

LAND PARTITION BASED UPON MEASURE 49 CLAIM WAIVER

Final Order dated April 9, 2010 - Election Number E131097 and E131083

LOCATED in the SE 1/4 of Sec. 11, the NE 1/4 of Sec. 14, the North 1/2 of Sec. 13
and in Section 12, T. 26 S., R. 4 W., W.M. in Douglas County, Oregon.

September, 2022

Douglas County Official Records 2022-015900
Daniel J. Loomis, County Clerk



NO FEE

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10/10/2022 12:36:53 PM

PLAT-PAR Cnt=1 Stn=33 HAJOHNST
This is a no fee document

2022-0042A

SURVEYOR'S CERTIFICATE

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

PARCEL 1 OF PARTITION PLAT NUMBER 1990-0016 OF THE RECORDS OF PARTITION PLATS IN DOUGLAS COUNTY, OREGON, LESS AND EXCEPT PARCEL 2 OF PARTITION PLAT NUMBER 1992-0013, SAID PARTITION PLAT RECORDS.

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

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT SANTOS RANCHES INC. IS THE OWNER OF THE LANDS REPRESENTED HEREON ON SHEET TWO AND THAT IT HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN ON SAID SHEET TWO AND THAT IT DOES HEREBY CREATE THE 25 FOOT WIDE MUTUAL ACCESS EASEMENT AS SHOWN ON SAID SHEET TWO FOR THE BENEFIT OF BOTH PARCELS CREATED HEREON.

Paul Santos, Secretary
PAUL SANTOS, SECRETARY

APPROVALS

[Signature] 10/6/2022
DOUGLAS COUNTY PLANNING DIRECTOR DATE

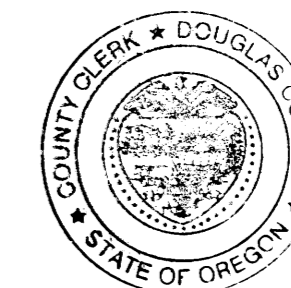
Paul A. Juby 10-10-22
DOUGLAS COUNTY SURVEYOR DATE

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

J.P.E. Wil 10-10-22
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 10th DAY OF October, 2022 12:36 pm

Heli Johnston, Deputy
DOUGLAS COUNTY CLERK



ACKNOWLEDGEMENT

STATE OF OREGON SS
COUNTY OF DOUGLAS

PERSONALLY APPEARED BEFORE ME THIS 4th DAY OF October, 2022, THE ABOVE NAMED PAUL SANTOS, SECRETARY OF SANTOS RANCHES INC. AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE ITS VOLUNTARY ACT AND DEED.

Holly Jean Dwight
NOTARY PUBLIC FOR OREGON

Holly Jean Dwight
NOTARY PUBLIC PRINTED NAME

NOTARY COMMISSION NUMBER: 1012442 MY COMMISSION EXPIRES: 05/13/2025

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF THE PARENT TRACT INTO TWO SEPARATE PARCELS AS SHOWN ON SHEET TWO. I HOLD TO FOUND MONUMENTS PER M 51-71 AND ONE RIGHT OF WAY MONUMENT IN ORDER TO SET MY MONUMENTS ON THE EXISTING EXTERIOR BOUNDARY OF THE PARENT TRACT. OTHER MONUMENTS WERE SET ON THE NEW PARCEL BOUNDARY AS SHOWN. ONLY PARCEL 1 WAS SURVEYED.

FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

WATER: PARCEL 1: GLIDE WATER ASSOCIATION. PARCEL 2: SPRING.

SEWER: PARCEL 1: G.I.S.D. PARCEL 2: SUB-SURFACE.

