

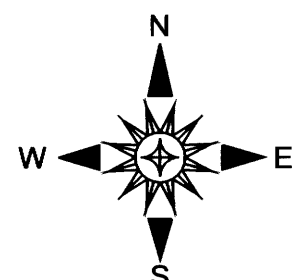
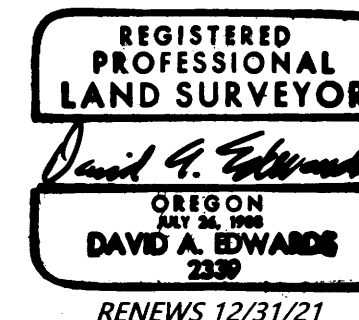
LAND PARTITION

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

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

May, 2020

PREPARED BY: DAVID EDWARDS LAND SURVEYING
P.O. BOX 361
OAKLAND, OREGON 97462
PHONE: (541) 459-0512



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.

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

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF PARCEL 3 OF
PARTITION PLAT NUMBER 2019-0009 INTO THREE SEPARATE PARCELS AND TO
PREPARE THIS PLAT WHICH CREATES SAID PARCELS. ALL THREE PARCELS ARE UNSURVEYED.

LEGEND

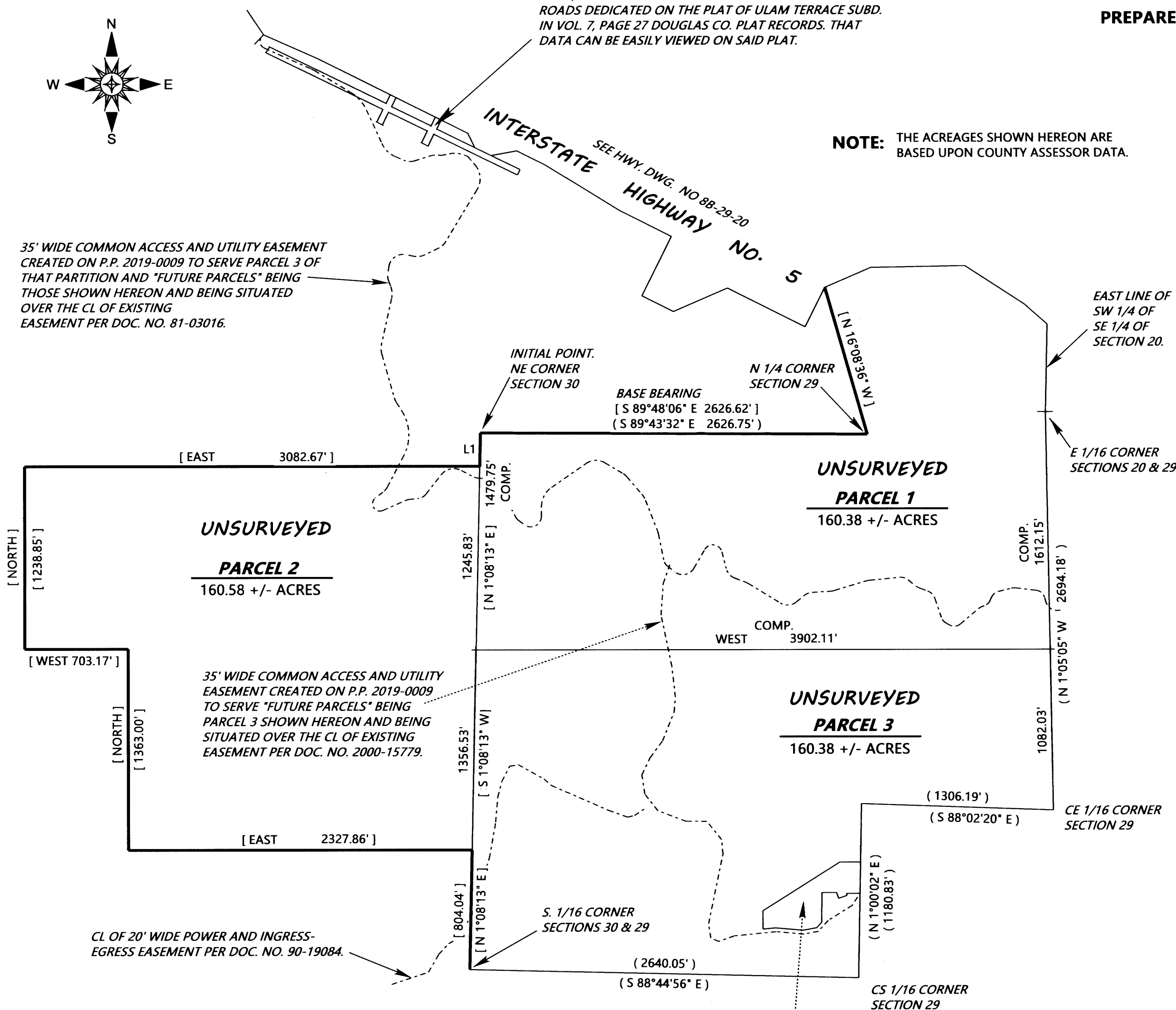
[] INDICATES RECORD DATA PER M 175-54.
() INDICATES RECORD DATA PER M 132-34 OR M136-32 UNLESS OTHERWISE NOTED.
P.P. = PARTITION PLAT NUMBER. COMP. = COMPUTED.
SCALE: 1" = 600' + INDICATES A COMPUTED POINT.
BOLD LINE DENOTES LINE SURVEYED ON M175-54.
MONUMENTS NOT RE-TIED THIS PARTITION.
BASIS OF BEARINGS: M175-54 AS SHOWN.

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.

EASEMENT	WIDTH	PURPOSE
61781	NONE GIVEN	COPCO POWERLINE
65076	100'	PHONE LINE
62221	100'	PHONELINE
68339	10'	COPCO POWERLINE
109089	NONE GIVEN	WATER LINE/INGRESS & EGRESS
325931	60'	GAS PIPELINE
77-17918	NONE GIVEN	ROAD ACCESS

LINE TABLE

L1 [N 1°08'13" E, 233.92']



NOT A PART

PARCELS 2 AND 3 OF P.P. 1994-0029.
PARCEL 1 OF P.P. 2018-0005 AS
ADJUSTED BY DOC. NO. 2018-10217.
SEE M 174-63.