

LAND PARTITION

LOCATED in the SE 1/4 of Section 8, the SW 1/4 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, 2026

Douglas County Official Records
Daniel J. Loomis, County Clerk 2026-003508



NO FEE

PLAT-PAR Cnt=1 Stn=17 JOY.GOODWIN
03/31/2026 02:52:24 PM
This is a no fee document

2026-0012A

SURVEYOR'S CERTIFICATE

I, DAVID A. EDWARDS HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED BUT NOT SET PROPER MONUMENTS FOR PARCEL 1 AND THAT PARCEL 2 IS UNSURVEYED AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT BEING PARTITIONED:

PARCEL 3 OF PARTITION PLAT NUMBER 2025-0008 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 35 FOOT WIDE ACCESS AND UTILITY CREATE TO SERVE PARCEL 1 AS SHOWN ON SAID SHEET TWO..

Sheila A. Lund, Trustee
SHEILA A. LUND, TRUSTEE

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF DOUGLAS SS

PERSONALLY APPEARED BEFORE ME THIS 31st DAY OF March, 2026, 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.

C. Harsin
NOTARY PUBLIC FOR OREGON

Crystal D Harsin
NOTARY PUBLIC PRINTED NAME

NOTARY COMMISSION NUMBER: 1037285

MY COMMISSION EXPIRES: June 06, 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] 3/31/2026
DOUGLAS COUNTY PLANNING DIRECTOR DATE

[Signature] 3-31-26
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 3-31-26
DOUGLAS COUNTY TAX COLLECTOR DATE



FILED THIS 31st DAY OF March, 2026.

[Signature]
DOUGLAS COUNTY CLERK

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SHOW THE PARTITIONING OF PARCEL 3 OF PARTITION PLAT NUMBER 2025-0008 INTO TWO SEPARATE PARCELS AS SHOWN ON SHEET TWO AND TO CREATE THE 35 FOOT WIDE ACCESS AND UTILITY EASEMENT TO SERVE PARCEL 1. THE EXTERIOR BOUNDARY OF PARCEL 1 WAS LOCATED BY SURVEY BUT NOT MONUMENTED. PARCEL 2 IS UNSURVEYED.

FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

WATER: PARCEL 1: NONE
PARCEL 2: INDIVIDUAL SPRING.

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

COMP. PLAN: FFT AND AGG

ZONING: FG AND FF

PLANNING DEPT. FILE: 26-001.

2026-0012A

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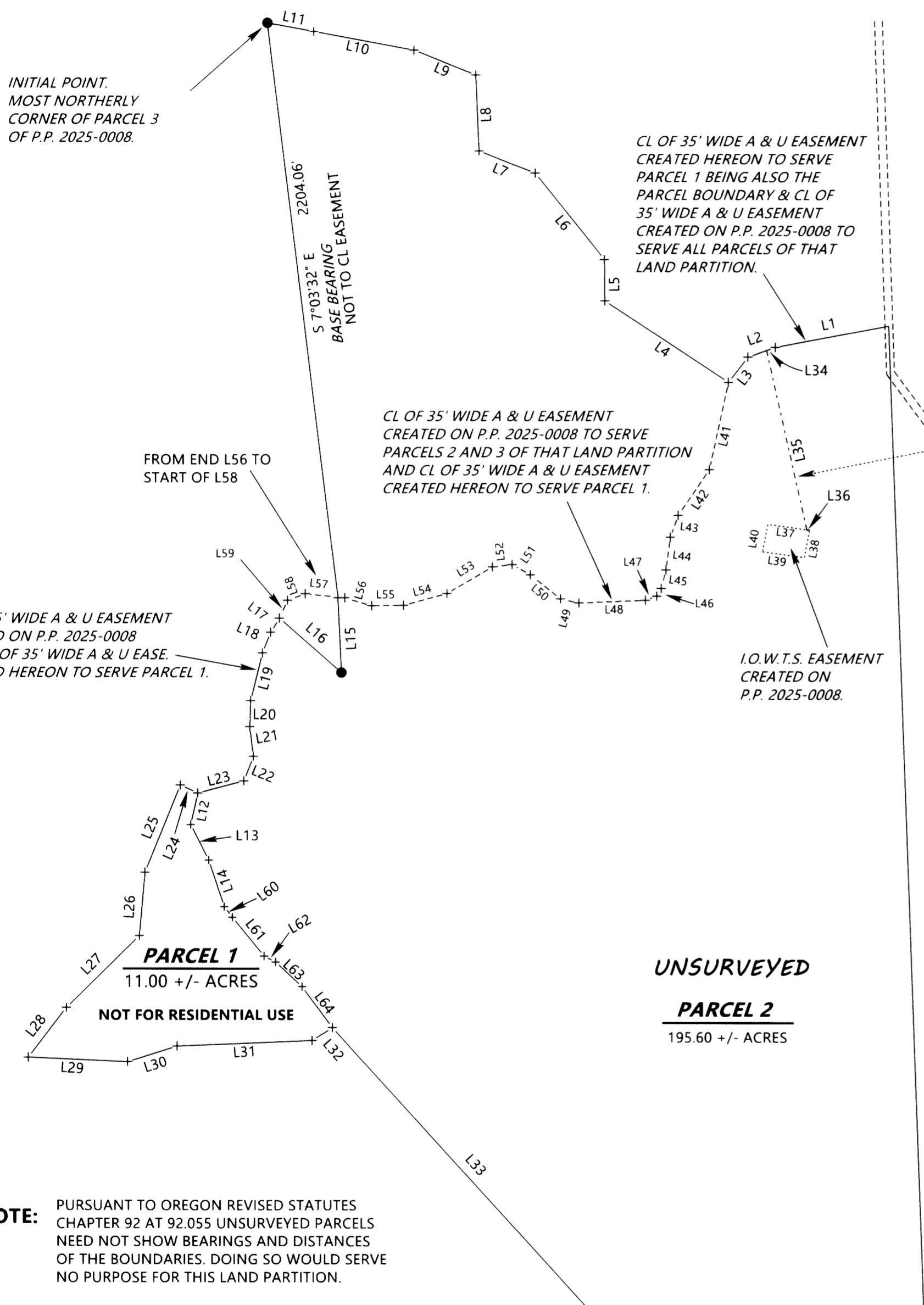
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NOTE REGARDING THE I.O.W.T.S. EASEMENT:

