LAND PARTITION

AND PROPERTY LINE ADJUSTMENT

Douglas County Official Records 2026-002596
Daniel J. Loomis, County Clerk
NO FEE
00637382202600025960020029
03/10/2026 01:46:39 PM
PLAT-PAR Cnt=1 Stn=40 CARMEN.WULFF
This is a no fee document

2026-0009 A

LOCATED in the NE 1/4 of Section 7, T. 30 S., R. 5 W., W. M.
in Douglas County, Oregon.

February, 2026

SURVEYOR'S CERTIFICATE

I, DAVID A. EDWARDS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE BOUNDARIES OF PARCELS 1 AND 2 AS SHOWN ON SHEET TWO AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 3 OF PARTITION PLAT NUMBER 2005-0111 OF THE RECORDS OF PARTITION PLATS IN DOUGLAS COUNTY, OREGON; THENCE SOUTH 0°43'28" EAST, ALONG THE WEST LINE OF SAID PARCEL, 100.66 FEET TO A 5/8 INCH DIAMETER STEEL REBAR; THENCE SOUTH 89°30'00" EAST 136.26 FEET TO A 5/8 INCH DIAMETER STEEL REBAR MONUMENTING A POINT ON THE EAST LINE OF SAID PARCEL 3; THENCE NORTH 0°28'40" EAST 100.50 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 89°28'53" WEST 138.37 FEET TO THE POINT OF BEGINNING.

David A. Edwards

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

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT HAD PROPERTIES LLC 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 ACCESS AND UTILITY EASEMENT EXTENSION TO SERVE PARCELS 1 AND 2 AS SHOWN ON SAID SHEET TWO.

DUSTIN JINKS, MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

PERSONALLY APPEARED BEFORE ME THIS 5 DAY OF March, 2026, THE ABOVE NAMED DUSTIN JINKS, MANAGING MEMBER OF HAD PROPERTIES LLC AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED ON BEHALF OF SAID LLC.

NOTARY PUBLIC FOR OREGON

Khati Carter Mead
NOTARY PRINTED NAME

NOTARY COMMISSION NUMBER: 1053717

MY COMMISSION EXPIRES: November 19, 2026

APPROVALS

3/10/2026
DOUGLAS COUNTY PLANNING DIRECTOR — DATE

3-9-26
DOUGLAS COUNTY SURVEYOR — DATE

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

3-10-26
DOUGLAS COUNTY TAX COLLECTOR — DATE

FILED THIS 10th DAY OF March, 2026.

Carmen Wulff, Deputy
DOUGLAS COUNTY CLERK

COUNTY CLERK ★ DOUGLAS COUNTY ★ STATE OF OREGON ★

WATER: *ALL PARCELS: TRI CITY WATER AND SANITARY AUTHORITY.*

SEWER: *ALL PARCELS: TRI CITY WATER AND SANITARY AUTHORITY.*

COMP. PLAN: *RMD*

ZONING: *R-1*

PLANNING DEPT. FILE: *25-055*

SURVEYED FOR: *HAD PROPERTIES LLC*
P.O. BOX 1951
ROSEBURG, OREGON 97470

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

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 26, 1988
DAVID A. EDWARDS
2339
RENEWS 12/31/27

2026-0009 A

Traverse PC