

2019-0030 A

Douglas County Official Records 2019-016393
Daniel J. Loomis, County Clerk
NO FEE
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This is a no fee document

LAND PARTITION

LOCATED in the SW 1/4 of Section 11, in Section 14, in the NE 1/4 of Section 22,
in the East 1/2 of Section 15 and in the NW 1/4 of Section 23, T. 24 S., R 6 W., W.M.
in Douglas County, Oregon.

August, 2019

SURVEYOR'S CERTIFICATE

I, DAVID A. EDWARDS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS ONLY A PORTION OF THE LANDS REPRESENTED HEREON ON SHEET TWO AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF SAID LANDS:

THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2015-16155, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON.

David A. Edwards

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

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT CH SHELDON LP, A CALIFORNIA LIMITED PARTNERSHIP, IS THE OWNER OF THE LANDS REPRESENTED HEREON ON SHEET TWO AND THAT IT HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AND EASEMENTS AS SHOWN ON SAID SHEET TWO.

ACKNOWLEDGEMENT BY AFFIDAVIT

A CONSENT AFFIDAVIT FOR THIS PARTITION PLAT SIGNED BY CHARLES H. SHELDON, PRESIDENT OF CHARLES H. SHELDON INC., GENERAL PARTNER OF CH SHELDON LP, A CALIFORNIA LIMITED PARTNERSHIP, IS RECORDED AS

DOCUMENT NUMBER 2019-016391, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON.

BEARINGS AND DISTANCES FOR VARIABLE WIDTH ROAD EASEMENT PER DOCUMENT NUMBER 2002-3178:

FROM THE NORTH END OF THE CENTERLINE OF SPARKS COUNTY ROAD NUMBER 73 AT ENGINEERS CENTERLINE STATION 98+33.5, WHICH BEARS S 3° E, 1009.0' FROM THE CORNER COMMON TO SECTIONS 10, 11, 14 AND 15 ACCORDING TO DOCUMENT NUMBER 2002-3178 AND THE 1926 COUNTY ROAD PLANS:

- | | |
|-------------------------------------|------------------------------------|
| COURSE #1: N 11°29'13" W, 10' | COURSE #2: N 4°02'29" W, 35.71' |
| COURSE #3: N 4°04'49" E, 38.95' | COURSE #4: N 7°30'42" E, 39.01' |
| COURSE #5: N 9°33'25" E, 78.79' | COURSE #6: N 0°07'26" W, 42.80' |
| COURSE #7: N 6°32'22" W, 79.40' | COURSE #8: N 0°31'17" E, 44.75' |
| COURSE #9: N 7°59'34" E, 87.22' | COURSE #10: N 2°03'34" E, 34.09' |
| COURSE #11: N 6°57'30" W, 36.82' | COURSE #12: N 19°21'11" W, 38.41' |
| COURSE #13: N 2°29'04'42" W, 37.00' | COURSE #14: N 36°17'26" W, 86.82' |
| COURSE #15: N 31°06'38" W, 59.45' | COURSE #16: N 25°45'05" W, 108.92' |
| COURSE #17: N 14°06'03" W, 41.81' | COURSE #18: N 3°31'35" W, 42.18' |
| COURSE #19: N 4°39'06" E, 36.11' | COURSE #20: N 10°09'31" E, 80.20' |

PORTION OF EASEMENT IN SW 1/4 OF SW 1/4 OF SECTION 11:

FROM A POINT ON THE LINE BETWEEN SECTIONS 10 AND 11 BEING 1051.93' NORTH OF THE SW CORNER OF SECTION 11:

- | | |
|-----------------------------------|--|
| COURSE #21: N 9°55'05" E, 62.88' | COURSE #22: N 14°11'38" E, 77.21' |
| COURSE #23: N 10°28'18" E, 69.22' | COURSE #24: N 7°36'58" E, 69.01' TO NORTH LINE OF SW 1.4 OF SW 1/4 SECTION 11. |

SURVEYED FOR: CH SHELDON LP
P.O. BOX 5001
LINDSAY, CA. 93247

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



APPROVALS

[Signature] 10/14/19
DOUGLAS COUNTY PLANNING DIRECTOR DATE

[Signature] 10/16/2019
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 10/16/19
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 16th DAY OF October, 2019. 10:55 AM

Douglas County Clerk *[Signature]*
DOUGLAS COUNTY CLERK



WATER: INDIVIDUAL WELLS.