COMP. PLAN: AGG

ZONING: FG

PLANNING DEPT. FILE: 16-003

SURVEYED FOR: JACK AND NANCY WINCHELL
17670 NORTH BANK ROAD
ROSEBURG, OREGON 97470

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



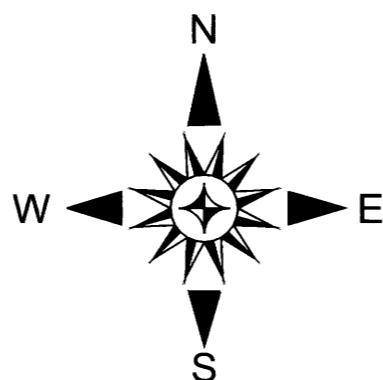
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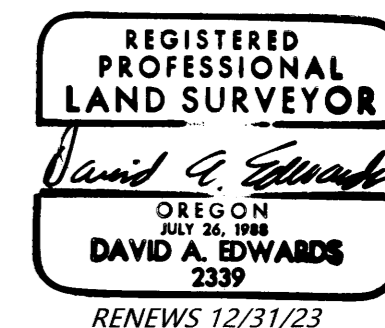
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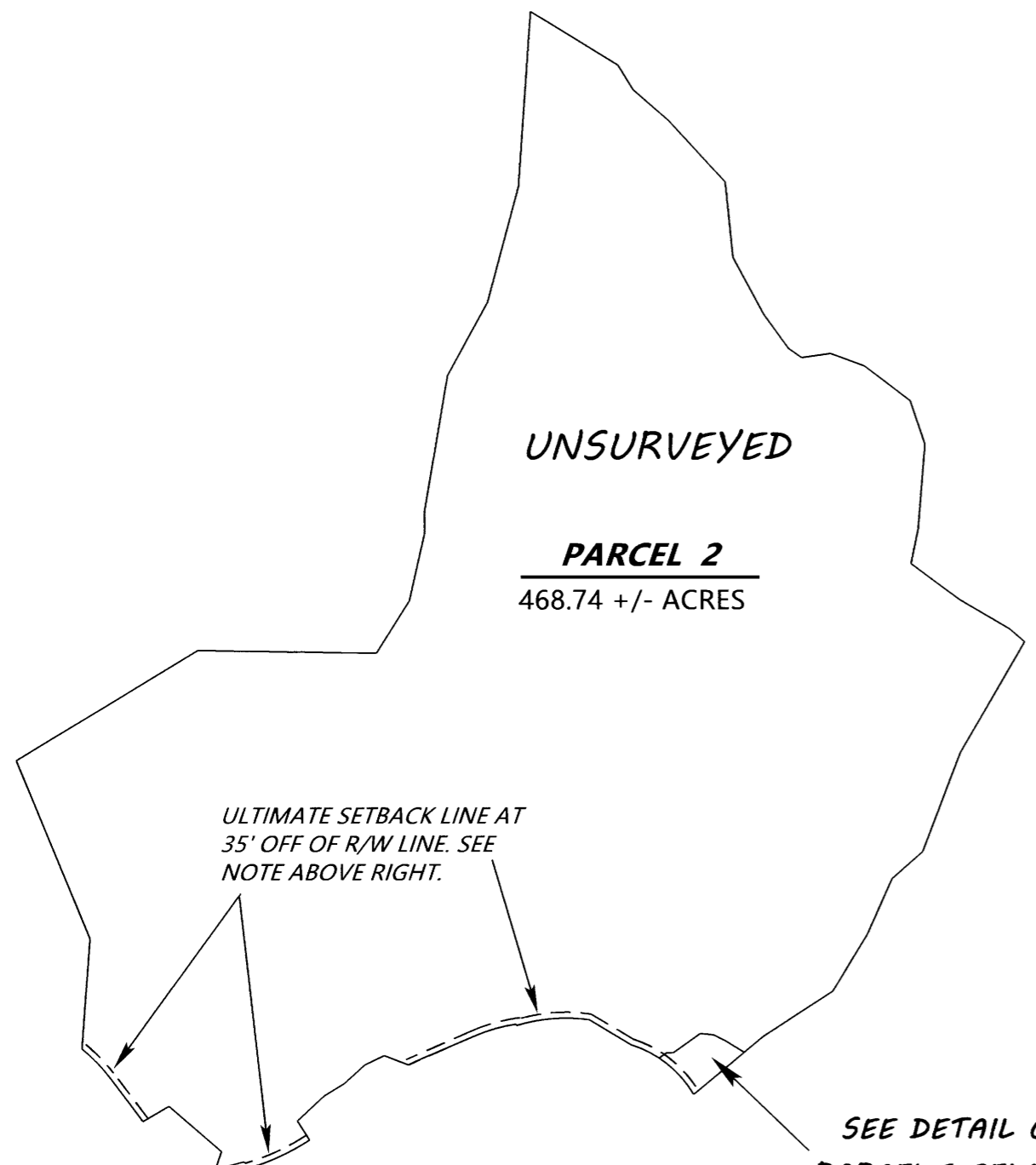
SURVEYED BY: DAVID EDWARDS LAND SURVEYING
P.O. BOX 361
OAKLAND, OREGON 97462
PHONE: (541) 459-0512

NOTE: NO STRUCTURE OTHER THAN A FENCE OR SIGN SHALL BE LOCATED CLOSER THAN 35 FEET FOR PARCELS 1 AND 2.

