Douglas County Official Records
Daniel J. Loomis, County Clerk
2019-015903
NO FEE
00497790201900159030020026
10/10/2019 11:18:53 AM
PLAT-PAR Cnt=1 Stn=33 HAJOHNST
This is a no fee document

2019-0028 A

LAND PARTITION

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

September, 2019

SURVEYOR'S CERTIFICATE

I, DAVID A. EDWARDS, HEREBY CERTIFY THAT PARCELS, 1, 2 AND 3 SHOWN ON SHEET TWO ARE UNSURVEYED AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE ENTIRE PARENT TRACT:

PARCEL 1 OF PARTITION PLAT NUMBER 2019-0009 OF THE RECORDS OF PARTITION PLATS FOR DOUGLAS COUNTY, OREGON.

David A. Edwards

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

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT GOLDEN GATE PROPERTIES LLC IS THE OWNER OF THE LANDS REPRESENTED HEREON ON SHEET TWO AND HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN ON SHEET TWO.

Dale Wilson

DALE WILSON, AGENT

ACKNOWLEDGEMENT

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

PERSONALLY APPEARED BEFORE ME THIS 18th DAY OF September, 2019, THE ABOVE NAMED DALE WILSON WHO DID ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

Kyndal Meyers

NOTARY PUBLIC FOR OREGON

OFFICIAL STAMP
KYNDAL LAUREN MEYERS
NOTARY PUBLIC-OREGON
COMMISSION NO. 986584
MY COMMISSION EXPIRES APRIL 30, 2023

APPROVALS

10/3/19

DOUGLAS COUNTY PLANNING DIRECTOR — DATE

Kristian O. DeGroot 10/7/2019

DOUGLAS COUNTY SURVEYOR — DATE

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

Michele Nelson, Chief Deputy 10/10/19

DOUGLAS COUNTY TAX COLLECTOR — DATE

FILED THIS 10th DAY OF October, 2019.

COUNTY CLERK ★ DOUGLAS COUNTY ★ STATE OF OREGON

Douglas County Clerk by Hedi Johnston, Deputy

DOUGLAS COUNTY CLERK

WATER: *SPRINGS*

SEWER: *SUB-SURFACE*

COMP. PLAN: *FFT*

ZONING: *FF AND AW*

PLANNING DEPT. FILE: *19-036*

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

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 24, 1998
DAVID A. EDWARDS
2339
RENEWS 12/31/19

