

# LAND PARTITION

LOCATED in the SW 1/4 of Section 33, in the SE 1/4 of Section 32, T. 26 S., R 3 W., W.M. and in the South 1/2 of Section 5, in the NW 1/4 of Section 4, in the North 1/2 of Section 8 and in the NE 1/4 of Section 7, T. 27 S., R 3 W., W.M. in Douglas County, Oregon.

June, 2024

Douglas County Official Records  
Daniel J. Loomis, County Clerk 2024-006951



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06/27/2024 09:07:21 AM  
PLAT-PAR Cnt=1 Stn=17 JLG00DWI  
This is a no fee document

2024-0021 A

### SURVEYOR'S CERTIFICATE

I, DAVID A. EDWARDS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS ONLY A PORTION OF THE LANDS REPRESENTED HEREON ON SHEET TWO AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF SAID LANDS:

PARCEL 2 OF PARTITION PLAT NUMBER 2020-0048 OF THE RECORDS OF PARTITION PLATS IN 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 HEREON ON SHEET TWO AND DOES HEREBY CREATE THE 35 FOOT WIDE ACCESS AND UTILITY EASEMENT TO SERVE PARCEL 1 AS SHOWN ON SAID SHEET TWO.

### ACKNOWLEDGEMENT BY AFFIDAVIT

A CONSENT AFFIDAVIT FOR THIS PARTITION PLAT SIGNED BY CHARLES H. SHELDON, PRESIDENT OF CHARLES H. SHELDON INC., GENERAL PARTNER OF CH SHELDON LP, A CALIFORNIA LIMITED PARTNERSHIP, IS RECORDED AS

DOCUMENT NUMBER 2024-6950, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON.

### NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF THE PARENT TRACT INTO TWO SEPARATE PARCELS AND TO CREATE AN ACCESS AND UTILITY EASEMENT TO SERVE PARCEL 1. ONLY A PORTION OF PARCEL 1 WAS SURVEYED AS SHOWN ON SHEET TWO. EXISTING CONTROL POINTS AND DATA PER MY SURVEY PARTITION PLAT NUMBER 2020-0048 WERE USED TO CONTROL THIS SURVEY.

FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

### APPROVALS

*Jeff Zehlebach For JMS* 6/26/2024  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

*Evelyn R. Korb* 6/26/24  
DOUGLAS COUNTY SURVEYOR (Deputy) DATE

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

*J.P.F. Wilk* 6-27-24  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 27<sup>th</sup> DAY OF June, 2024.

*Jay Looch*  
DOUGLAS COUNTY CLERK



WATER: PARCEL 1 AND PARCEL 2 = SPRINGS

SEWER: SUB-SURFACE

COMP. PLAN: AGG, TL AND FFT

ZONING: FG, TR AND FF

PLANNING DEPT. FILE: 24-024

SURVEYED FOR: CH SHELDON LP  
P.O. BOX 5001  
LINDSAY, CA. 93247

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



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June, 2024

**SURVEYED FOR:** C.H. SHELDON L.P.  
P.O. BOX 5001  
LINDSAY, CALIFORNIA 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 12/31/25

## LEGEND

- INDICATES A 5/8" DIAM. IRON ROD WITH CAP FOUND PER M 151-27.
- + INDICATES A COMPUTED POINT.
- ◆ INDICATES A 5/8" DIAM. STEEL REBAR WITH MY CAP FOUND PER P.P. 2020-0048.
- INDICATES A 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
- ( ) DENOTES RECORD DATA PER M 151-27.
- [ ] DENOTES RECORD DATA AS FOLLOWS:
  - [ ] R1 = M 138-18
  - [ ] R2 = M 151-61
  - [ ] R3 = C.S. 65/61-2
  - [ ] R4 = P.P. 2020-0048
  - [ ] R6 = M155-8
  - [ ] R7 = 2001 B.L.M. RESURVEY

SCALE: 1" = 1000'

A & U = ACCESS AND UTILITY.

P.P. = PARTITION PLAT NUMBER

BASIS OF BEARINGS: P.P. 2020-0048 AS SHOWN.

## LINE TABLE

NO.	BEARING	DISTANCE
L1	(S 1°25'15" W 771.92') R4	
L2	S 4°37'30" W	240.91'
L3	S 5°08'49" W	270.76'
L4	S 0°32'15" E	247.37'
L5	S 12°39'49" E	647.34'
L6	S 77°52'12" E	405.20'
L7	S 77°52'12" E	420.12'
L8	N 0°23'49" E	346.24'
L9	N 89°25'06" W	395.29'
L10	S 77°52'12" E	609.04'

**NOTE:** THE ACREAGE OF PARCEL 2 IS BASED UPON COUNTY ASSESSOR DATA.

