

# LAND PARTITION

LOCATED in the NE 1/4 of Section 32, T. 29 S., R. 3 W., W.M. in Douglas County, Oregon.

June, 2025

Douglas County Official Records 2025-007273  
Daniel J. Loomis, County Clerk



NO FEE

06/30/2025 10:37:33 AM  
PLAT-PAR Cnt=1 Stn=33 TYLER, NICHOLS  
This is a no fee document

2025-0020 A

## SURVEYOR'S CERTIFICATE

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

THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 29 SOUTH, RANGE 3 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 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 ON SAID SHEET TWO AND THAT IT DOES HEREBY CREATE THE 35 FOOT WIDE COMMON ACCESS AND UTILITY EASEMENT AND THE 6 FOOT WIDE WATERLINE EASEMENT TO SERVE PARCEL 2 AS SHOWN ON SAID SHEET TWO.

SEE BELOW

C.H. SHELDON, PRESIDENT OF CHARLES H. SHELDON INC. ITS GENERAL PARTNER

## APPROVALS

*[Signature]*  
DOUGLAS COUNTY PLANNING DIRECTOR

6/30/25  
DATE

*Randy A. Ziehl*  
DOUGLAS COUNTY SURVEYOR

6-30-25  
DATE

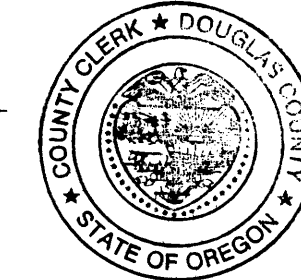
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

*J. E. Wilk*  
DOUGLAS COUNTY TAX COLLECTOR

6-30-25  
DATE

FILED THIS 30 DAY OF June, 2025.

*Tyler Nichols, Deputy*  
DOUGLAS COUNTY CLERK



## 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 2025-7272, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON.

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: 24-056

## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE AND MONUMENT THE BOUNDARIES OF PARCEL 1 AND TO PREPARE THIS PLAT WHICH, WHEN RECORDED, WILL CREATE THE EASEMENTS SHOWN HEREON TO SERVE PARCEL 2. THE BRASS CAPS AT THE NORTHEAST CORNER AND THE EAST 1/4 CORNER OF SECTION 32 WERE HELD FOR CONTROL AND THAT LINE USED AS A BASIS OF BEARINGS FOR THIS SURVEY. THE NEW BOUNDARY OF PARCEL 1 WAS THEN LAID OUT ACCORDING TO THE WISHES OF THE CLIENT.

FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

SURVEYED FOR: C.H. SHELDON  
P.O. BOX 5001  
LINDSAY, CA. 93247

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



2025-0020 A

# LAND PARTITION

LOCATED in the NE 1/4 of Section 32, T. 29 S., R. 3 W, W.M. in Douglas County, Oregon.

June, 2025

29 RECORD 1/4 CORNER

32 [ N 89°26'14" W 2629.37' ]

29 28  
32 33

**SURVEYED FOR:** C.H. SHELDON  
P.O. BOX 5001  
LINDSAY, CA. 93247

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INITIAL POINT, SECTION CORNER.  
A 28" DIAM. FIR W/H.B. BEARS N 40 1/4° E, 68.0'  
A 35" DIAM. CEDAR W/H.B. BEARS S 29 3/4° E, 27.7'  
A BROKEN, ROTTED FIR STUMP  
BEARS N 82 1/4° W, 41.9'  
A 5.5' STEEL POST IS SET 2' SOUTH ON LINE.  
A 5.5' STEEL POST IS SET 2' WEST ON LINE.

