

2023-0033 A

LAND PARTITION

LOCATED in the SW 1/4 of Section 7 and the West 1/2 of Section 18, T. 26 S., R. 6 W., W.M., and the East 1/2 of Section 13, T. 26 S., R. 7 W., W.M. in Douglas County, Oregon.

October, 2023

Douglas County Official Records 2023-012093
Daniel J. Loomis, County Clerk

NO FEE
00594473202300120930030038
11/06/2023 09:19:49 AM
PLAT-PAR Cnt=1 Str=17 JLG00DWI
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 PARCEL 1 AND PARCEL 2 AND THAT PARCEL 3 IS UNSURVEYED AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT BEING PARTITIONED:

THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2008-7879, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON.

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

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT HAYDEN CATTLE RANCH, LLC, IS THE OWNER OF THE LAND REPRESENTED HEREON ON SHEETS TWO AND THREE AND THAT IT HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN ON SAID SHEETS TWO AND THREE AND DOES HEREBY CREATE THE 6 FOOT WIDE WATERLINE EASEMENTS TO SERVE PARCELS 2 AND 3 AND THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT TO SERVE PARCEL 2, ALL AS SHOWN ON SAID SHEETS TWO AND THREE.

C. Michael Hayden
C. MICHAEL HAYDEN, REGISTERED AGENT

ACKNOWLEDGEMENT

STATE OF OREGON SS
COUNTY OF DOUGLAS

PERSONALLY APPEARED BEFORE ME THIS 25th DAY OF October, 2023, THE ABOVE NAMED C. MICHAEL HAYDEN, REGISTERED AGENT FOR HAYDEN CATTLE RANCH, LLC, WHO DID ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED ON BEHALF OF SAID HAYDEN CATTLE RANCH, LLC.

[Signature]
NOTARY PUBLIC FOR OREGON

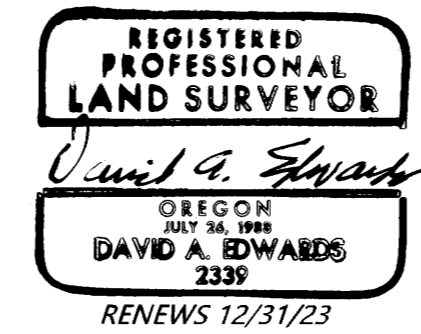
Justin Ronald Martin
NOTARY PUBLIC PRINTED NAME

NOTARY COMMISSION NUMBER: 1026960

MY COMMISSION EXPIRES: August 7, 2026

SURVEYED FOR: HAYDEN CATTLE RANCH, LLC
198 MCKEE LANE
ROSEBURG, OREGON 97471

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



APPROVALS

[Signature] 10/25/23
DOUGLAS COUNTY PLANNING DIRECTOR DATE

[Signature] 10-25-23
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 11-6-23
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 6th DAY OF November, 2023.

[Signature]
DOUGLAS COUNTY CLERK



WATER: PARCEL 1: INDIVIDUAL WELL. PARCELS 2 AND 3: WATERLINE EASEMENT FROM PARCEL 1.

SEWER: ALL PARCELS: SUB-SURFACE.

COMP. PLAN: RCS AND AGC.

ZONING: SR AND FC-2 AND FC-3.

