

LAND PARTITION

LOCATED in the Sections 14 and 15, T. 26 S., R. 7 W., W.M. in Douglas County, Oregon.

October, 2024

Douglas County Official Records 2024-014138
Daniel J. Loomis, County Clerk

NO FEE
00614124202400141380030037
12/03/2024 11:54:22 AM
PLAT-PAR Cnt=1 Stn=40 CWWULFF

2024-0032 A

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 2022-8680, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON.

LESS AND EXCEPT PARCEL 2 DESCRIBED IN SAID DOCUMENT AND ALSO LESS AND EXCEPT THE SOUTH HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 26 SOUTH, RANGE 7 WEST OF THE WILLAMETTE MERIDIAN IN DOUGLAS COUNTY, OREGON.

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

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT CLINTON ROSS CHRZ AND LORI ANN CHRZ, TRUSTEES OF THE CLINTON ROSS CHRZ AND LORI ANN CHRZ LIVING TRUST DATED OCTOBER 20, 2019, ARE THE OWNERS OF THE LANDS REPRESENTED HEREON ON SHEETS TWO AND THREE AND THAT THEY HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN ON SAID SHEETS AND DO HEREBY CREATE THE 35 FOOT WIDE ACCESS AND UTILITY EASEMENTS TO SERVE PARCELS 1, 2 AND 3 AS SHOWN ON SAID SHEET THREE.

Clinton Ross Chrz, TR
CLINTON ROSS CHRZ, TRUSTEE

Lori Ann Chrz, TR
LORI ANN CHRZ, TRUSTEE

APPROVALS

[Signature] 12/3/24
DOUGLAS COUNTY PLANNING DIRECTOR DATE

[Signature] 12/3/24
DOUGLAS COUNTY SURVEYOR Deputy DATE

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

[Signature] 12-3-24
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 3rd DAY OF December, 2024.

[Signature]
DOUGLAS COUNTY CLERK



ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF DOUGLAS SS

PERSONALLY APPEARED BEFORE ME THIS 12th DAY OF Nov. 2024, 2024, THE ABOVE NAMED CLINTON ROSS CHRZ AND LORI ANN CHRZ, TRUSTEES OF THE CLINTON ROSS CHRZ AND LORI ANN CHRZ LIVING TRUST DATED OCTOBER 20, 2019 AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

[Signature]
NOTARY PUBLIC FOR OREGON

[Signature]
NOTARY PUBLIC PRINTED NAME

NOTARY COMMISSION NUMBER: 1040376

MY COMMISSION EXPIRES: 9/5/2027

WATER: PARCELS 1 AND 2: WATER RIGHT FROM CREEK.
PARCEL 3: UMPQUA BASIN WATER ASSOCIATION.

SEWER: ALL PARCELS: SUB-SURFACE.

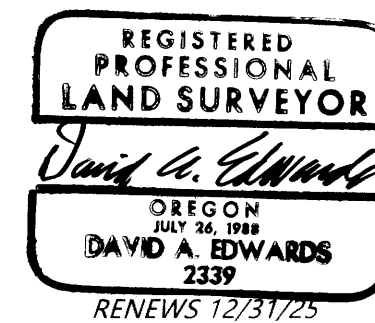
COMP. PLAN: FFT AND TL

ZONING: FG AND FF AND TR

PLANNING DEPT. FILE: 24-062.

SURVEYED FOR: CLINT AND LORI CHRZ
640 HEYDON ROAD
ROSEBURG, OREGON 97471

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



2024-0032 A

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NOTE: PURSUANT TO OREGON REVISED STATUTES CHAPTER 92 AT 92.055 UNSURVEYED PARCELS NEED NOT SHOW BEARINGS AND DISTANCES OF THE BOUNDARIES. AS DOING SO WOULD SERVE NO PURPOSE FOR THIS LAND PARTITION I SIMPLY LABEL THE CORNERS OF THE PARENT TRACT. SEE SHEET THREE FOR BEARINGS AND DISTANCES OF THE BOUNDARIES OF PARCELS 1 AND 2.

NOTE: THE ACREAGE SHOWN FOR PARCEL 3 IS BASED UPON COUNTY ASSESSOR DATA.