SEWER: SUB-SURFACE.

COMP. PLAN: AGG

ZONING: FG

PLANNING DEPT. FILE: 19-024

LINE TABLE FOR PORTION OF PARCEL 1 BOUNDARY THAT IS THE SPARKS ROAD RIGHT OF WAY LINES:

- | | |
|----------------------------|----------------------------|
| A = S 3°35'03" W, 164.20' | B = S 7°50'19" W, 100.62' |
| C = S 15°45'49" W, 110.69' | D = S 10°19'54" W, 166.36' |
| E = S 33°09'50" W, 71.20' | F = S 40°30'31" W, 276.57' |
| G = S 43°56'07" W, 163.59' | H = S 33°13'40" W, 170.19' |
| I = S 25°30'17" W, 102.50' | J = S 7°25'43" W, 114.30' |
| K = S 2°02'27" E, 132.98' | L = S 11°32'12" E, 310.06' |
| M = S 15°14'14" E, 145.28' | N = S 20°29'40" E, 192.45' |
| O = S 14°25'28" E, 309.07' | P = S 4°01'59" E, 103.72' |
| Q = S 2°51'09" E, 287.32' | R = S 3°50'34" E, 392.49' |
| S = S 2°45'00" E, 251.86' | T = S 2°47'57" E, 122.06' |
| U = N 87°12'03" E, 30.00' | V = N 2°47'57" W, 46.79' |

2019-0030 A

2019-0030 B

LAND PARTITION

LOCATED in the SW 1/4 of Sec. 11, in Section 14, in the East 1/2 of Section 15, the NE 1/4 of Sec. 22 & in the NW 1/4 of Sec. 23, T. 24 S., R. 6 W., W.M. in Douglas County, Oregon.

August, 2019

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NOTE REGARDING EASEMENTS:

EASEMENTS WHICH AFFECT THE SUBJECT PROPERTY WHICH ARE FOUND IN DOC. NOS. 95-6669 AND 95-6671 GIVE NO SPECIFIC LOCATION OR DIMENSIONS AND THEIR PURPOSE IS FOR TRANSMISSION OF ELECTRICITY.

EASEMENT AFFECTING THE SUBJECT PROPERTY FOUND IN DOC. NO. 93-8991 FOR THE PURPOSE OF A DRAINAGE CULVERT IS LOCATED BETWEEN ROAD CL STATIONS 59+75 AND 60+75 AND HAS A VARIABLE WIDTH OF 15' ON BOTH SIDES OF CL AT STA. 59+75 AND 35' LEFT OF CL AT STA. 60+00 AND 60+50 AND 45' RIGHT OF CL AT STA. 60+00 AND 60+50 AND BACK TO A WIDTH OF 15' ON EACH SIDE OF CL AT STA. 60+75 AS SHOWN BELOW. (PER AMERITITLE S.O.R.T. REPORT #304859AM) STATIONING PER 1926 COUNTY ROAD PLANS.

NOTE REGARDING ULTIMATE SETBACK FOR SPARKS ROAD:

NO STRUCTURE OTHER THAN A FENCE OR SIGN SHALL BE LOCATED CLOSER THAN 45 FEET FROM THE RIGHT OF WAY FOR SPARKS ROAD FOR PARCELS 1 AND 2.

LEGEND

- INDICATES B.L.M. BRASS CAP FOUND AT THE 1/4 CORNER COMMON TO SECS. 14 & 15 AS PER M 163-27 UNLESS OTHERWISE NOTED..
 - INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MKD. "D.A. EDWARDS-LS. 2339" SET.
 - () DENOTES RECORD OR COMPUTED DATA PER B.L.M. RESURVEYS UNLESS OTHERWISE NOTED.
 - [] DENOTES RECORD DATA PER M 163-27. + INDICATES A COMPUTED POINT.
 - { } INDICATES A COMPUTED VALUE PER G.L.O. DATA. COMP. = COMPUTED.
- SCALE: 1" = 600'
- BASIS OF BEARINGS: RECORD PER 1994 B.L.M. RESURVEY BETWEEN THE NW CORNER SECTION 14 AND THE WEST 1/4 CORNER OF SECTION 14.
RECORD = S 0°05'30" W, 2643.96'
MEASURED = S 0°05'30" W, 2643.82'