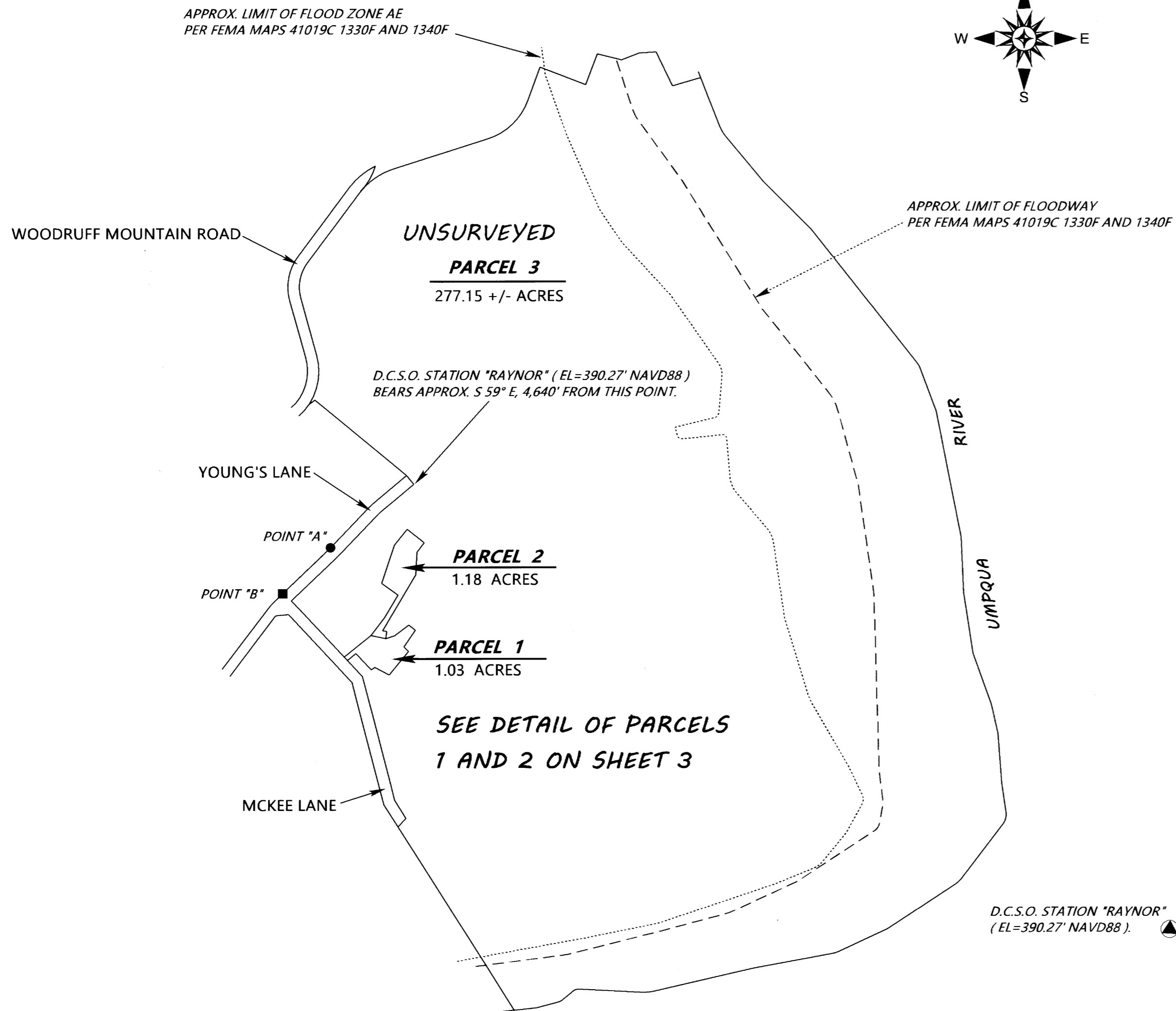
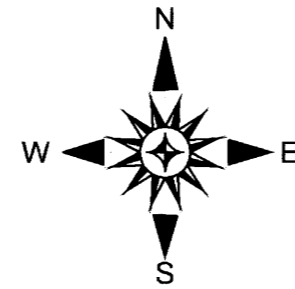
PLANNING DEPT. FILE: 17-044

