

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

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



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

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

SEWER: ALL PARCELS: SUB-SURFACE.

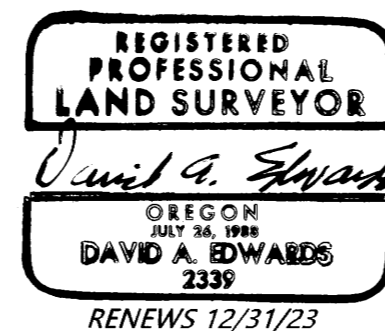
COMP. PLAN: RCS AND AGC.

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

PLANNING DEPT. FILE: 17-044

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



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