

LAND PARTITION

LOCATED in the NW 1/4 of Section 17, T. 22 S., R. 6 W., W.M. in Douglas County, Oregon.

July, 2024

Douglas County Official Records 2024-010508
Daniel J. Loomis, County Clerk



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09/04/2024 09:11:44 AM
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2024-0026 A

SURVEYOR'S CERTIFICATE

I, DAVID A. EDWARDS HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND SET PROPER MONUMENTS FOR ONLY A PORTION OF PARCEL 1 AND PARCEL 2 AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT BEING PARTITIONED:

PARCEL 3 OF PARTITION PLAT NUMBER 2010-0031 OF THE RECORDS OF PARTITION PLATS IN DOUGLAS COUNTY, OREGON.

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

APPROVALS

[Signature] 9/3/24
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Rand A. Reilly 8-21-24
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 9-4-24
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 4th DAY OF September, 2024.

[Signature] Deputy
DOUGLAS COUNTY CLERK



DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT ROSANNA HICKS, TRUSTEE OF THE HICKS LIVING TRUST DATED APRIL 9, 2009, IS THE OWNER OF THE LANDS REPRESENTED HEREON ON SHEET TWO AND HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN ON SAID SHEET TWO AND DOES HEREBY CREATE A 25 FOOT WIDE ACCESS EASEMENT TO BENEFIT PARCEL 1 OVER THE EXISTING LOCATION OF EASEMENTS GRANTED IN DOCUMENTS NUMBERED 1995-07356 AND 1995-07372, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON AND DOES HEREBY CAUSE THAT PORTION OF THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT CREATED ON PARTITION PLAT NUMBER 2010-0031 TO SERVE PARCELS 1 AND 2 OF THAT PLAT WHICH IS DESIGNATED AS A BOLD LINE AND DESCRIPTIVELY LABELED HEREIN ON SHEET TWO TO BE WIDENED TO A 35 FOOT WIDE EASEMENT CENTERED ON THE EXISTING EASEMENT CENTERLINE.

Rosanna Hicks
ROSANNA HICKS, TRUSTEE

ACKNOWLEDGEMENT

STATE OF OREGON SS
COUNTY OF DOUGLAS

PERSONALLY APPEARED BEFORE ME THIS 20th DAY OF August, 2024, THE ABOVE NAMED ROSANNA HICKS, TRUSTEE OF THE HICKS LIVING TRUST DATED APRIL 9, 2009, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED.

[Signature]
NOTARY PUBLIC FOR OREGON

Cayla Wilborn
NOTARY PUBLIC PRINTED NAME

NOTARY COMMISSION NUMBER: 1045655

MY COMMISSION EXPIRES: February 19, 2028

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

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

COMP. PLAN: AGG AND FFT

ZONING: FF

PLANNING DEPT. FILE: 24-032

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE AND MONUMENT THE NEW BOUNDARY BETWEEN PARCEL 1 AND PARCEL 2 AND TO MARK THE SOUTH BOUNDARY OF PARCEL 1 AND A PORTION OF THE NORTH BOUNDARY OF PARCEL 1. CONTROLLING MONUMENTS WERE TIED IN AS SHOWN ON SHEET TWO WITH THE BASIS OF BEARINGS BEING PARTITION PLAT NUMBER 2010-0031. RECORD DATA PER THAT SURVEY WAS USED TO COMPUTE PORTIONS OF THE PARCEL BOUNDARIES AS SHOWN ON SAID SHEET TWO. MY MEASUREMENTS AND THOSE FROM SAID PARTITION PLAT MATCH QUITE CLOSELY. THE NEW BOUNDARY BETWEEN PARCEL 1 AND PARCEL 2 AND THE SOUTH LINE OF PARCEL 1 WERE BLAZED, POSTED WITH STEEL POSTS AND FLAGGED WITH RED AND BLUE FLAGGING. BEARING TREES WERE SCRIBED "PC BT" UNLESS NOTED OTHERWISE AND ARE SITUATED AS NOTED ON SHEET TWO.

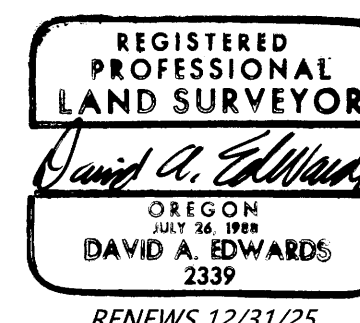
FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

SURVEYED FOR: JUNIPER PROPERTIES LLC
P.O. BOX 1127
ROSEBURG, OREGON 97470

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



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