

LAND PARTITION

LOCATED in the SW 1/4 of Section 27, T. 30 S., R 5 W., W.M.
in the City of Canyonville, Douglas County, Oregon.

February, 2026

SURVEYOR'S CERTIFICATE

I, DAVID A. EDWARDS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS PARCELS 1 AND 2 OF THE LANDS REPRESENTED HEREON ON SHEET TWO AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF OF THE LAND BEING PARTITIONED:

THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2024-355, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON, AS CONTROLLED BY FOUND MONUMENTS AND RECORD DATA AS SHOWN ON SAID SHEET TWO.

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

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WILLIAM BELLENBAUM IS THE OWNER OF THE LANDS REPRESENTED HEREON ON SHEET TWO AND HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AND DOES HEREBY CREATE THE 25 FOOT WIDE COMMON ACCESS AND UTILITY EASEMENT TO SERVE BOTH PARCELS, AS SHOWN ON SAID SHEET TWO.

William Beltenbaum
WILLIAM BELLENBAUM

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

PERSONALLY APPEARED BEFORE ME THIS 27 DAY OF February, 2026, THE ABOVE NAMED WILLIAM BELLENBAUM, WHO DID ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

Valerie O'Sullivan
NOTARY PUBLIC FOR OREGON

NOTARY PRINTED NAME: Valerie O'Sullivan

NOTARY COMMISSION NUMBER: 1029425

COMMISSION EXPIRES: Oct. 4 2026

SURVEYED FOR: WILLIAM BELLENBAUM
510 HILL DRIVE
CANYONVILLE, OREGON 97417

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



APPROVALS

[Signature] 2/27/26
CITY OF CANYONVILLE DATE

[Signature] 3/2/26
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

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

[Signature] 3-3-26
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 3RD DAY OF March, 2026.



[Signature] Deputy
DOUGLAS COUNTY CLERK

WATER: BOTH PARCELS: CITY OF CANYONVILLE.

SEWER: BOTH PARCELS: CITY OF CANYONVILLE.

COMP. PLAN: BOTH PARCELS: RESIDENTIAL.

ZONING: BOTH PARCELS: R-1

PLANNING DEPT. FILE: LP 25-01

2026-0008 A

2026-0008 A

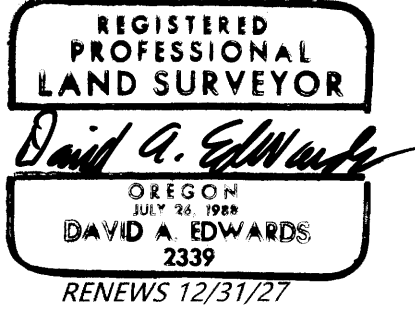
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March, 2026

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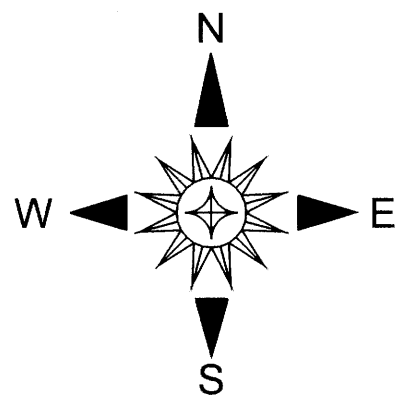
LEGEND

- INDICATES 3/4" DIAM. IRON PIPE FD. PER PLAT OF HILLCREST SUBD. (VOL. 15, PG. 5).
- ⊙ INDICATES BRASS CAPPED IRON PIPE FOUND PER M 31-62.
- ⚡ INDICATES 1967 B.L.M. BRASS CAPPED IRON PIPE FD. AT SW COR. SECTION 27.
- ◆ INDICATES 5/8" DIAM. IRON ROD WITH CAP FOUND PER M 124-33.
- INDICATES 1 1/2" DIAM. IRON PIPE FD. PER PLAT OF ANDERSON'S 2ND ADD. (VOL. 7, PG. 69).
- INDICATES 5/8" X 30" STEEL REBAR W/RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
- [] - 1 DENOTES RECORD DATA PER M 31-62.
- [] - 2 DENOTES RECORD DATA PER M 77-66.
- [] - 3 DENOTES RECORD DATA PER M 168-1.
- [] - 4 DENOTES RECORD DATA PER DOC. NO. 2024-355.
- [] - 5 DENOTES RECORD DATA PER M 171-45.
- [] - 6 DENOTES RECORD DATA PER PLAT OF ANDERSON'S 2ND ADD. (VOL. 7, PG. 69).