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LEGEND

- INDICATES 5/8" DIAM. IRON ROD W/CAP FOUND AT SE COR. OF PARCEL 2 OF P.P. 1996-0037.
 - INDICATES 5/8" DIAM. IRON ROD FOUND AT SW COR. OF PARCEL 2 OF P.P. 1996-0037.
 - INDICATES 5/8" X 30" STEEL REBAR W/RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
- SCALE: 1" = 500' P.P. = PARTITION PLAT NUMBER.
- BASIS OF BEARINGS: S 46°09'01" W BETWEEN "POINT A" AND "POINT B" PER P.P. 1996-0037.
MEASURED DIST. = 351.27' RECORD = 351.28'

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF THE PARENT TRACT INTO THREE SEPARATE PARCELS. ONLY PARCEL 1 AND PARCEL 2 WERE SURVEYED AND MONUMENTED. THE BOUNDARIES OF THOSE TWO PARCELS WERE IDENTIFIED TO US BY THE OWNER AND MONUMENTS WERE SET AS SHOWN ON SHEET THREE OF THREE. THE TWO MONUMENTS SET ON THE NORTHEASTERLY LINE OF "MCKEE LANE", WHICH IS A TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2023-8180, WERE SET USING TWO FOUND 5/8" IRON RODS WITH HIBBS CAPS FROM A SURVEY IN PROGRESS AND COMPUTING A LINE 60 FEET FROM AND PARALLEL TO THE LINE BETWEEN THESE FOUND MONUMENTS.

FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

NOTE: THE ACREAGE OF UNSURVEYED PARCEL 3 IS BASED UPON COUNTY ASSESSOR DATA.

NOTE: THE FLOODPLAIN INFORMATION SHOWN HEREON IS DERIVED FROM FEMA FLOOD HAZARD LAYER MAPS NUMBERED 41019C 1330F AND 1340F. BOTH PARCEL 1 AND PARCEL 2 ARE SITUATED OUT OF THE SFHA.

2023-0033 B

2023-0033 B

LAND PARTITION

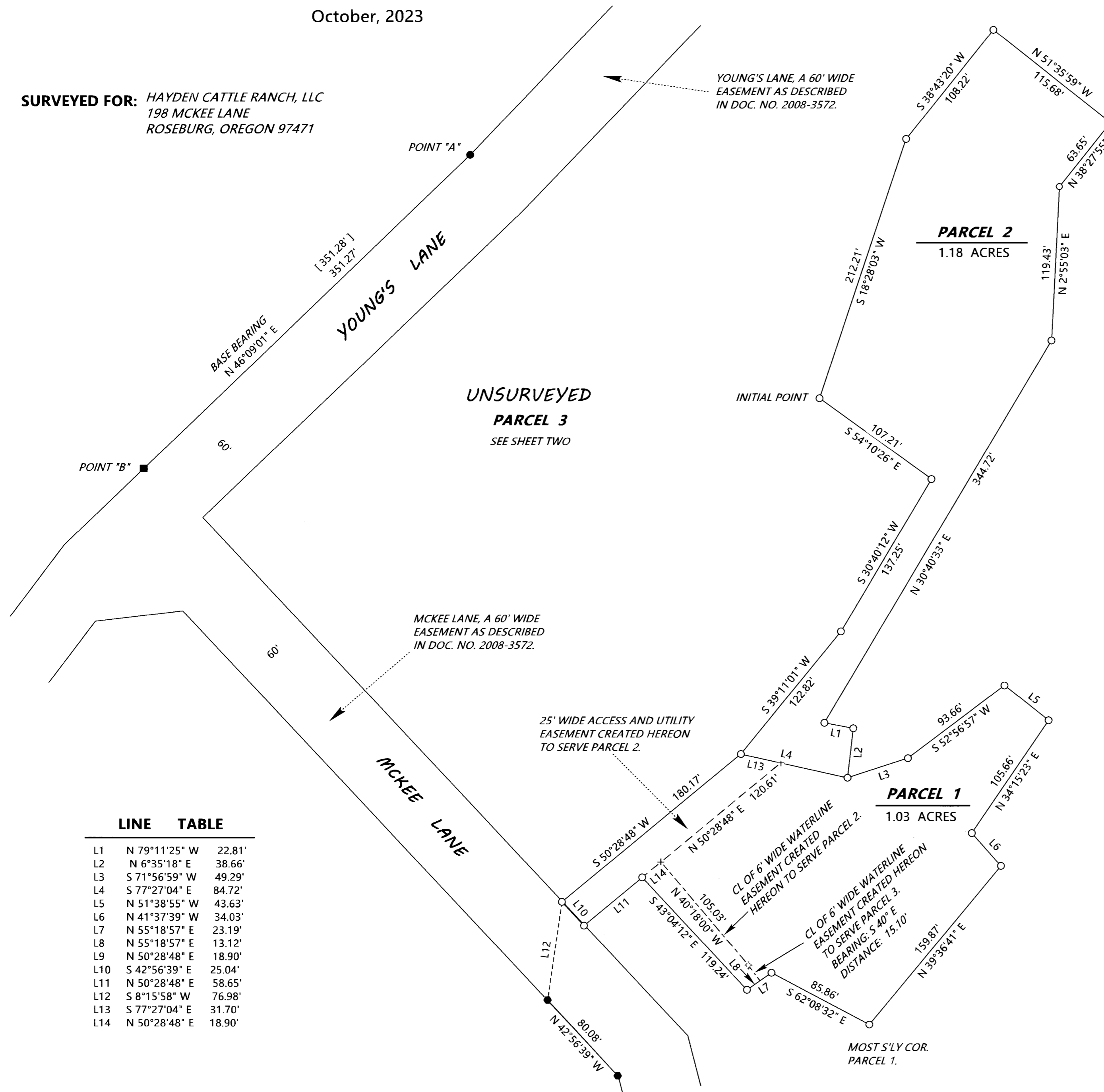
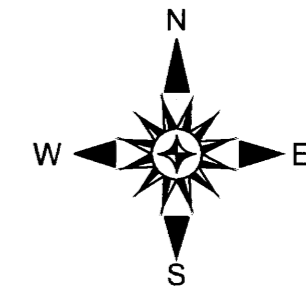
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DETAIL OF PARCELS 1 AND 2

