

LAND PARTITION

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

November, 2023

Douglas County Official Records 2023-012861
Daniel J. Loomis, County Clerk
NO FEE
06595423202300128610020029
11/29/2023 11:00:21 AM
PLAT-PAR Cnt=1 Stn=43 M.TMEYER
This is a no fee document

SURVEYOR'S CERTIFICATE

I, DAVID A. EDWARDS HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND SET TWO MONUMENTS FOR PARCEL 1 AND PARCEL 2 AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT BEING PARTITIONED:

PARCEL 2 OF PARTITION PLAT NUMBER 2022-0048 OF THE RECORDS OF PARTITION PLATS FOR DOUGLAS COUNTY, OREGON.

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

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT SOUTHWIND HARVEST 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 AND THAT IT DOES HEREBY CREATE THE 30 FOOT WIDE ACCESS AND UTILITY EASEMENT TO SERVE PARCEL 1 AND THE 6 FOOT WIDE WATERLINE EASEMENT TO SERVE PARCEL 2 AS SHOWN ON SAID SHEET TWO.

Timothy Lee Snyder RA
TIMOTHY LEE SNYDER, REGISTERED AGENT

ACKNOWLEDGEMENT

STATE OF OREGON SS
COUNTY OF DOUGLAS

PERSONALLY APPEARED BEFORE ME THIS 17th DAY OF November, 2023, THE ABOVE NAMED TIMOTHY LEE SNYDER, REGISTERED AGENT OF SOUTHWIND HARVEST LLC AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE ITS VOLUNTARY ACT AND DEED.

Suzanne M. Goff
NOTARY PUBLIC FOR OREGON

Stefanie Maze
NOTARY PUBLIC PRINTED NAME

NOTARY COMMISSION NUMBER: 1000290

MY COMMISSION EXPIRES: MAY 21, 2024

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF PARCEL 2 OF PARTITION PLAT NUMBER 2022-0048 INTO TWO SEPARATE PARCELS AND TO CREATE THE WATERLINE AND ACCESS AND UTILITY EASEMENTS SHOWN ON SHEET TWO AND TO MARK THE PORTION OF THE NEW BOUNDARY WHICH RUNS IN A NORTH-SOUTH DIRECTION. EXISTING CONTROL POINTS AND DATA ESTABLISHED BY THIS OFFICE DURING THE EXECUTION OF PARTITION PLAT NUMBER 2022-0048 WERE UTILIZED TO CONTROL THE CURRENT SURVEY AND THE MONUMENTS AROUND THE PARENT PERIMETER WERE NOT RETIED.

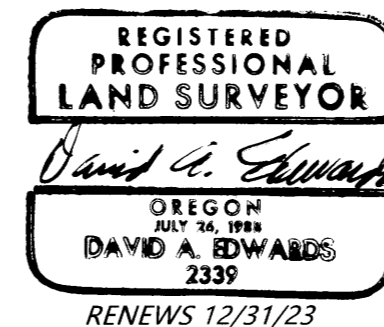
FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

SURVEYED FOR: SOUTHWIND HARVEST LLC
413 WEST BALLF STREET
ROSEBURG, OREGON 97471

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



APPROVALS

Mike Mc 11/28/2023
DOUGLAS COUNTY PLANNING DIRECTOR DATE

David A. Edwards 11-28-23
DOUGLAS COUNTY SURVEYOR DATE

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

David E. Will 11-29-23
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 29th DAY OF November, 2023.

Shirley May deputy
DOUGLAS COUNTY CLERK



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

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

COMP. PLAN: FFT

ZONING: FF

PLANNING DEPT. FILE: 23-045.

