

LAND PARTITION

LOCATED in the NE, SE and SW 1/4 of Section 10, T. 26 S., R. 7 W., W.M. in Douglas County, Oregon.

November, 2022

Douglas County Official Records 2022-018092
Daniel J. Loomis, County Clerk



NO FEE

12/07/2022 11:03:20 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 SET PROPER MONUMENTS FOR ONLY PARCEL 2 THAT PARCEL 1 IS UNSURVEYED AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT BEING PARTITIONED:

THAT TRACT OF LAND DESCRIBED AS ADJUSTED UNIT 1 IN DOCUMENT NUMBER 2022-012711, 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 AS SHOWN ON SAID SHEET TWO AND THAT IT DOES HEREBY CREATE THE 30 FOOT WIDE COMMON ACCESS AND UTILITY EASEMENT AND THE 10 FOOT WIDE WATERLINE EASEMENT TO SERVE PARCEL 2 AS SHOWN ON SAID SHEET TWO.

C.H. Sheldon
C.H. SHELDON, PRESIDENT OF CHARLES H. SHELDON INC. ITS GENERAL PARTNER

ACKNOWLEDGEMENT

STATE OF OREGON SS
COUNTY OF DOUGLAS

PERSONALLY APPEARED BEFORE ME THIS 5th DAY OF December, 2022, THE ABOVE NAMED C.H. SHELDON, PRESIDENT OF CHARLES H. SHELDON INC., GENERAL PARTNER OF CH SHELDON LP AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE ITS VOLUNTARY ACT AND DEED.

Suzain Maf
NOTARY PUBLIC FOR OREGON

Stefanie Maze
NOTARY PUBLIC PRINTED NAME

NOTARY COMMISSION NUMBER: 1000290

MY COMMISSION EXPIRES: MAY 01, 2024

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF ADJUSTED UNIT 1 OF DOCUMENT NUMBER 2022-012711 INTO TWO SEPARATE PARCELS AND TO CREATE THE COMMON ACCESS AND UTILITY AND WATERLINE EASEMENTS AS SHOWN ON SHEET TWO OF THIS PLAT. EXISTING CONTROL POINTS AND DATA PER MY SURVEY M 180-39 WERE USED TO CONTROL THIS SURVEY WITH ADDITIONAL MONUMENTS OF RECORD BEING TIED AROUND THE PERIMETER OF PARCEL 2 AS SHOWN ON SAID SHEET TWO.

FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

SURVEYED FOR: C.H. SHELDON
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] 12/7/2022
DOUGLAS COUNTY PLANNING DIRECTOR DATE

[Signature] 12-5-22
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 12-7-22
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 7th DAY OF December, 2022. 11:03 AM

[Signature]
DOUGLAS COUNTY CLERK



WATER: PARCEL 1: SHARED WELL AND WATERLINE EASEMENT. PARCEL 2: SHARED WELL.

SEWER: PARCEL 1: SUB-SURFACE. PARCEL 2: SUB-SURFACE.

