

# 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

PLAT-PAR Cnt=1 Str=33 HAJHNST 12/07/2022 11:03:20 AM  
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 5<sup>th</sup> 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

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*David A. Edwards*  
OREGON  
JULY 26, 1988  
DAVID A. EDWARDS  
2339

RENEWS 12/31/23

### 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 7<sup>th</sup> 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