

LAND PARTITION

LOCATED in Sections 33 & 34, T. 25 S., R. 4 W., W.M. and in Sections 3, 4, 5, 8 & 9 and the NW 1/4 of Section 16 & the NE 1/4 of Section 17, T. 26 S., R. 4 W., W.M. in Douglas County, Oregon.

October, 2022

Douglas County Official Records 2022-017972
Daniel J. Loomis, County Clerk



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12/05/2022 08:30:38 AM
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This is a no fee document

SURVEYOR'S CERTIFICATE

I, DAVID A. EDWARDS HEREBY CERTIFY THAT I HAVE NOT CORRECTLY SURVEYED AND SET ONLY ONE PROPER MONUMENT FOR PARCEL 1 AND PARCEL 2 AND THAT BOTH PARCELS ARE UNSURVEYED AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT BEING PARTITIONED:

THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2003-30253, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON.

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

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT GOMES RANCH LLC 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.

Michael Gomes
MICHAEL GOMES, MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF OREGON SS
COUNTY OF DOUGLAS

PERSONALLY APPEARED BEFORE ME THIS 29th DAY OF November, 2022, THE ABOVE NAMED MICHAEL GOMES, MANAGING MEMBER OF GOMES RANCH LLC, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE ITS VOLUNTARY ACT AND DEED.

Bri Moos
NOTARY PUBLIC FOR OREGON

Bri Moos
NOTARY PUBLIC PRINTED NAME

NOTARY COMMISSION NUMBER: 985039

MY COMMISSION EXPIRES: March 06, 2023

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF THE PARENT TRACT INTO TWO SEPARATE PARCELS. ONLY ONE CORNER OF THE NEW PARCEL 1 WAS MONUMENTED. THE TIE TO THE SOUTHWEST CORNER OF SECTION 9 AND BASIS OF BEARING ARE SHOWN ON SHEET TWO OF THIS PLAT. THE REMAINDER OF BOTH PARCELS ARE UNSURVEYED.

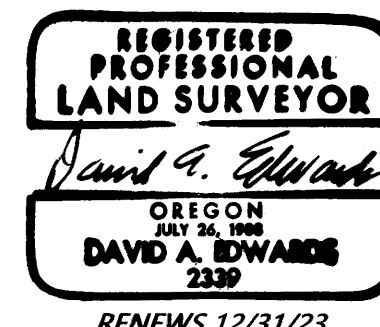
FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

SURVEYED FOR: GOMES RANCH LLC
5640 OAKHILL ROAD
ROSEBURG, OREGON 97470

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



APPROVALS

[Signature] 12/1/2022
DOUGLAS COUNTY PLANNING DIRECTOR DATE

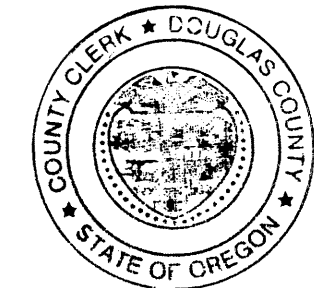
Ronald C. Smith 11-30-22
DOUGLAS COUNTY SURVEYOR DATE

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

Wendy P. [Signature] 12/1/2022
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 5th DAY OF December, 2022.

