

LAND PARTITION

LOCATED in the SW 1/4 of Section 33, in the South 1/2 of Section 32, T. 26 S., R. 3 W., W.M. and in Section 5, in the NW 1/4 of Section 4, in the North 1/2 of Section 8 and in the NE 1/4 of Section 7, T. 27 S., R. 3 W., W.M. in Douglas County, Oregon.

October, 2020

SURVEYED FOR: C.H. SHELDON L.P.
P.O. BOX 5001
LINDSAY, CALIFORNIA 93247

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



SEE SHEET THREE FOR
DETAIL OF PARCEL 1

CL OF ROAD AND OF
ACCESS EASEMENTS PER
DOCUMENTS NUMBERED
2006-20306 & 2013-15119.

PUBLIC PORTION OF
FALL CREEK ROAD.
60' WIDE R/W.

S 1/16 CORNER
SEC. 32 & SEC. 33.

CS 1/16 COR.
SEC. 33

W LINE OF E 1/2 OF SW 1/4
OF SECTION 32 PER M 153-77.

[N 0°19'29" W, 877.74'] R5

WEST 1/16 CORNER
SEC. 32 & SEC. 5

**UNSURVEYED
PARCEL 1**
219.09 +/- ACRES

CL 35' WIDE A & U
EASEMENT CREATED
HEREON TO SERVE
PARCEL 2. SEE
SHEET THREE.

C 1/4
SEC. 5

INITIAL POINT.
CW 1/16 COR. SEC 5
PER M 138-18.

[S 89°04'46" E
BASE BEARING]
1317.32' [S 89°10'00" E
1477.34']

(N 89°18'31" W)
(1141.64') [N 89°05'24" W 2640.24'] R6

SE COR. UNIT 1
PER M 151-27

SOUTH 3263.47'

1/4 CORNER
SEC. 33 & SEC. 4

[N 0°09'13" W] R3
[1321.20']
[N 1°07'39" E 2735.63'] R3

CTR. 1/4 CORNER
SECTION 4

[S 88°49'53" E 2583.46'] R3

1/4 CORNER
SEC. 4 & SEC. 5

NSS 1/256
SEC. 5 & 6.

[N 89°25'06" W 2628.81'] R1

CNSS 1/256
SEC. 5

**UNSURVEYED
PARCEL 2**
930.84 +/- ACRES

E. 1/16 COR.
SEC. 6 & 7.

[1310.43'] R7

[S 89°38'00" W] R7

[S 2°48'56" W] R7

[1351.79'] R7

[1310.27'] R7

NE 1/16 COR.
SEC. 7.

[N 89°57'02" E] R7

[1354.18'] R7

[S 3°19'15" W] R7

1/4 CORNER
SEC. 7 & 8.

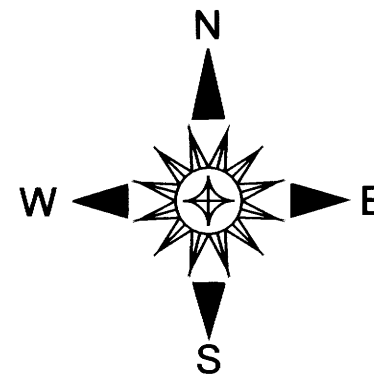
[S 88°14'15" E 5277.10'] R2

1/4 CORNER
SEC. 8 & 9

[N 2°22'30" E 2787.04'] R2

[N 0°31'51" E 2681.50'] R3

5 | 4
8 | 9



LEGEND

- INDICATES A 5/8" DIAM. STEEL REBAR WITH MY CAP FOUND PER M 138-18.
- INDICATES A 5/8" DIAM. IRON ROD WITH CAP FOUND PER M 151-27.
- ▣ INDICATES A 1/2" DIAM. IRON PIPE FOUND AS SHOWN ON M 61-15 AND M 151-27.
- ◆ INDICATES A 5/8" DIAM. IRON ROD WITH CAP FOUND PER M 153-77.
- INDICATES A 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MKD. *D.A. EDWARDS-L.S. 2339* SET.
- + INDICATES A COMPUTED POINT.

[] DENOTES RECORD DATA AS FOLLOWS:

- [] R1 = M 138-18
- [] R2 = M 151-61
- [] R3 = C.S. 65/61-2
- [] R5 = M 153-77
- [] R6 = M155-8
- [] R7 = 2001 B.L.M. RESURVEY

() DENOTES RECORD DATA PER M 151-27.

SCALE: 1" = 1000'

A & E = ACCESS AND UTILITY.

BASIS OF BEARINGS: M 138-18 AS SHOWN.

EASEMENT NOTES: THE FOLLOWING EASEMENT IS FOUND
ON AMERITITLE TITLE REPORT 340579AM
BUT GIVES NO SPECIFIC LOCATION:

DOCUMENT NUMBER	WIDTH	PURPOSE
2007-23193	25'	ROAD

**SEE PAGE 6 OF THIS DOCUMENT FOR A ROUGH
MAP OF THE EASEMENT LOCATION.**

LINE TABLE

NO.	BEARING	DISTANCE
L1	(S 1°25'15" W)	771.92'
L2	(N 1°30'32" E)	320.61'
	(N 1°26'00" E)	320.58'

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