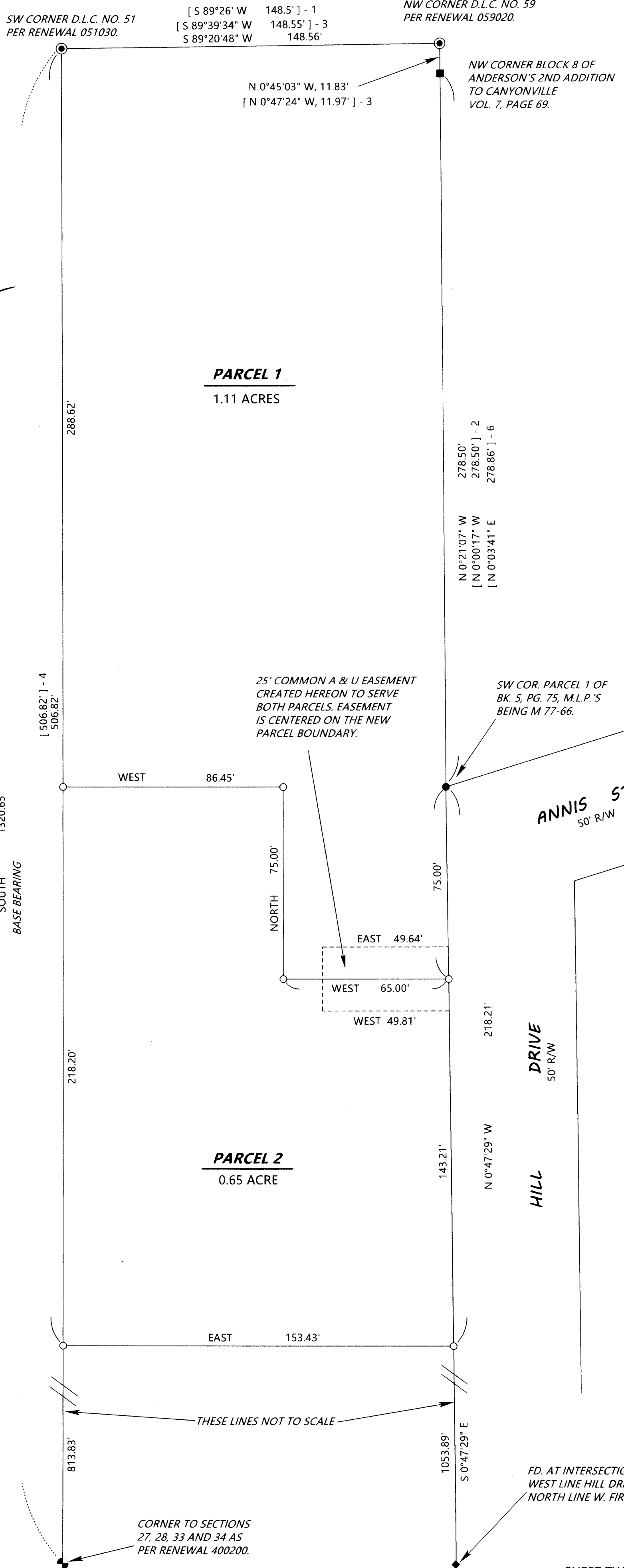
SCALE: 1" = 30'

A & U = ACCESS AND UTILITY.

BASIS OF BEARINGS: M 31-62 AS SHOWN.



[1321.6'] - 1
[S 2°27'35" W 1320.65'] - 5
SOUTH
BASE BEARING



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT PARCELS 1 AND 2 AND TO PREPARE THIS PLAT SHOWING THE PARTITIONING OF THE PARENT TRACT, WHICH IS DESCRIBED IN DOCUMENT NUMBER 2024-355. FOUND CONTROLLING MONUMENTS WERE TIED IN AND HELD FOR CONTROL AS SHOWN HEREON. THE DEED RECORD DISTANCE SOUTH FROM THE SOUTHWEST CORNER OF D.L.C. NO. 51 WAS HELD FOR THE SOUTHWEST CORNER OF THE PARENT TRACT AND THE SOUTH LINE OF THE PARENT TRACT WAS COMPUTED USING THE DEED RECORD ANGLE AT SAID SOUTHWEST CORNER AND INTERSECTING WITH THE WEST LINE OF HILL DRIVE.

FIELD CREW: DAVID EDWARDS, BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.