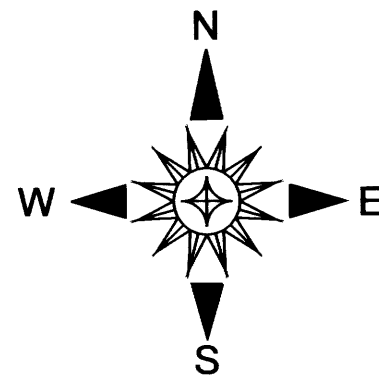


LAND PARTITION

LOCATED in Section 30, T 29 S., R. 5 W., W.M. in Douglas County, Oregon.

May, 2020

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



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF PARCEL 2 OF PARTITION PLAT NUMBER 2019-0009 INTO THREE SEPARATE PARCELS AND TO PREPARE THIS PLAT WHICH CREATES SAID PARCELS AND THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT TO SERVE PARCEL 3 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.

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



LEGEND

- [] INDICATES RECORD DATA PER RM 3-12.
- () INDICATES RECORD DATA PER M 132-34 OR M136-32 UNLESS OTHERWISE NOTED.
- { } INDICATES RECORD DATA PER M 175-54.
- INDICATES LINE SURVEYED ON M 175-54. MONUMENTS NOT RETIED THIS PARTITION PLAT.
- P.P. = PARTITION PLAT NUMBER.
- SCALE: 1" = 600'
- + INDICATES A COMPUTED POINT.
- BASIS OF BEARINGS: EXISTING CONTROL PER M 175-54.

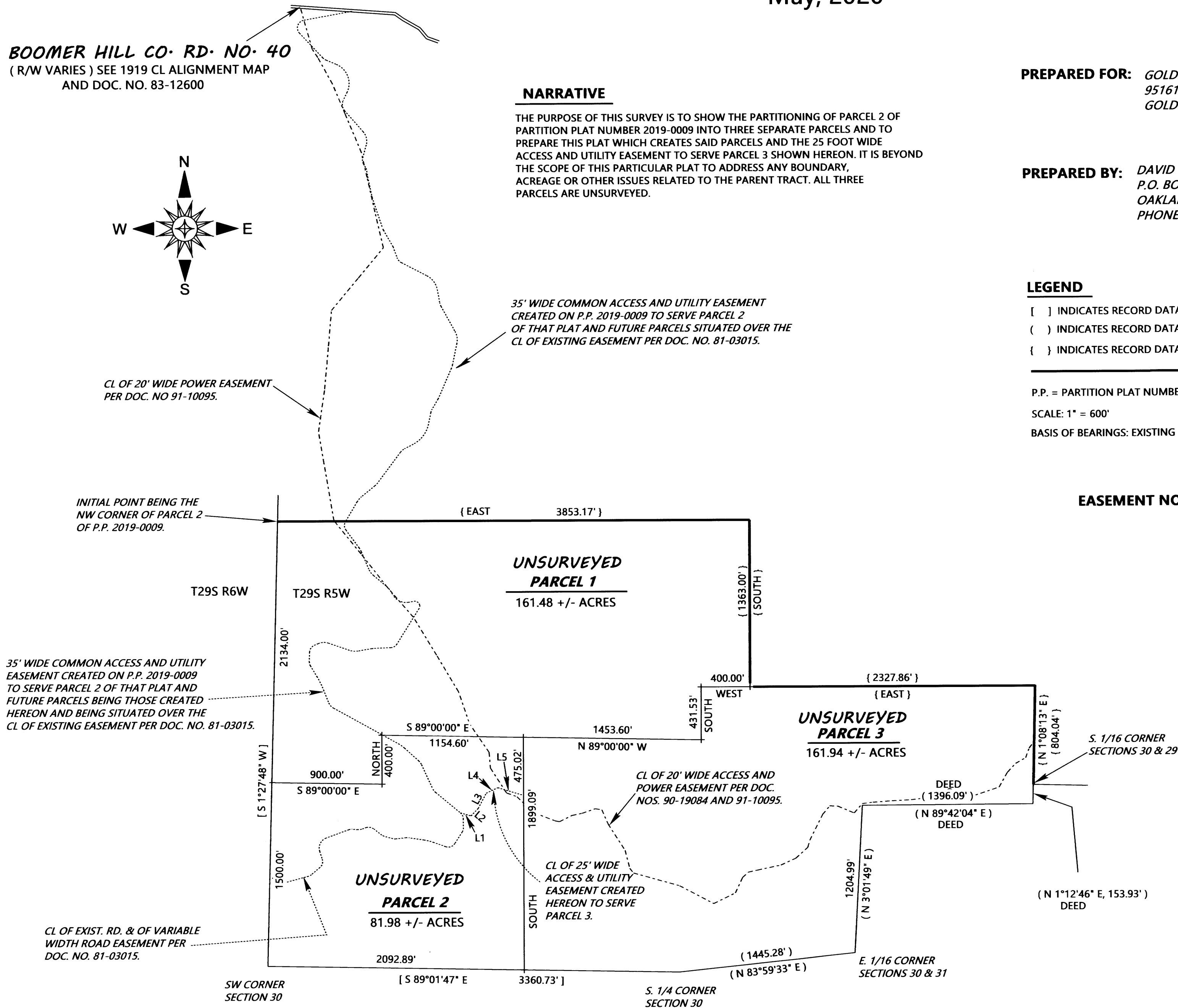
EASEMENT NOTES: EASEMENTS FOUND IN DOCUMENTS NUMBERED 61781, 65076, 62221, 68339, 109089, 325931 AND 77-17918 GIVE NO SPECIFIC LOCATION. PER 2016 AMERITITLE REPORT FILE NUMBER 203554.

EASEMENT	WIDTH	PURPOSE
61781	NONE GIVEN	POWER LINE
65076	100'	TELEPHONE LINE
62221	50'	POWER LINE
68339	10'	POWER LINE
109089	NONE GIVEN	WATER LINE
325931	60'	GAS PIPELINE
77-17918	NONE GIVEN	ROAD EASEMENT

NOTE: THE ACREAGE SHOWN HEREON FOR PARCEL 3 IS BASED UPON COUNTY ASSESSOR DATA.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 74°00' E	90.00'
L2	N 44°00' E	85.00'
L3	N 28°00' E	140.00'
L4	N 64°30' E	105.00'
L5	S 73°00' E	219.66'



2020-0023 B

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