2019-0028 A

GOLDENGATE06.TRV

SHEET ONE OF TWO

Traverse PC

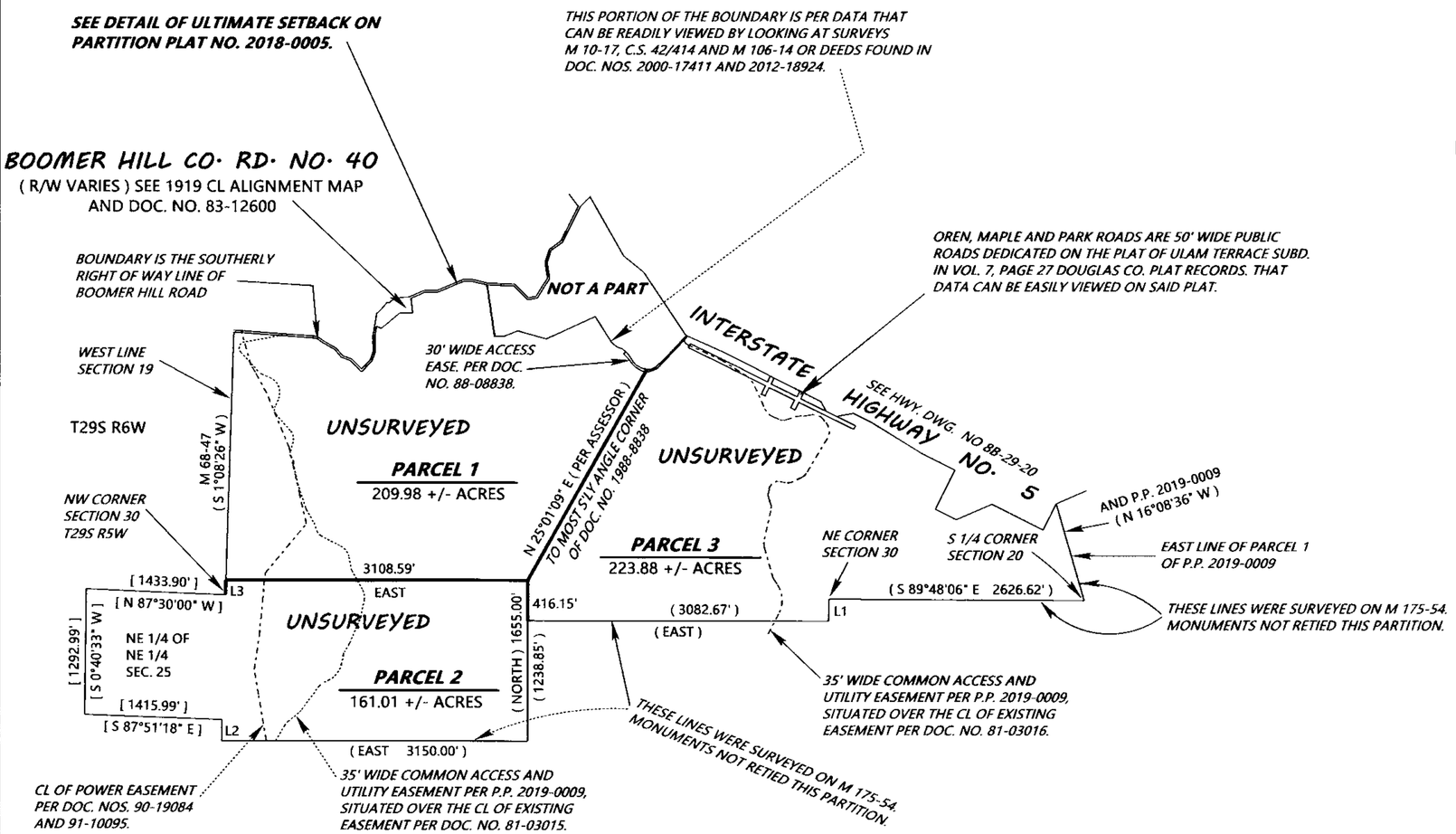
LAND PARTITION

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

September, 2019

2019-0028 B

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*
P.O. BOX 361
OAKLAND, OREGON 97462
PHONE: (541) 459-0512

REGISTERED PROFESSIONAL LAND SURVEYOR
David A. Edwards
OREGON JULY 26, 1988 DAVID A. EDWARDS 2339
RENEWS 12/31/19

LEGEND

[ ] INDICATES RECORD DATA PER RM 3-12.

( ) INDICATES RECORD DATA PER M 175-54 UNLESS OTHERWISE NOTED.

{ } INDICATES A COMPUTED VALUE.

SCALE: 1" = 1000' P.P. = PARTITION PLAT NUMBER.

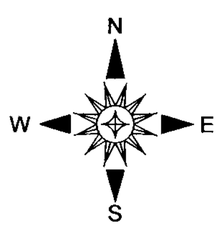
BASIS OF BEARINGS: M 175-54.

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

EASEMENT NOTES:

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

EASEMENT	PURPOSE	DIMENSION
61781	COPCO POWERLINE	NONE GIVEN
65076	PHONELINE	100' WIDE
62221	PHONELINE	100' WIDE
68339	COPCO POWERLINE	NONE GIVEN
109089	WATERLINE/INGRESS & EGRESS	NONE GIVEN
325931	GAS PIPELINE	60' WIDE
77-17918	ROAD ACCESS	NONE GIVEN



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF PARCEL 1 OF PARTITION PLAT NUMBER 2019-0009 INTO THREE SEPARATE PARCELS AND TO PREPARE THIS PLAT WHICH CREATES SAID PARCELS. ALL THREE PARCELS ARE UNSURVEYED FOR THIS PLAT. SUBSEQUENT TO THE RECORDING OF PARTITION PLAT 2019-0009, A PORTION OF THE BOUNDARIES OF PARCEL 1 OF THAT PLAT WERE SURVEYED AND MONUMENTED, WHICH RESULTED IN SLIGHT REVISIONS TO THE BEARINGS AND DISTANCES OF THOSE BOUNDARIES. NO ADDITIONAL FIELD WORK WAS DONE FOR THIS PARTITION PLAT.

LINE TABLE

L1	(N 1°08'13" E, 233.92')
L2	(S 1°27'48" W, 217.31')
L3	(N 1°08'26" E) 154.49'
	M 68-47

2019-0028 B