

LAND PARTITION

LOCATED in the SW 1/4 of Section 33, in the South 1/2 of Section 32, T. 26 S., R 3 W., W.M. and in Section 5, in the NW 1/4 of Section 4, in the North 1/2 of Section 8 and in the NE 1/4 of Section 7, T. 27 S., R 3 W., W.M. in Douglas County, Oregon.

October, 2020

Douglas County Official Records 2020-021356
Daniel J. Loomis, County Clerk
NO FEE
00527106202000213560030036 12/09/2020 09:22:02 AM
PLAT-PAR Cnt=1 Str=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 SHEETS TWO AND THREE AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF SAID LANDS:

THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2020-1002, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON,

LESS AND EXCEPT: PARCEL 6 OF SAID LANDS DESCRIBED IN DOCUMENT NUMBER 2020-1002, BEING THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 27 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN IN SAID COUNTY AND STATE.

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 SHEETS TWO AND THREE AND THAT IT HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN HEREON ON SHEETS TWO AND THREE.

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 2020-021354, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF THE PARENT TRACT INTO TWO SEPARATE PARCELS AND AN ACCESS AND UTILITY EASEMENT. ONLY A PORTION OF PARCEL 1 WAS SURVEYED AS SHOWN ON SHEETS TWO AND THREE. FOUND MONUMENTS PER SURVEYS M 138-18, M 151-27 AND M 153-77 WERE HELD FOR CONTROL OF THE SURVEYED BOUNDARIES.

FIELD CREW: BRANT MILLER, ERIC SPRINKLE AND CHANDLER MILLER.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

PER THE COUNTY SURVEYOR: ALL CORNERS OF PARCEL 2 HAVE BEEN MONUMENTED PER SURVEYS RECORDED WITH DCSO.

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David A. Edwards
OREGON
DAVID A. EDWARDS
2339

RENEWS 12/31/21

APPROVALS

[Signature] 11/30/2020
DOUGLAS COUNTY PLANNING DIRECTOR DATE

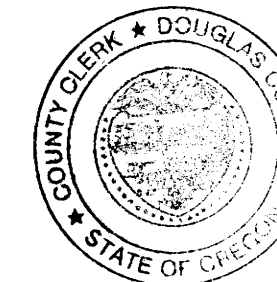
[Signature] 12/01/2020
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 12/9/2020
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 9th DAY OF December, 2020. 9:22 AM

[Signature] 12/9/2020
DOUGLAS COUNTY CLERK



WATER: PARCEL 1 = SPRING AND PARCEL 2 = WATER RIGHT.

