

2019-0030 B

LAND PARTITION

LOCATED in the SW 1/4 of Sec. 11, in Section 14, in the East 1/2 of Section 15, the NE 1/4 of Sec. 22 & in the NW 1/4 of Sec. 23, T. 24 S., R. 6 W., W.M. in Douglas County, Oregon.

August, 2019

SURVEYED FOR: CH SHELDON LP
P.O. BOX 5001
LINDSAY, CA. 93247

SURVEYED BY: DAVID EDWARDS LAND SURVEYING
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OAKLAND, OREGON 97462
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NOTE REGARDING EASEMENTS:

EASEMENTS WHICH AFFECT THE SUBJECT PROPERTY WHICH ARE FOUND IN DOC. NOS. 95-6669 AND 95-6671 GIVE NO SPECIFIC LOCATION OR DIMENSIONS AND THEIR PURPOSE IS FOR TRANSMISSION OF ELECTRICITY.

EASEMENT AFFECTING THE SUBJECT PROPERTY FOUND IN DOC. NO. 93-8991 FOR THE PURPOSE OF A DRAINAGE CULVERT IS LOCATED BETWEEN ROAD CL STATIONS 59+75 AND 60+75 AND HAS A VARIABLE WIDTH OF 15' ON BOTH SIDES OF CL AT STA. 59+75 AND 35' LEFT OF CL AT STA. 60+00 AND 60+50 AND 45' RIGHT OF CL AT STA. 60+00 AND 60+50 AND BACK TO A WIDTH OF 15' ON EACH SIDE OF CL AT STA. 60+75 AS SHOWN BELOW. (PER AMERITITLE S.O.R.T. REPORT #304859AM) STATIONING PER 1926 COUNTY ROAD PLANS.

NOTE REGARDING ULTIMATE SETBACK FOR SPARKS ROAD:

NO STRUCTURE OTHER THAN A FENCE OR SIGN SHALL BE LOCATED CLOSER THAN 45 FEET FROM THE RIGHT OF WAY FOR SPARKS ROAD FOR PARCELS 1 AND 2.

LEGEND

- INDICATES B.L.M. BRASS CAP FOUND AT THE 1/4 CORNER COMMON TO SECS. 14 & 15 AS PER M 163-27 UNLESS OTHERWISE NOTED..
 - INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MKD. "D.A. EDWARDS-LS. 2339" SET.
 - () DENOTES RECORD OR COMPUTED DATA PER B.L.M. RESURVEYS UNLESS OTHERWISE NOTED.
 - [] DENOTES RECORD DATA PER M 163-27. + INDICATES A COMPUTED POINT.
 - { } INDICATES A COMPUTED VALUE PER G.L.O. DATA. COMP. = COMPUTED.
- SCALE: 1" = 600'
- BASIS OF BEARINGS: RECORD PER 1994 B.L.M. RESURVEY BETWEEN THE NW CORNER SECTION 14 AND THE WEST 1/4 CORNER OF SECTION 14.
RECORD = S 0°05'30" W, 2643.96'
MEASURED = S 0°05'30" W, 2643.82'

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF THE PARENT TRACT INTO TWO SEPARATE PARCELS, TO MONUMENT A PORTION OF THE BOUNDARIES OF PARCEL 1, TO CREATE THE 40' WIDE ACCESS AND UTILITY EASEMENT TO SERVE PARCEL 2 AND TO PREPARE THIS PLAT. I HOLD TO THE TIE FROM THE 1926 COUNTY ROAD PLANS ON THE NORTH END OF THOSE PLANS AS THAT FITS THE EXISTING ROAD SURFACE. USING THE B.L.M. RECORD POSITION FOR THE SW CORNER OF SECTION 14, THE LOCATED ROADBED DOES NOT FIT THOSE PLANS ALONG THE SOUTHERLY HALF OF PARCEL 1. I THEREFORE HOLD TO A 30' WIDE RIGHT OF WAY BASED UPON MY ACTUAL LOCATING OF SAID ROADBED FOR THE LOCATION SHOWN AND FOR THE ACREAGE OF PARCEL 1. THE LARGE CULVERT WAS LOCATED TO POSITION THE EASEMENT PER DOC. NO. 93-8991 AS SHOWN. THE SOUTH LINE OF SECTION 14 WAS COMPUTED USING B.L.M. RECORD DATA AND THE ALIQUOT PARTS LINES IN SECTIONS 22 AND 23 WERE COMPUTED FROM G.L.O. RECORD.