2023-0037 A

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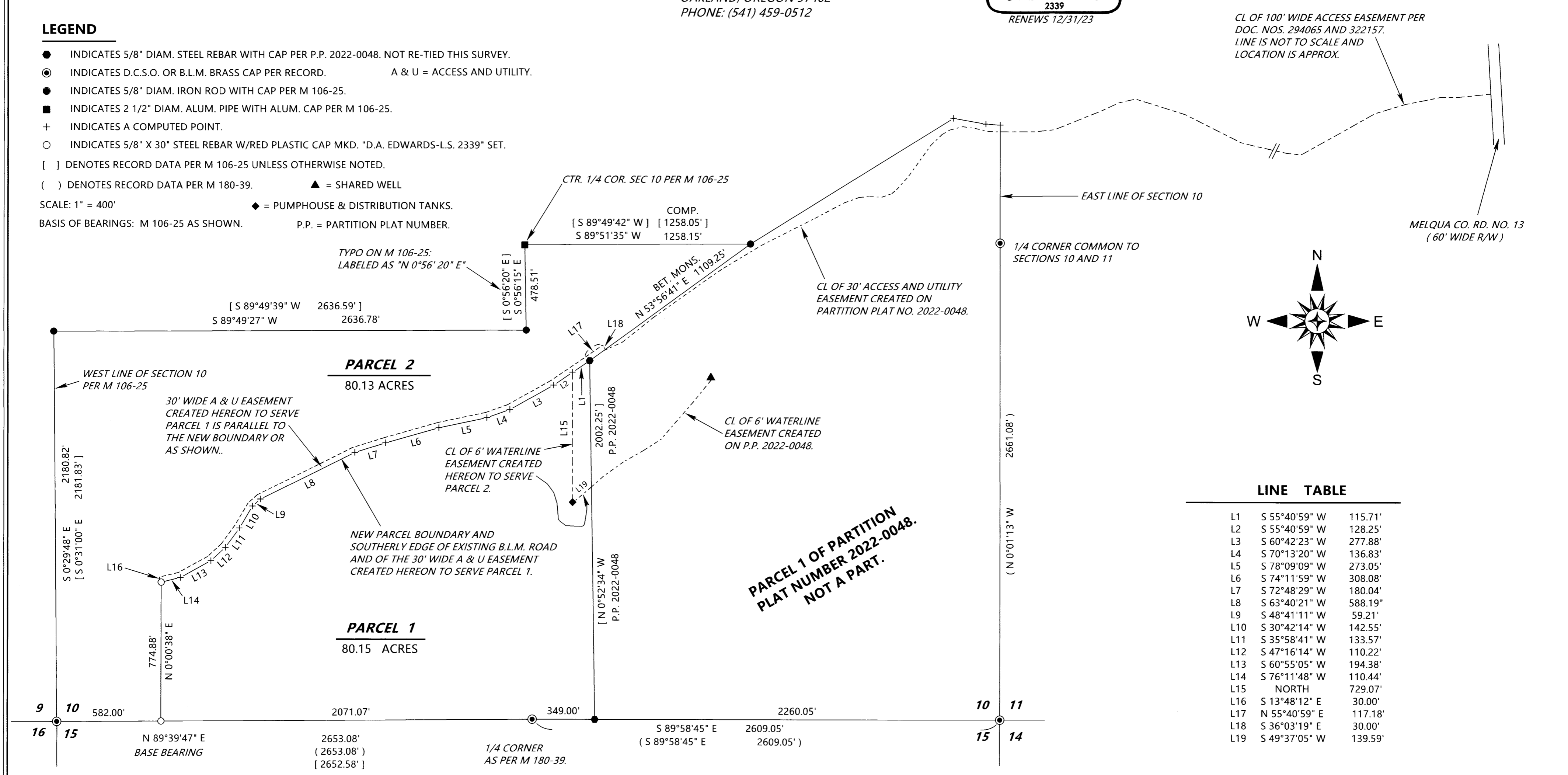
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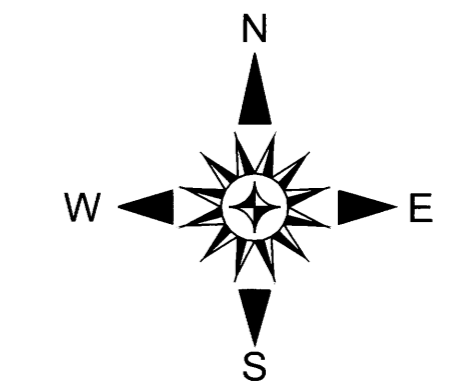


LEGEND

- INDICATES 5/8" DIAM. STEEL REBAR WITH CAP PER P.P. 2022-0048. NOT RE-TIED THIS SURVEY.
- ⊙ INDICATES D.C.S.O. OR B.L.M. BRASS CAP PER RECORD. A & U = ACCESS AND UTILITY.
- INDICATES 5/8" DIAM. IRON ROD WITH CAP PER M 106-25.
- INDICATES 2 1/2" DIAM. ALUM. PIPE WITH ALUM. CAP PER M 106-25.
- + INDICATES A COMPUTED POINT.
- INDICATES 5/8" X 30" STEEL REBAR W/RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
- [] DENOTES RECORD DATA PER M 106-25 UNLESS OTHERWISE NOTED.
- () DENOTES RECORD DATA PER M 180-39. ▲ = SHARED WELL
- SCALE: 1" = 400'
- ◆ = PUMPHOUSE & DISTRIBUTION TANKS.
- BASIS OF BEARINGS: M 106-25 AS SHOWN. P.P. = PARTITION PLAT NUMBER.



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
L1	S 55°40'59" W	115.71'
L2	S 55°40'59" W	128.25'
L3	S 60°42'23" W	277.88'
L4	S 70°13'20" W	136.83'
L5	S 78°09'09" W	273.05'
L6	S 74°11'59" W	308.08'
L7	S 72°48'29" W	180.04'
L8	S 63°40'21" W	588.19'
L9	S 48°41'11" W	59.21'
L10	S 30°42'14" W	142.55'
L11	S 35°58'41" W	133.57'
L12	S 47°16'14" W	110.22'
L13	S 60°55'05" W	194.38'
L14	S 76°11'48" W	110.44'
L15	NORTH	729.07'
L16	S 13°48'12" E	30.00'
L17	N 55°40'59" E	117.18'
L18	S 36°03'19" E	30.00'
L19	S 49°37'05" W	139.59'

PARCEL 1 OF PARTITION PLAT NUMBER 2022-0048. NOT A PART.

NOTE: THE BEARINGS AND DISTANCES AROUND THE EXTERIOR BOUNDARIES ARE FROM MY SURVEY P.P. 2022-0048. MONUMENTS WERE NOT RE-TIED AND EXISTING CONTROL POINTS WERE UTILIZED TO CONTROL THIS SURVEY. SEE NARRATIVE.

2023-0037 B

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