SEWER: SUB-SURFACE

COMP. PLAN: AGG, TL AND FFT

ZONING: FG, TR AND FF

PLANNING DEPT. FILE: 20-060

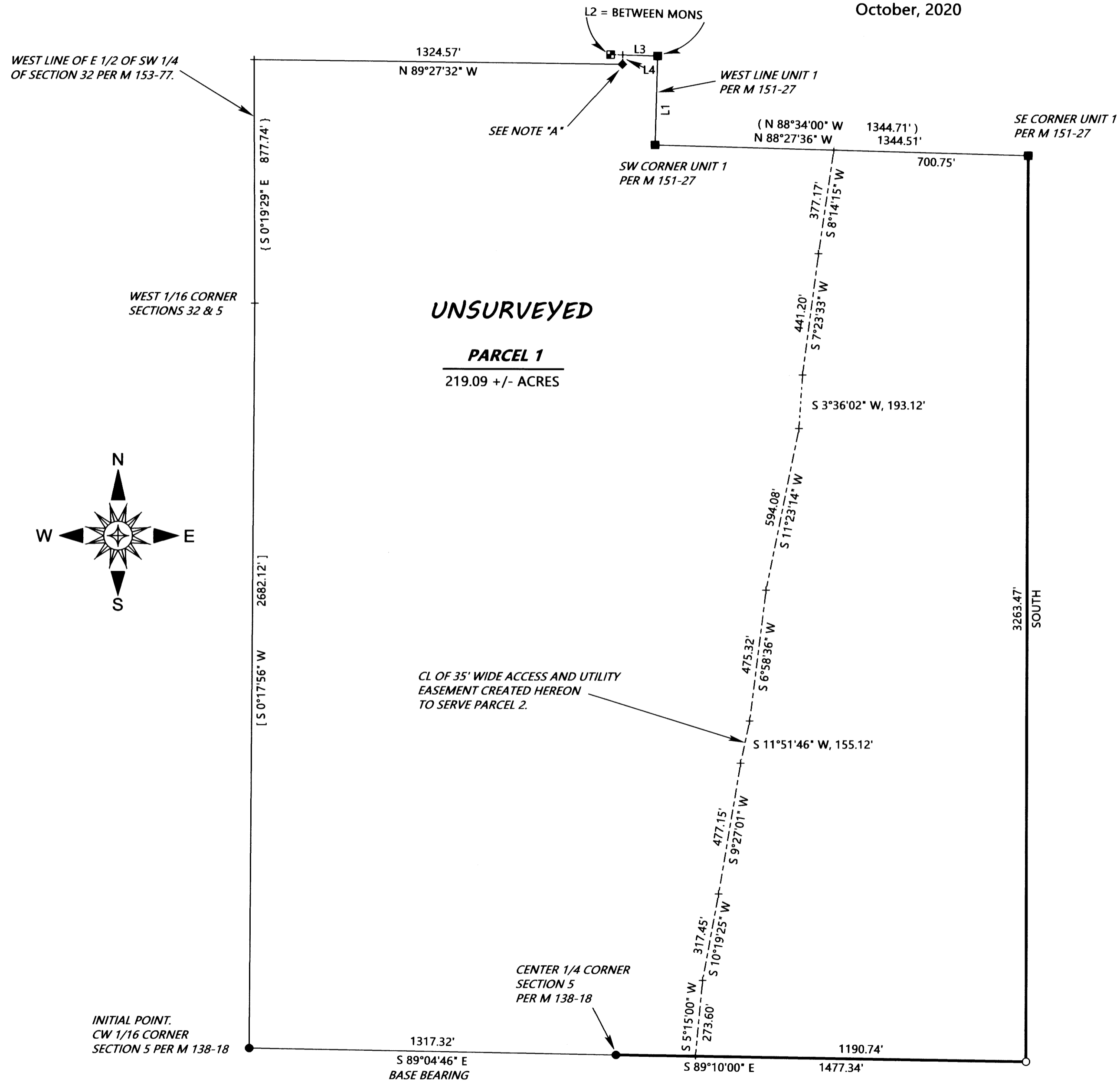
2020-0048 A

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P.O. BOX 5001
LINDSAY, CA. 93247

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



LEGEND

- INDICATES A 5/8" DIAM. STEEL REBAR WITH MY CAP FOUND PER M 138-18.
 - INDICATES A 5/8" DIAM. IRON ROD WITH CAP FOUND PER M 151-27.
 - ▣ INDICATES A 1/2" DIAM. IRON PIPE FOUND AS SHOWN ON M 61-15 AND M 151-27.
 - ◆ INDICATES 5/8" DIAM. IRON ROD WITH CAP FOUND PER M 153-77.
 - INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
 - + INDICATES A COMPUTED POINT.
 - () DENOTES RECORD DATA PER M 151-27.
 - [] DENOTES RECORD DATA PER M 138-18.
 - { } DENOTES RECORD DATA PER M 153-77.
- SCALE: 1" = 300'
BASIS OF BEARINGS: M 138-18 AS SHOWN. COMP. = COMPUTED.

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 1°30'32" E	320.61' (N 1°26'00" E 320.58')
L2	N 88°25'33" W	169.45' (N88°30'53" W 169.42')
L3	N 88°25'33" W	125.48'
L4	{ S 0°21'23" E }	33.60' COMP.

NOTE "A"

THE 5/8" IRON ROD SET ON M 153-77 WAS SET ON THE EAST LINE OF THE WEST HALF OF THE SW QUARTER OF SECTION 32 PER THAT SURVEY. I COMPUTE AN INTERSECTION TO THE NORTH USING THE RECORD BEARING FOR SAID EAST LINE AND THE LINE BETWEEN THE FOUND IRON PIPE AND 5/8" IRON ROD PER M 151-27 AS SHOWN.