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640 HEYDON ROAD
ROSEBURG, OREGON 97471

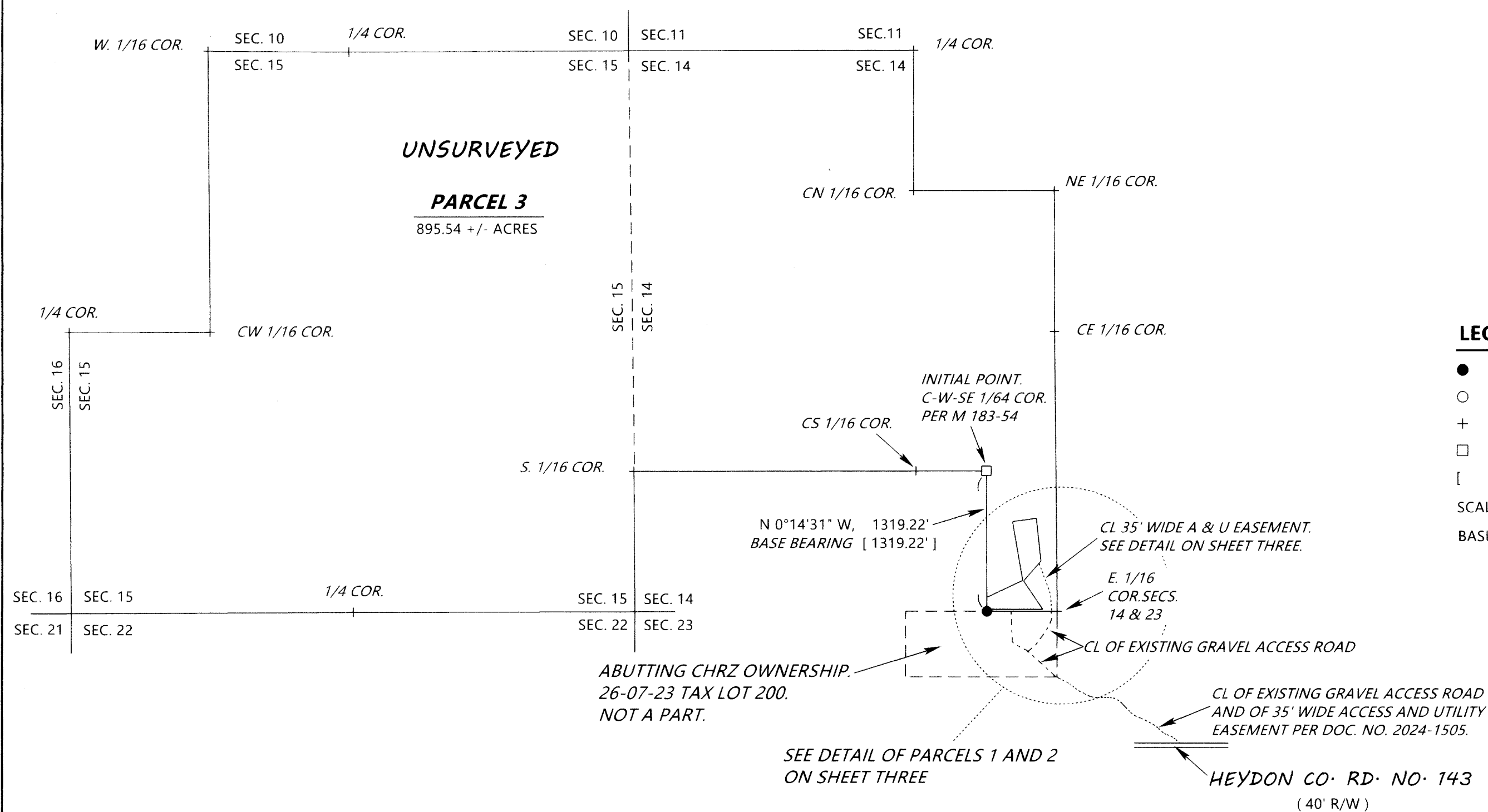
SURVEYED BY: DAVID EDWARDS LAND SURVEYING
P.O. BOX 361
OAKLAND, OREGON 97462
PHONE: (541) 459-0512

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David A. Edwards

OREGON
JULY 26 1988
DAVID A. EDWARDS
2339

RENEWS 12/31/25



LEGEND

- INDICATES 5/8" DIAM. STEEL REBAR WITH MY CAP FOUND PER M 183-54 AT THE W-E 1/64 CORNER.
- INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
- + INDICATES A RECORD EXTERIOR BOUNDARY CORNER.
- INDICATES 2" LONG CONC. NAIL WITH MY CAP ATTACHED FD. IN SOLID ROCK PER M 183-54 OR SET IN ROCK.
- [] DENOTES RECORD DATA PER M 183-54.

SCALE: 1" = 1000'

BASIS OF BEARINGS: M 183-54 AS SHOWN.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE AND MONUMENT THE BOUNDARIES OF PARCEL 1 AND PARCEL 2 AND TO SHOW THE PARTITIONING OF THE PARENT TRACT. EXISTING CONTROL POINTS AND DATA PER MY SURVEY M 183-54 WERE USED TO CONTROL THIS SURVEY. PARCEL 3 IS UNSURVEYED AND PLEASE SEE THE NOTE ABOVE MAP OF THE PROPERTY.

FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

