

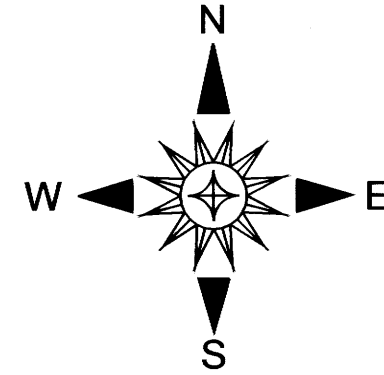


# LAND PARTITION

**LOCATED** in the NE 1/4 of Section 25, T 29 S., R. 6 W., W.M. and in Sections 19, 29 & 30 and the South 1/2 of Section 20, T 29 S., R. 5 W., W.M. in Douglas County, Oregon.

March, 2019

**NOTE REGARDING 40' ULTIMATE SETBACK FOR BOOMER HILL ROAD:** NO STRUCTURE OTHER THAN A FENCE OR SIGN SHALL BE LOCATED CLOSER THAN 40 FEET FROM THE RIGHT OF WAY LINE FOR PARCEL 1.



**PREPARED FOR:** GOLDEN GATE PROPERTIES LLC  
95161 HORIZON DRIVE  
GOLD BEACH, OREGON 97444

**PREPARED BY:** DAVID EDWARDS LAND SURVEYING  
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SEE DETAIL OF ULTIMATE SETBACK ON PARTITION PLAT NO. 2018-0005.

THIS PORTION OF THE BOUNDARY IS PER DATA THAT CAN BE READILY VIEWED BY LOOKING AT SURVEYS M 10-17, C.S. 42/414 AND M 106-14 OR DEEDS FOUND IN DOC. NOS. 2000-17411 AND 2012-18924.

**BOOMER HILL CO. RD. NO. 40**  
(R/W VARIES) SEE 1919 CL ALIGNMENT MAP AND DOC. NO. 83-12600

BOUNDARY IS THE SOUTHERLY RIGHT OF WAY LINE OF BOOMER HILL ROAD

**UNSURVEYED PARCEL 1**  
491.75 +/- ACRES

35' WIDE COMMON ACCESS AND UTILITY EASEMENT CREATED HEREON TO SERVE PARCEL 3 & FUTURE PARCELS, SITUATED OVER THE CL OF EXISTING EASEMENT PER DOC. NO. 81-03016.

35' WIDE COMMON ACCESS AND UTILITY EASEMENT CREATED HEREON TO SERVE PARCEL 2 & FUTURE PARCELS, SITUATED OVER THE CL OF EXISTING EASEMENT PER DOC. NO. 81-03015.

35' WIDE COMMON ACCESS AND UTILITY EASEMENT CREATED HEREON TO SERVE FUTURE PARCELS, SITUATED OVER THE CL OF EXISTING EASEMENT PER DOC. NO. 2000-15779.

**UNSURVEYED PARCEL 2**  
404.4 +/- ACRES

CL OF POWER EASEMENT PER DOC. NOS. 90-19084 AND 91-10095.

CL OF EXIST. RD. & OF VARIABLE WIDTH ROAD EASEMENT PER DOC. NO. 81-03015.

OREN, MAPLE AND PARK ROADS ARE 50' WIDE PUBLIC ROADS DEDICATED ON THE PLAT OF ULAM TERRACE SUBD. IN VOL. 7, PAGE 27 DOUGLAS CO. PLAT RECORDS. THAT DATA CAN BE EASILY VIEWED ON SAID PLAT.

**INTERSTATE HIGHWAY NO. 5**  
SEE HWY. DWG. NO. 88-29-20

**UNSURVEYED PARCEL 3**  
485.88 +/- ACRES

**LEGEND**

- [ ] INDICATES RECORD DATA PER RM 3-12.
  - ( ) INDICATES RECORD DATA PER M 132-34 OR M136-32 UNLESS OTHERWISE NOTED.
  - { } INDICATES A COMPUTED VALUE.
- SCALE: 1" = 1000' P.P. = PARTITION PLAT NUMBER.

**NOTE:** THE ACREAGES SHOWN HEREON ARE BASED UPON COUNTY ASSESSOR DATA.

**EASEMENT NOTES:** EASEMENTS FOUND IN DOCUMENTS NUMBERED 61781, 65076, 62221, 68339, 109089, 325931 AND 77-17918 GIVE NO SPECIFIC LOCATION. PER 2016 AMERITITLE REPORT FILE NUMBER 203554.

**NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF PARCEL 2 OF PARTITION PLAT NUMBER 2018-0005 INTO THREE SEPARATE PARCELS AND TO PREPARE THIS PLAT WHICH CREATES SAID PARCELS AND THE 35 FOOT WIDE COMMON ACCESS AND UTILITY EASEMENTS SHOWN HEREON. IT IS BEYOND THE SCOPE OF THIS PARTICULAR PLAT TO ADDRESS ANY BOUNDARY, ACREAGE OR OTHER ISSUES RELATED TO THE PARENT TRACT. ALL THREE PARCELS ARE UNSURVEYED.

**LINE TABLE**

L1 (N 1°12'46" E), 233.92'

2019-0009B

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