[Signature] 12/5/22
DOUGLAS COUNTY CLERK



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

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

COMP. PLAN: AGG AND TL

ZONING: FG AND TR

PLANNING DEPT. FILE: 22-027

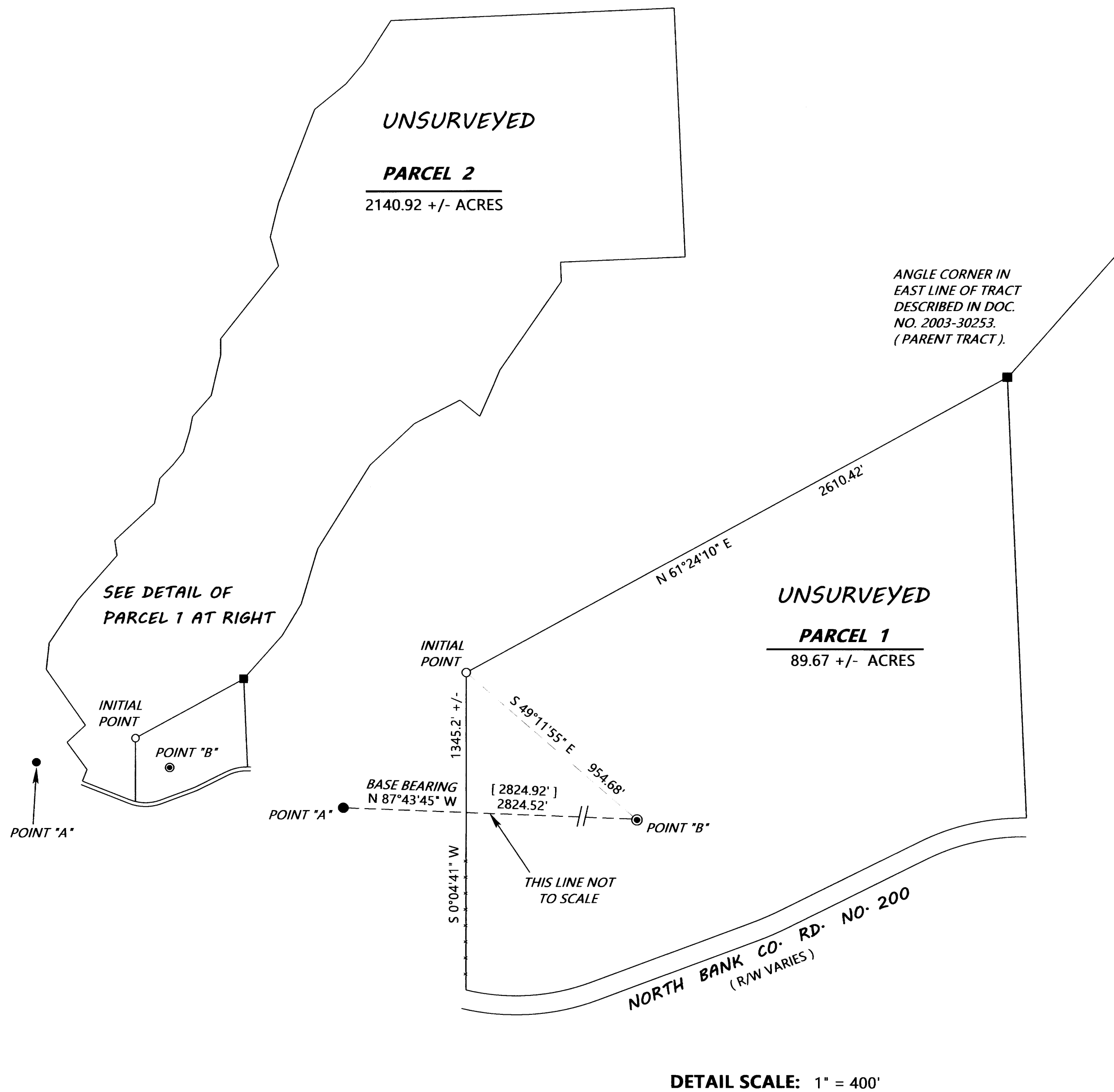
2022-0047A

2022-0047A

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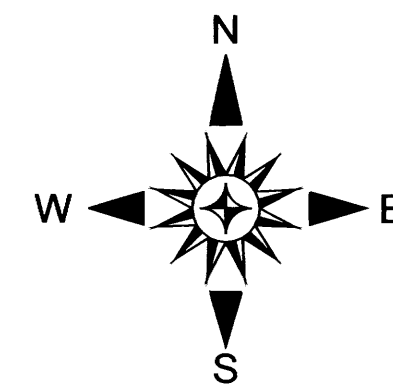
LEGEND

- INDICATES 1971 COUNTY SURVEYOR BRASS CAP FOUND AT THE CORNER TO SECTIONS 8, 9, 16 AND 17. (POINT "B").
- INDICATES 3/4" DIAM. ALUM. ROD W/ALUM. CAP FOUND PER 2004 B.L.M. SURVEY. (POINT "A"). [A.P. 1 ON B.L.M. SURVEY].
- INDICATES CENTER OF WOOD FENCE CORNER POST AS SHOWN ON M 33-39.
- INDICATES 5/8" X 30" STEEL REBAR W/RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
- [] DENOTES RECORD DATA PER 2004 B.L.M. SURVEY.

SCALE: 1" = 2000'

BASIS OF BEARINGS: RECORD BEARING BETWEEN POINT "A" AND POINT "B" PER 2004 B.L.M. SURVEY.

MEASURED = S 87°43'45" E, 2824.52'
RECORD = S 87°43'45" E, 2824.92'



NOTE: THE ACREAGES OF THE UNSURVEYED PARCELS ARE BASED UPON COUNTY ASSESSOR DATA.

DETAIL SCALE: 1" = 400'

2022-0047B

2022-0047B