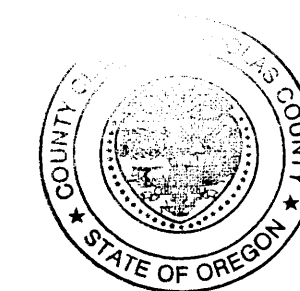
Bonnie Gay McGinnis
BONNIE GAY MCGINNIS, TRUSTEE

ACKNOWLEDGEMENT

STATE OF OREGON SS
COUNTY OF DOUGLAS

FILED THIS 13th DAY OF January, 2026.

PERSONALLY APPEARED BEFORE ME THIS 5th DAY OF January, 2026, THE ABOVE NAMED BONNIE GAY MCGINNIS, TRUSTEE OF THE BONNIE G. MCGINNIS REVOCABLE TRUST DATED APRIL 18, 2018, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED.



Tyler Nichols, Deputy
DOUGLAS COUNTY CLERK

Bradley Wayne Gould
NOTARY PUBLIC FOR OREGON

Bradley Wayne Gould
NOTARY PUBLIC PRINTED NAME

NOTARY COMMISSION NUMBER: 1046576

MY COMMISSION EXPIRES: April 17, 2028

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

SEWER: BOTH PARCELS: SUB-SURFACE.

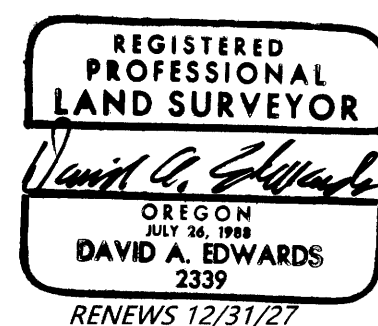
COMP. PLAN: FFT AND AGG

ZONING: FG AND FF

PLANNING DEPT. FILE: 25-026.

SURVEYED FOR: MCGINNIS TRUST
3580 COLE ROAD
OAKLAND, OREGON 97462

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



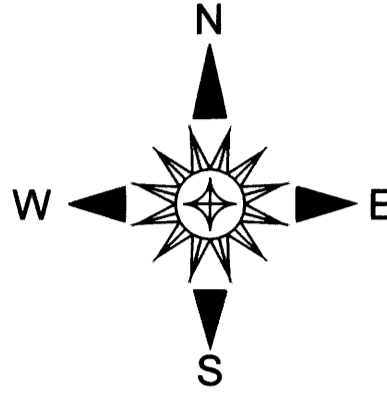
2026-0002 A

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& the NW 1/4 of Section 16, T. 25 S., R. 6 W., W.M. in Douglas County, Oregon.

December, 2025

SURVEYED FOR: MCGINNIS TRUST
ARCHIE NICHOLS
3580 COLE ROAD
OAKLAND, OREGON 97462



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

LEGEND

⊙ INDICATES A SHARED WELL

SCALE: 1" = 400'

BASIS OF BEARINGS: P.P. 2011-0023 AS SHOWN.

