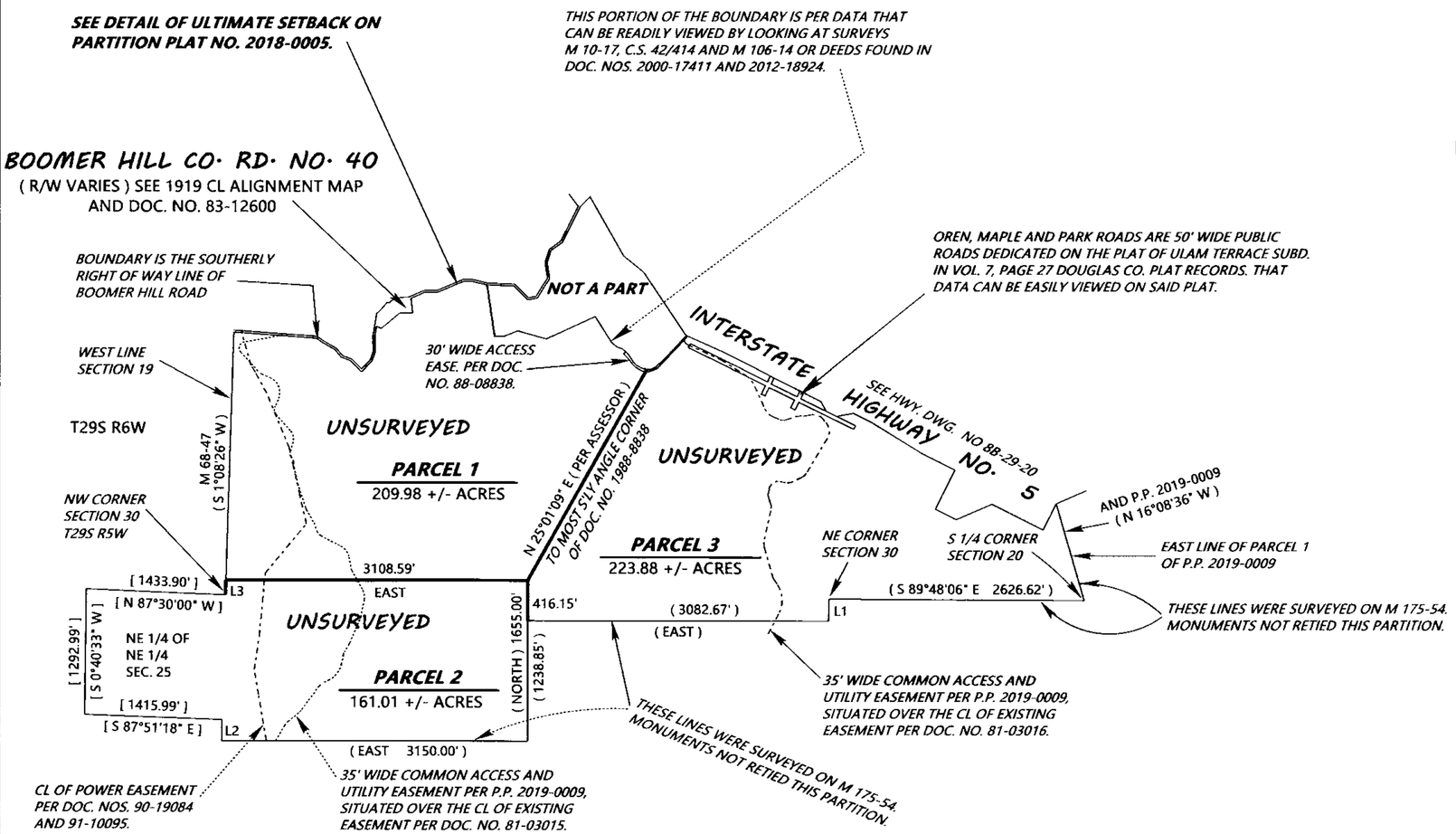
LAND PARTITION

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*
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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.

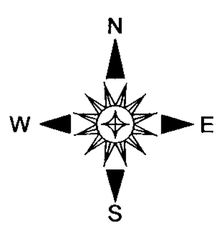
BASIS OF BEARINGS: M 175-54.

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