

2019-0030 A

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

Douglas County Official Records 2019-016393
Daniel J. Loomis, County Clerk
00498362201900163930020025 10/16/2019 10:55:16 AM
PLAT-PAR Cnt=1 Stn=33 HAJOHNST
This is a no fee document



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 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' |
- TO NORTH LINE SECTION 15.

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' |

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