

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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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 Tehrach 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 27th 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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