LAND PARTITION

LOCATED in the SE 1/4 of Section 3, and the SW 1/4 of Section 2,
T. 27 S., R 6 W., W.M. in Douglas County, Oregon.

March, 2026

Douglas County Official Records
Daniel J. Loomis, County Clerk 2026-003597
00638580202600035970020024 NO FEE
04/02/2026 09:07:21 AM
PLAT-PAR Cnt=1 Stn=17 JOY.GOODWIN
This is a no fee document

2026-0013A

SURVEYOR'S CERTIFICATE

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

PARCEL 1 OF PARTITION PLAT NUMBER 2022-0012 OF THE RECORDS OF PARTITION PLATS IN DOUGLAS COUNTY, OREGON.

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

NOTE REGARDING THE I.O.W.T.S. CREATED HEREON AND SHOWN ON SHEET TWO:

FOR THE CONSTRUCTION, MAINTENANCE, USE AND REPAIR OF AN INDIVIDUAL ONSITE WASTEWATER SYSTEM (HEREINAFTER CALLED THE "SYSTEM") APPURTENANT TO PARCEL 1 AND SHOWN HEREON ON SHEET TWO. GRANTORS, FOR THEMSELVES AND THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE THAT THE ABOVE REFERENCED PARCEL 1 INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM SHALL NOT BE USED FOR ANY CONFLICTING USE OR PURPOSE DETRIMENTAL TO SAID SYSTEM OR CONTRARY TO LAWS AND RULES OF GOVERNMENTAL AGENCIES APPLICABLE OR RELATED TO SAID SYSTEM.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT JOHN B. CADDOCK AND LEIGH ANN CADDOCK ARE THE OWNERS OF THE LANDS REPRESENTED HEREON ON SHEET TWO AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO TWO PARCELS AND THAT THEY DO HEREBY CREATE THE 20 FOOT WIDE DRAINLINE EASEMENT AND THE EASEMENT FOR AN INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM TO SERVE PARCEL 1 AS SHOWN ON SHEET TWO.

John B Caddock
JOHN B. CADDOCK

Leigh Ann Caddock
LEIGH ANN CADDOCK

ACKNOWLEDGEMENT

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

PERSONALLY APPEARED BEFORE ME THIS 31st DAY OF March, 2026 JOHN B. CADDOCK AND LEIGH ANN CADDOCK, EACH OF WHOM DID ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

Candis DeFea
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES: 9-26-2026

Candis DeFea
OREGON NOTARY PUBLIC PRINTED NAME

COMMISSION NUMBER 1029238

APPROVALS

4/2/2026
DOUGLAS COUNTY PLANNING DIRECTOR — DATE

3-31-26
DOUGLAS COUNTY SURVEYOR — DATE

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

4-2-26
DOUGLAS COUNTY TAX COLLECTOR — DATE

FILED THIS 2ND DAY OF April, 2026

COUNTY CLERK ★ DOUGLAS COUNTY ★ STATE OF OREGON

Joy Goodwin, Deputy
DOUGLAS COUNTY CLERK

SURVEYED FOR: *JOHN B. AND LEIGH ANN CADDOCK*
756 DARLEY DRIVE
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 10, 1989
DAVID A. EDWARDS
2339
RENEWS 12/31/25

WATER: *ALL PARCELS: UMPQUA BASIN WATER ASSOCIATION.*

SEWER: *ALL PARCELS: SUB-SURFACE.*

COMP. PLAN: *RC5*

ZONING: *5R*

PLANNING DEPT. FILE: *25-038*

2026-0013A