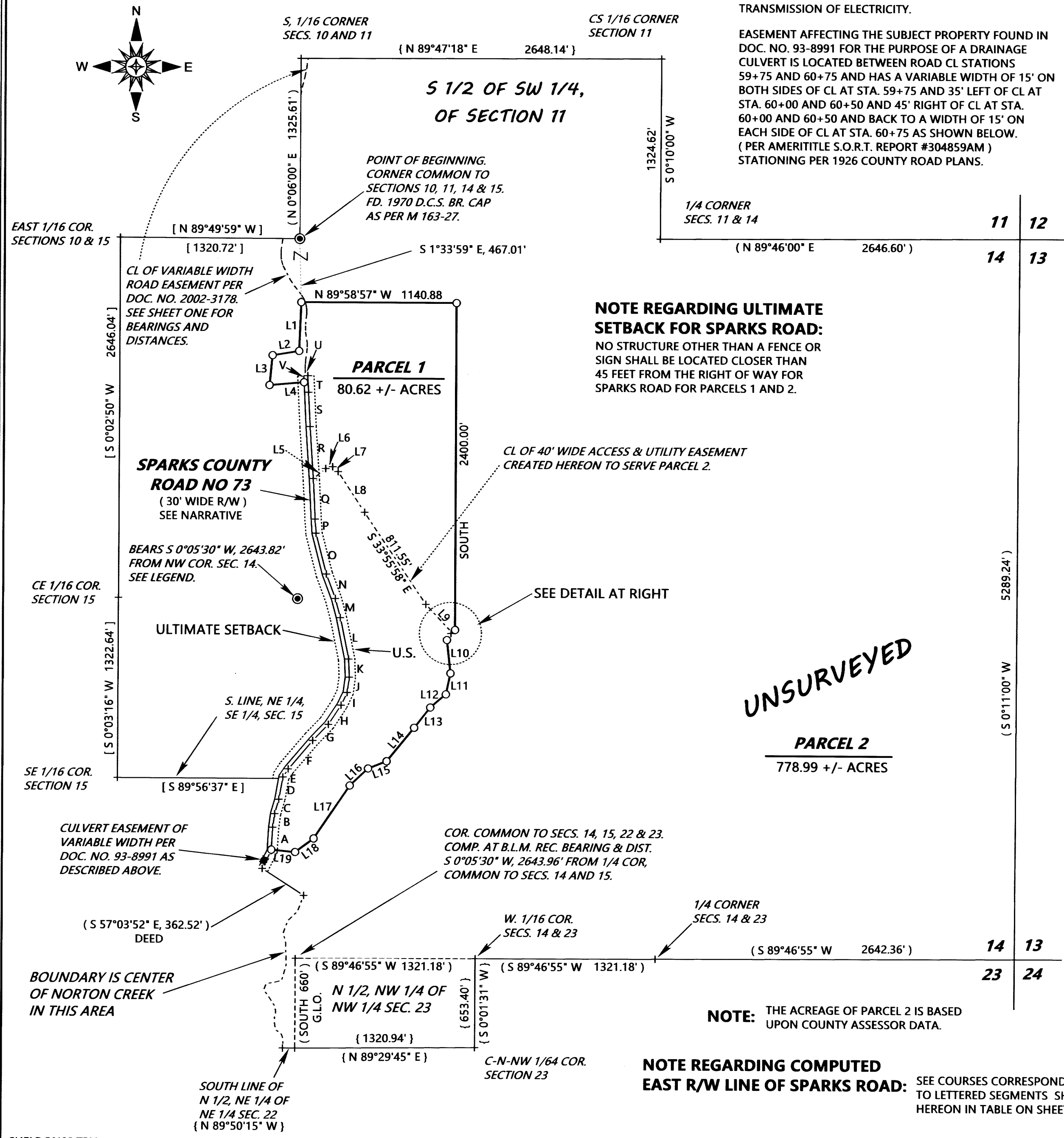
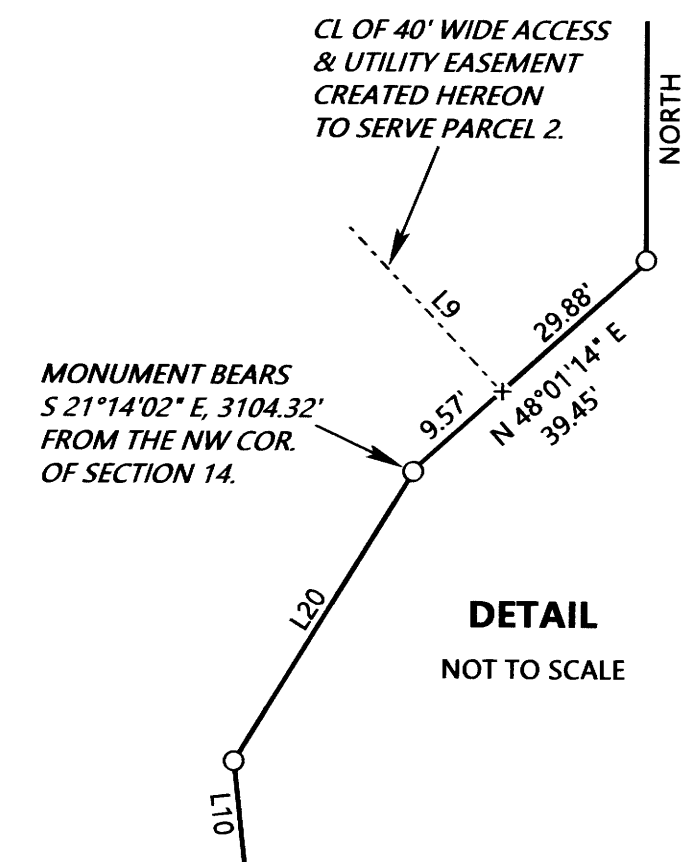
FIELD CREW: DAVID EDWARDS, BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 2°14'52" W	359.16'
L2	S 80°45'32" W	197.47'
L3	S 5°46'06" W	221.27'
L4	N 84°59'33" E	255.15'
L5	N 51°00'02" E	117.66'
L6	N 75°05'04" E	52.97'
L7	S 48°04'04" E	53.61'
L8	S 33°18'11" E	356.50'
L9	S 43°07'31" E	282.52'
L10	N 6°09'13" W	246.88'
L11	N 11°59'06" E	158.11'
L12	N 49°47'29" E	150.03'
L13	N 37°53'57" E	191.18'
L14	N 39°18'30" E	316.88'
L15	N 68°14'22" E	146.63'
L16	N 46°45'20" E	184.51'
L17	N 34°01'07" E	470.79'
L18	N 53°35'46" E	169.82'
L19	S 84°27'22" E	175.63'
L20	N 31°43'11" E	55.66'



UNSURVEYED

NOTE: THE ACREAGE OF PARCEL 2 IS BASED UPON COUNTY ASSESSOR DATA.

NOTE REGARDING COMPUTED EAST R/W LINE OF SPARKS ROAD: SEE COURSES CORRESPONDING TO LETTERED SEGMENTS SHOWN HEREON IN TABLE ON SHEET ONE.

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