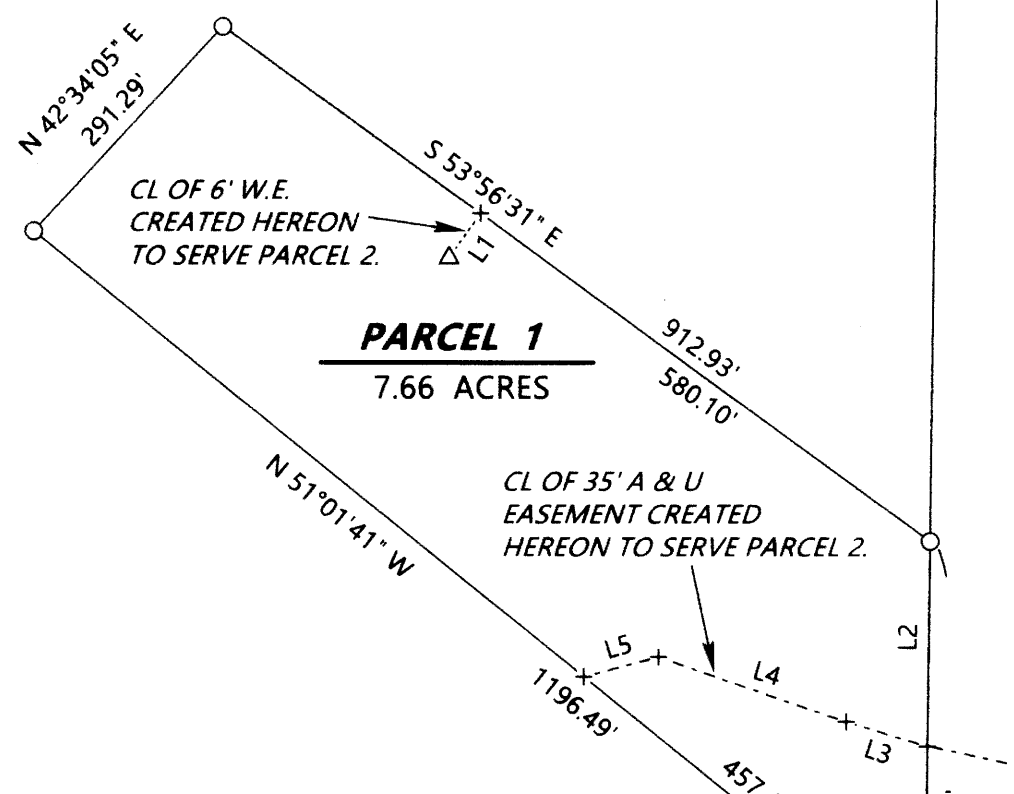
### LEGEND

- ⊙ INDICATES D.C.S.O. OR B.L.M. BRASS CAP FOUND.
- + 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 65-42.
- ( ) DENOTES RECORD DATA PER 1969 B.L.M. RESURVEY.
- △ = SHARED WELL
- A & U = ACCESS AND UTILITY.
- SCALE: 1" = 200'
- W.E. = WATERLINE EASEMENT
- BASIS OF BEARINGS: M 65-42 AS SHOWN.

[ S 0°27'40" W 2677.58' ]

UNSURVEYED

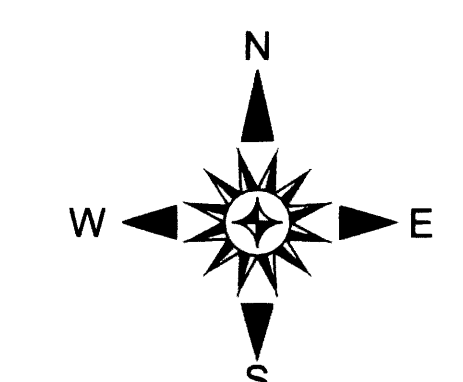
**PARCEL 2**  
152.34 +/- ACRES



2653.11'  
( 2651.69' )  
40.22 CHS. )  
N 0°38'56" E  
BASE BEARING  
( N 0°37' E

### LINE TABLE

LINE	BEARING	DISTANCE
L1	N 36°04'00" E	55.31'
L2	N 0°38'56" E	214.85'
L3	N 73°07'24" W	88.49'
L4	N 70°56'40" W	206.96'
L5	S 75°18'43" W	80.43'



**NOTE:** LEGAL ACCESS TO THE PARENT TRACT IS VIA A 35' WIDE ROADWAY EASEMENT TO DAYS CREEK COUNTY ROAD NO. 34 PER DOCUMENT NO. 98-02479.

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

1/4 CORNER  
A 25" DIAM. FIR W/H.B. BEARS N 25 1/4° E, 37.0'  
A 25" DIAM. FIR W/H.B. BEARS N 11 1/4° W, 49.2'  
A 5.5' STEEL POST IS SET 2' NORTH ON LINE.  
A 5.5' STEEL POST IS SET 2' WEST ON LINE.

32 33

RECORD CENTER 1/4 CORNER

[ S 89°59'50" W 2620.76' ]