COMP. PLAN: FFT

ZONING: FF

PLANNING DEPT. FILE: 22-028

2022-0048 A

2022-0048 A

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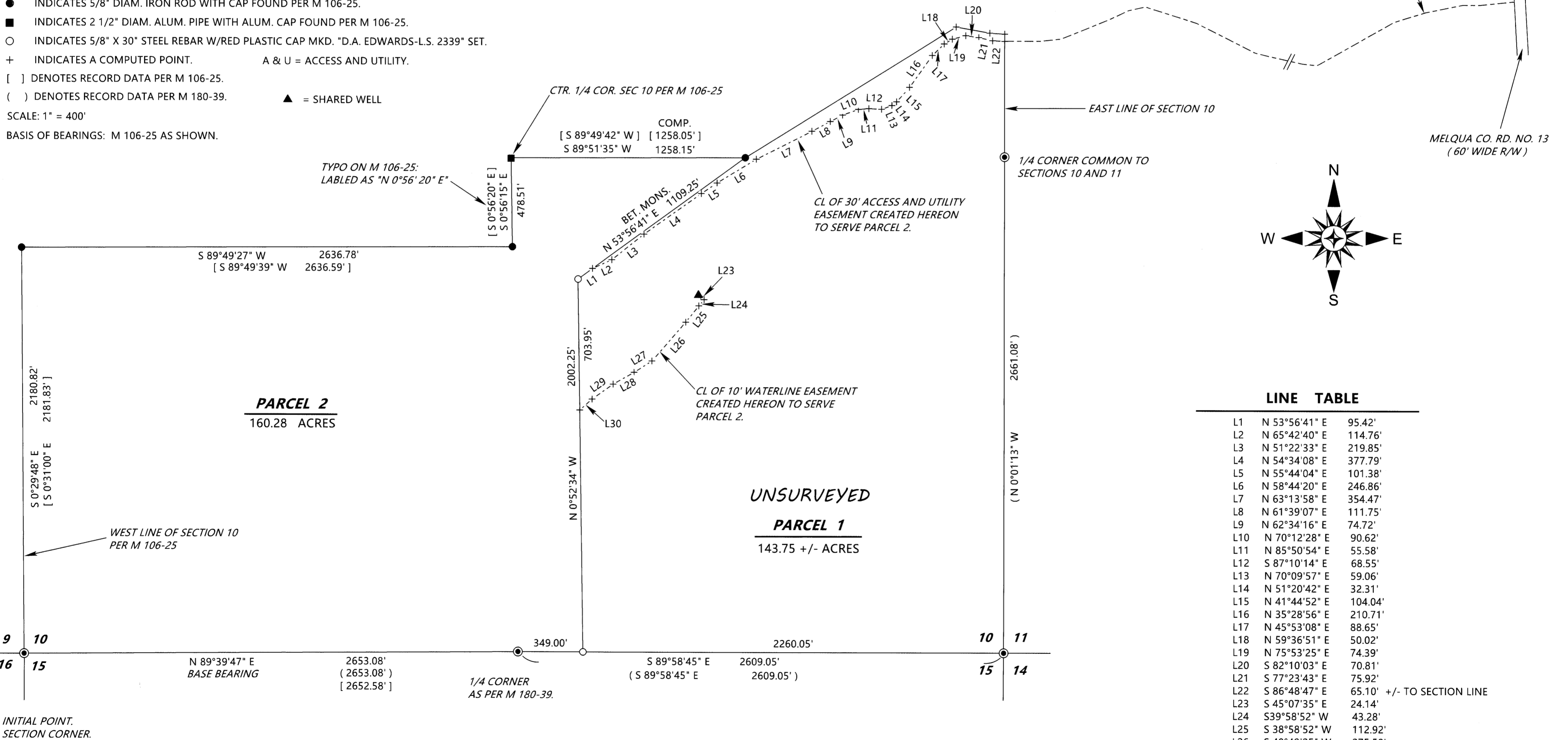
SURVEYED BY: DAVID EDWARDS LAND SURVEYING
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LEGEND

- INDICATES D.C.S.O. OR B.L.M. BRASS CAP FOUND.
 - INDICATES 5/8" DIAM. IRON ROD WITH CAP FOUND PER M 106-25.
 - INDICATES 2 1/2" DIAM. ALUM. PIPE WITH ALUM. CAP FOUND PER M 106-25.
 - INDICATES 5/8" X 30" STEEL REBAR W/RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
 - + INDICATES A COMPUTED POINT. A & U = ACCESS AND UTILITY.
 - [] DENOTES RECORD DATA PER M 106-25.
 - () DENOTES RECORD DATA PER M 180-39.
 - ▲ = SHARED WELL
- SCALE: 1" = 400'
BASIS OF BEARINGS: M 106-25 AS SHOWN.

CL OF 100' WIDE ACCESS EASEMENT PER DOC. NOS. 294065 AND 322157. LINE IS NOT TO SCALE AND LOCATION IS APPROX.



LINE TABLE

Line	Bearing	Distance	Notes
L1	N 53°56'41" E	95.42'	
L2	N 65°42'40" E	114.76'	
L3	N 51°22'33" E	219.85'	
L4	N 54°34'08" E	377.79'	
L5	N 55°44'04" E	101.38'	
L6	N 58°44'20" E	246.86'	
L7	N 63°13'58" E	354.47'	
L8	N 61°39'07" E	111.75'	
L9	N 62°34'16" E	74.72'	
L10	N 70°12'28" E	90.62'	
L11	N 85°50'54" E	55.58'	
L12	S 87°10'14" E	68.55'	
L13	N 70°09'57" E	59.06'	
L14	N 51°20'42" E	32.31'	
L15	N 41°44'52" E	104.04'	
L16	N 35°28'56" E	210.71'	
L17	N 45°53'08" E	88.65'	
L18	N 59°36'51" E	50.02'	
L19	N 75°53'25" E	74.39'	
L20	S 82°10'03" E	70.81'	
L21	S 77°23'43" E	75.92'	
L22	S 86°48'47" E	65.10'	+/- TO SECTION LINE
L23	S 45°07'35" E	24.14'	
L24	S39°58'52" W	43.28'	
L25	S 38°58'52" W	112.92'	
L26	S 40°49'25" W	275.58'	
L27	S 57°17'05" W	114.06'	
L28	S 60°31'14" W	129.40'	
L29	S 54°31'04" W	139.15'	
L30	S 48°02'36" W	88.31'	

NOTE: THE ACREAGE OF UNSURVEYED PARCEL 1 IS BASED UPON COUNTY ASSESSOR DATA.

2022-0048 B

2022-0048 B