FOR THE CONSTRUCTION, MAINTENANCE, USE AND REPAIR OF AN INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM (HEREINAFTER CALLED THE "SYSTEM") APPURTENANT TO PARCEL 1 AND SHOWN HEREON. GRANTORS FOR THEMSELVES AND THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE THAT THE ABOVE REFERENCED PARCEL 1 INDIVIDUAL ONSITE WATER TREATMENT SYSTEM SHALL NOT BE USED FOR ANY CONFLICTING USE OR PURPOSE DETRIMENTAL TO SAID SYSTEM OR CONTRARY TO LAWS AND RULES OF GOVERNMENTAL AGENCIES APPLICABLE OR RELATED TO SAID SYSTEM.

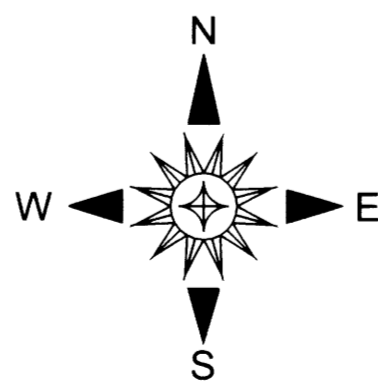


LINE		TABLE	
L1	N 79°21'34" E TO PROP. LINE	L2	S 70°29'54" W 110.12'
L3	S 37°33'40" W 120.99'	L4	N 56°41'03" W 562.23'
L5	N 0°34'52" W 156.76'	L6	N 38°32'23" W 421.78'
L7	N 68°21'07" W 229.96'	L8	N 2°29'32" W 288.73'
L9	N 68°00'53" W 253.16'	L10	N 79°25'04" W 386.95'
L11	N 79°34'37" W 179.83'	L12	N 12°40'49" E 122.72'
L13	N 26°49'07" W 151.82'	L14	N 18°21'18" W 188.16'
L15	S 2°40'41" E 284.12'	L16	N 48°42'33" W 312.95'
L17	S 32°02'57" W 62.84'	L18	S 21°37'10" W 84.95'
L19	S 13° 50'38" W 187.03'	L20	S 1°39'18" W 99.00'
L21	S 6°52'33" E 113.71'	L22	S 21°11'21" W 100.08'
L23	S 75°02'34" W 180.65'	L24	N 65°07'26" W 73.46'
L25	S 21°56'27" W 358.72'	L26	S 4°59'15" W 242.02'
L27	S 45°19'47" W 389.09'	L28	S 37°28'14" W 237.83'
L29	S 87°28'27" E 378.20'	L30	N 72°28'00" E 196.65'
L31	N 87°34'45" E 512.77'	L32	N 57°59'23" E 91.11'
L33	S 42°13'45" E TO PROP. LINE	L34	N 70°29'54" E 34.40'
L35	S 12°41'38" E 698.56'	L36	N 82°13'28" W 10.00'
L37	N 82°13'28" W 160.11'	L38	S 11°02'01" W 106.28'
L39	N 82°07'33" W 160.03'	L40	N 11°00'00" E 106.00'
L41	S 12°18'54" W 339.44'	L42	S 34°01'19" W 210.57'
L43	S 19°51'40" W 88.85'	L44	S 7°30'35" W 125.96'
L45	S 14°22'12" E 72.91'	L46	S 29°57'44" W 33.57'
L47	S 70°30'25" W 45.76'	L48	S 87°38'37" W 252.08'
L49	N 77°30'39" W 72.28'	L50	N 51°13'12" W 146.33'
L51	N 60°53'52" W 78.54'	L52	S 83°34'40" W 75.83'
L53	S 59°37'41" W 199.87'	L54	S 74°46'14" W 170.34'
L55	S 89°07'26" W 120.95'	L56	N 73°45'37" W 107.17'
L57	N 84°06'37" W 150.32'	L58	S 69°56'25" W 70.85'
L59	S 44°47'19" W 95.85'	L60	N 37°09'03" W 50.58'
L61	N 39°36'18" W 190.15'	L62	N 62°58'19" W 48.93'
L63	N 46°51'17" W 137.26'	L64	N 36°30'52" W 194.09'

NOTE: ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD DATA PER PARTITION PLAT NUMBER 2025-0008 EXCEPT L12, L13, L14 AND L60 THROUGH L64.

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 LAND PARTITION.

NOTE: THE ACREAGE SHOWN FOR PARCEL 2 IS BASED UPON COUNTY ASSESSOR DATA. A COMPLETE BOUNDARY SURVEY OF THAT PARCEL WILL LIKELY RESULT IN A DIFFERENT ACREAGE.



LEGEND

- INDICATES 5/8" DIAM. STEEL REBAR WITH MY CAP FOUND PER P.P. 2025-0008.
- + INDICATES A COMPUTED POINT.
- I.O.W.T.S. = INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM.
- BASIS OF BEARINGS: PARTITION PLAT NO. 2025-0008 AS SHOWN.
- SCALE: 1" = 400'
- P.P. = PARTITION PLAT NUMBER