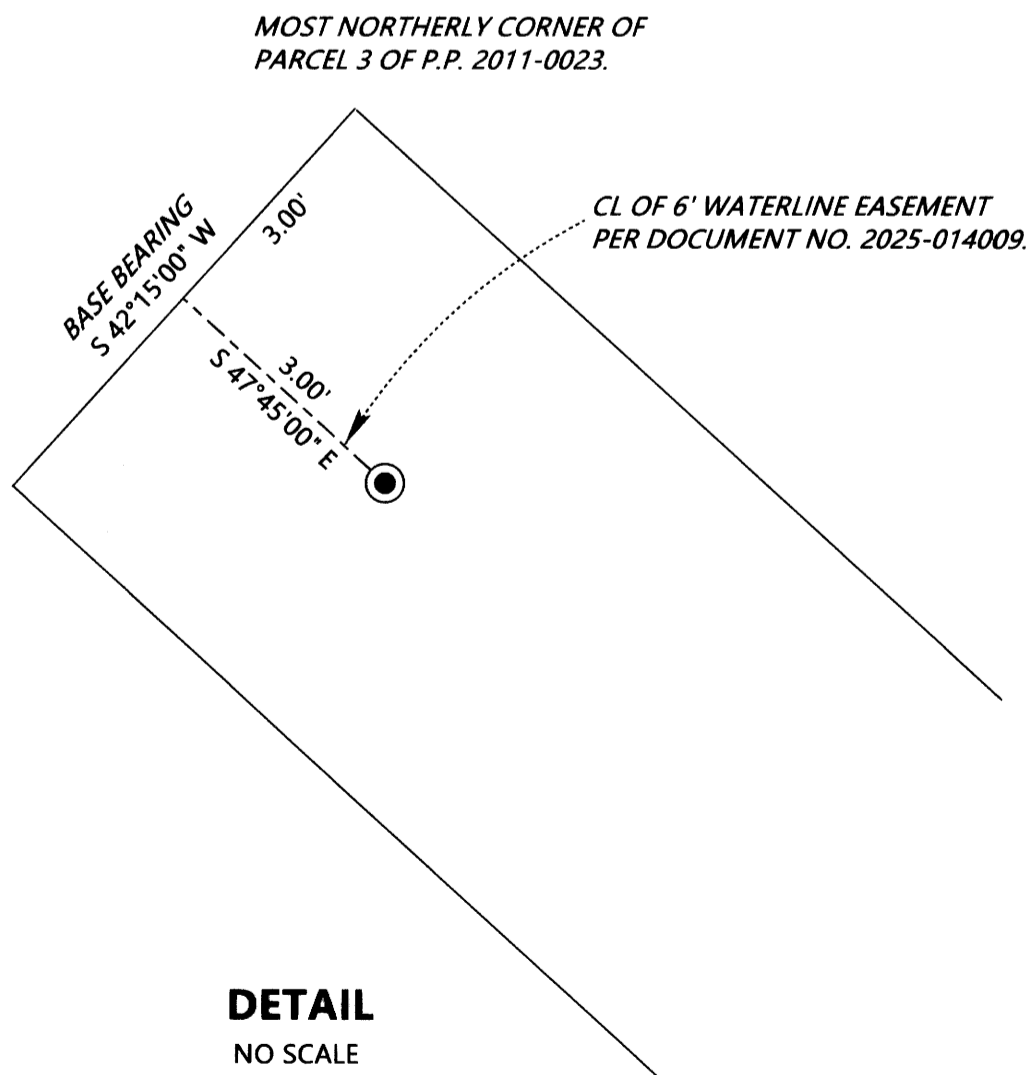
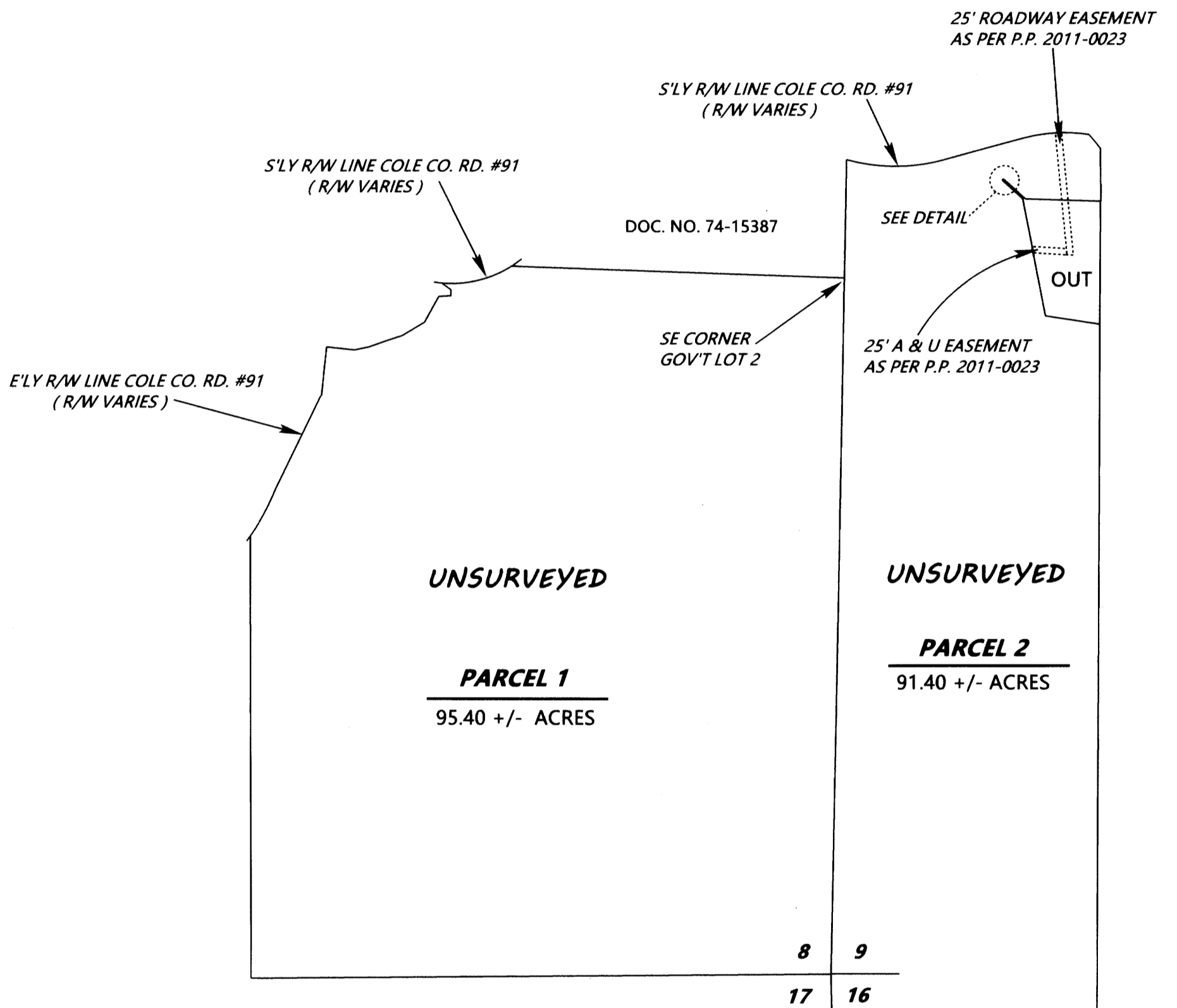
P.P. = PARTITION PLAT NUMBER.

A & U = ACCESS AND UTILITY.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE PARCEL 1 AND PARCEL 2 AND TO SHOW THE LOCATION OF A WATERLINE EASEMENT CREATED BY DOCUMENT NUMBER 2025-014009. NO ACTUAL SURVEYING WAS DONE.

DRAFTING PERFORMED BY DAVID EDWARDS.



RECORD EXTERIOR BOUNDARY OF PARCEL 1 OF P.P. 2011-0023.

NOTE: ACREAGES ARE BASED UPON COUNTY ASSESSOR DATA.