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF THE PARENT TRACT INTO TWO SEPARATE PARCELS, TO MONUMENT A PORTION OF THE BOUNDARIES OF PARCEL 1, TO CREATE THE 40' WIDE ACCESS AND UTILITY EASEMENT TO SERVE PARCEL 2 AND TO PREPARE THIS PLAT. I HOLD TO THE TIE FROM THE 1926 COUNTY ROAD PLANS ON THE NORTH END OF THOSE PLANS AS THAT FITS THE EXISTING ROAD SURFACE. USING THE B.L.M. RECORD POSITION FOR THE SW CORNER OF SECTION 14, THE LOCATED ROADBED DOES NOT FIT THOSE PLANS ALONG THE SOUTHERLY HALF OF PARCEL 1. I THEREFORE HOLD TO A 30' WIDE RIGHT OF WAY BASED UPON MY ACTUAL LOCATING OF SAID ROADBED FOR THE LOCATION SHOWN AND FOR THE ACREAGE OF PARCEL 1. THE LARGE CULVERT WAS LOCATED TO POSITION THE EASEMENT PER DOC. NO. 93-8991 AS SHOWN. THE SOUTH LINE OF SECTION 14 WAS COMPUTED USING B.L.M. RECORD DATA AND THE ALIQUOT PARTS LINES IN SECTIONS 22 AND 23 WERE COMPUTED FROM G.L.O. RECORD.