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UNSURVEYED
PARCEL 3
SEE SHEET TWO

NOTE: THE INITIAL POINT BEARS S 55°07'33" E, 330.53' FROM POINT A".
THE MOST SOUTHERLY CORNER OF PARCEL 1 BEARS S 24°41'30" E, 742.59' FROM "POINT A".

LINE TABLE

L1	N 79°11'25" W	22.81'
L2	N 6°35'18" E	38.66'
L3	S 71°56'59" W	49.29'
L4	S 77°27'04" E	84.72'
L5	N 51°38'55" W	43.63'
L6	N 41°37'39" W	34.03'
L7	N 55°18'57" E	23.19'
L8	N 55°18'57" E	13.12'
L9	N 50°28'48" E	18.90'
L10	S 42°56'39" E	25.04'
L11	N 50°28'48" E	58.65'
L12	S 8°15'58" W	76.98'
L13	S 77°27'04" E	31.70'
L14	N 50°28'48" E	18.90'

LEGEND

- INDICATES DIAM. 5/8" IRON ROD W/CAP FOUND AT SE COR. PARCEL 2 OF P.P. 1996-0037. (POINT "A").
- INDICATES 5/8" DIAM. IRON ROD FOUND AT SW COR. PARCEL 2 OF P.P. 1996-0037. (POINT "B").
- INDICATES 5/8" DIAM STEEL REBAR FOUND WITH HIBBS CAP PER A SURVEY IN PROGRESS.
- + INDICATES A COMPUTED POINT.
- INDICATES 5/8" X 30" STEEL REBAR W/RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
- ◇ INDICATES A WELL.
- P.P. = PARTITION PLAT NUMBER.
- [] DENOTES RECORD DATA PER P.P. 1996-0037.
- SCALE: 1" = 60'
- BASIS OF BEARINGS: P.P. 1996-0037 AS SHOWN.