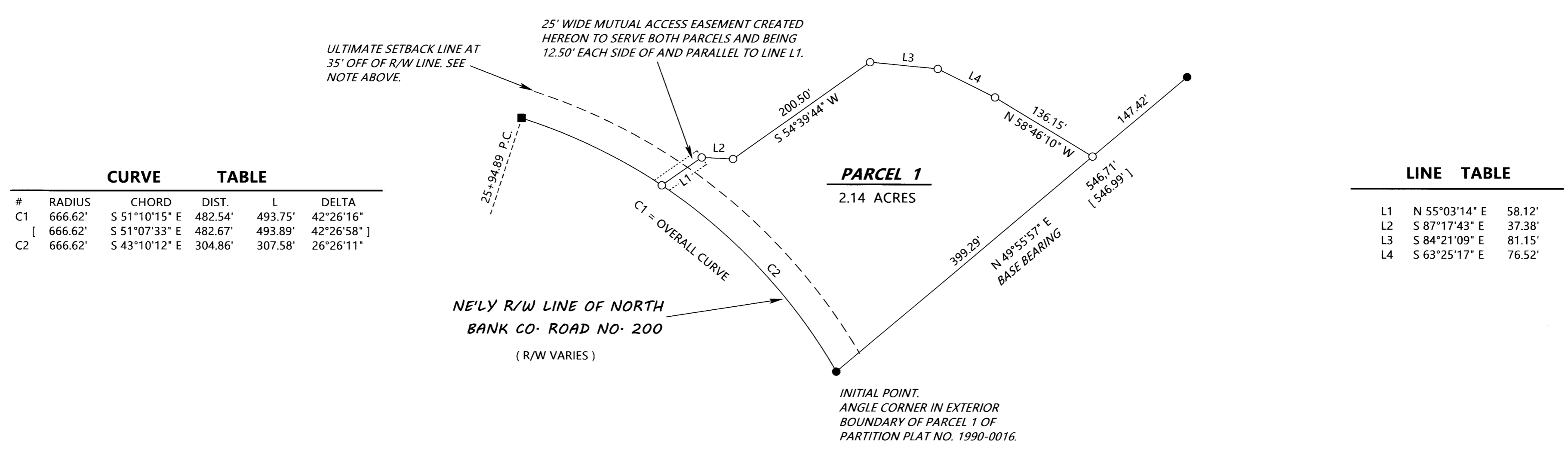
NOTE: THE ACREAGE OF UNSURVEYED PARCEL 2 IS BASED UPON COUNTY ASSESSOR DATA.

LEGEND

- INDICATES 1/2" DIAM. IRON ROD FOUND PER M51-71.
 - INDICATES 5/8" DIAM. IRON ROD COUNTY ROAD R/W MONUMENT FOUND PER 1956 PLANS.
 - INDICATES 5/8" X 40" STEEL REBAR W/RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
 - [] DENOTES RECORD DATA PER PARTITION PLAT NUMBER 1990-0016..
- SCALE: 1" = 1000'
- BASIS OF BEARINGS: PARTITION PLAT NUMBER 1990-0016 AS SHOWN.



DETAIL SCALE: 1" = 100'



#	RADIUS	CHORD	DIST.	L	DELTA
C1	666.62'	S 51°10'15" E	482.54'	493.75'	42°26'16"
[666.62'	S 51°07'33" E	482.67'	493.89'	42°26'58"
C2	666.62'	S 43°10'12" E	304.86'	307.58'	26°26'11"

	BEARING	DIST.
L1	N 55°03'14" E	58.12'
L2	S 87°17'43" E	37.38'
L3	S 84°21'09" E	81.15'
L4	S 63°25'17" E	76.52'

2022-0042B

2022-0042B