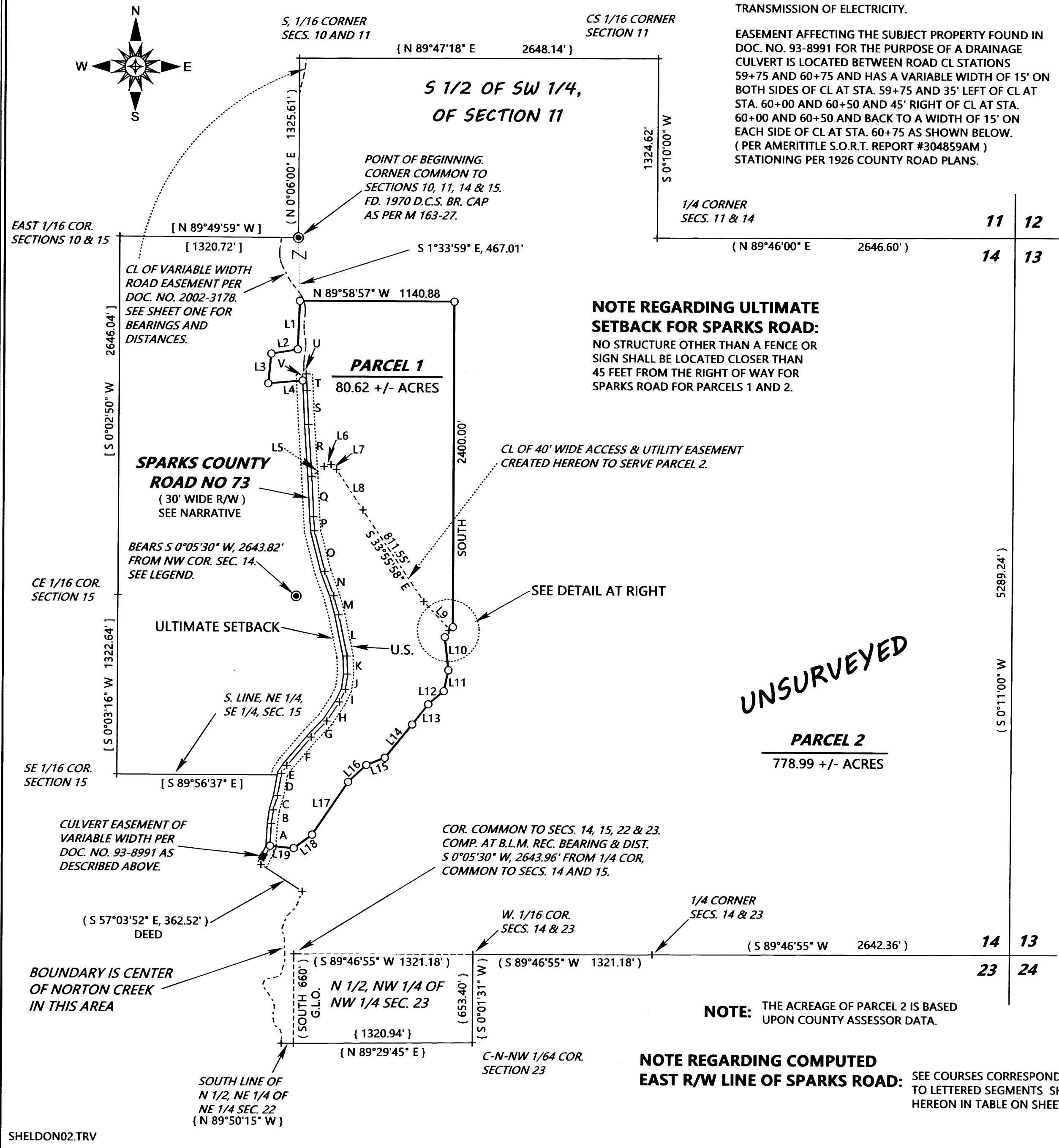
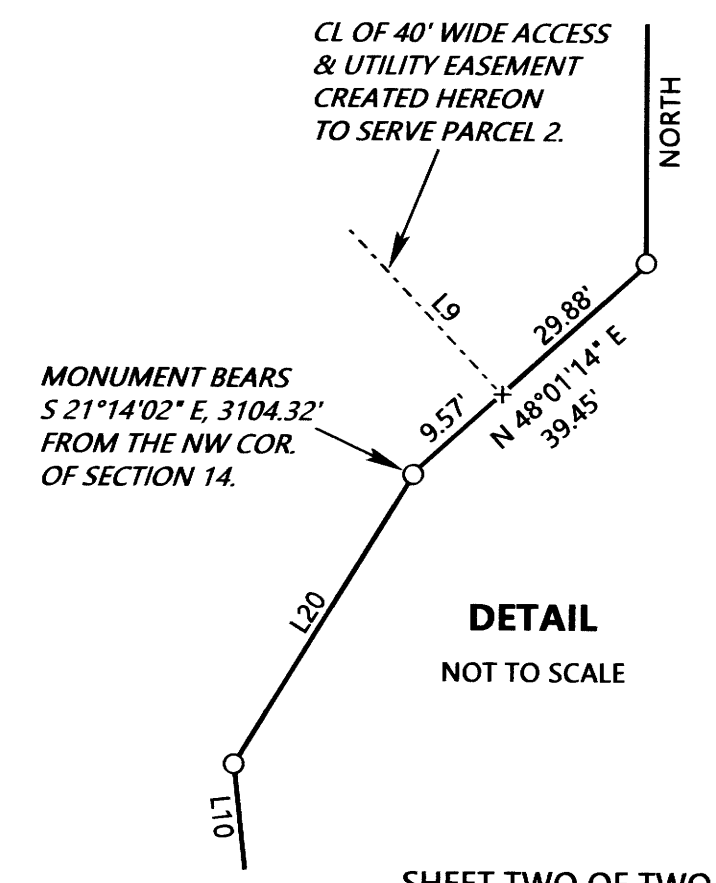
FIELD CREW: DAVID EDWARDS, BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 2°14'52" W	359.16'
L2	S 80°45'32" W	197.47'
L3	S 5°46'06" W	221.27'
L4	N 84°59'33" E	255.15'
L5	N 51°00'02" E	117.66'
L6	N 75°05'04" E	52.97'
L7	S 48°04'04" E	53.61'
L8	S 33°18'11" E	356.50'
L9	S 43°07'31" E	282.52'
L10	N 6°09'13" W	246.88'
L11	N 11°59'06" E	158.11'
L12	N 49°47'29" E	150.03'
L13	N 37°53'57" E	191.18'
L14	N 39°18'30" E	316.88'
L15	N 68°14'22" E	146.63'
L16	N 46°45'20" E	184.51'
L17	N 34°01'07" E	470.79'
L18	N 53°35'46" E	169.82'
L19	S 84°27'22" E	175.63'
L20	N 31°43'11" E	55.66'



NOTE: THE ACREAGE OF PARCEL 2 IS BASED UPON COUNTY ASSESSOR DATA.

NOTE REGARDING COMPUTED EAST R/W LINE OF SPARKS ROAD: SEE COURSES CORRESPONDING TO LETTERED SEGMENTS SHOWN HEREON IN TABLE ON SHEET ONE.

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