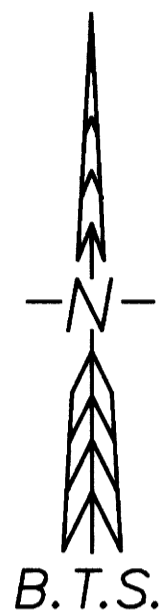
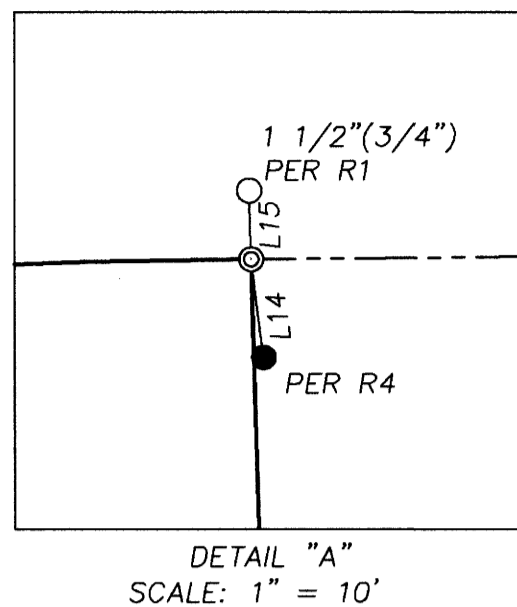


PARTITION PLAT

LOCATED IN THE EAST 1/2 OF
SECTION 5, T.25S., R.5W., W.M.
DOUGLAS COUNTY, OREGON



BASIS OF BEARINGS
OCRS COTTAGE GROVE-CANYONVILLE ZONE



SURVEY PROCEDURE:

THIS SURVEY IS BASED ON AND CONTROLLED BY THE "ORGN" GPS CONTROL NETWORK. GPS OBSERVATIONS WERE PERFORMED WITH A LEICA GS15 GPS RECEIVER TO OBTAIN COORDINATES ON SITE CONTROL AND THE MAJORITY OF THE EXISTING MONUMENTS. ADDITIONAL SURVEY MONUMENTS WERE LOCATED USING A LEICA TS15 TOTAL STATION FROM THE SITE CONTROL. THE COORDINATE SYSTEM AND PROJECTION ARE OCRS COTTAGE GROVE-CANYONVILLE ZONE.

THE BOUNDARY WAS DETERMINED BY DEEDS, SURVEYS OF RECORD, AND EXISTING MONUMENTS. THE RIGHT-OF-WAY OF GREEN VALLEY RD. WAS DETERMINED BY USING 2 FOUND MONUMENTS FROM CEDAR HILL CEMETERY PLAT 1, VOL.14, PG.49(R2) FOR THE DIRECTION OF THE TANGENT. THE CURVE IN THE RIGHT-OF-WAY WAS DEFINED BY RECORD DIMENSION ROTATED TO THE TANGENT BUT THEN FIXING THE END OF THE CURVE TO THE EAST LINE OF SECTION 5 AS SHOWN ON COUNTY ROAD 23A R.O.W PLANS R023A_00000101(R8). THIS LOCATION FITS WELL WITH THE LOCATION OF THE EXISTING ROAD SURFACE. THE EAST LINE OF THE BOUNDARY WAS DEFINED BY FOUND MONUMENTS AS SHOWN BUT TERMINATED AT THE DETERMINED RIGHT-OF-WAY. THE ANGLE POINT IN THE SOUTHERN BOUNDARY WAS COMPUTED BY SCALING AND ROTATING THE RECORD DIMENSIONS SHOWN ON M31-20(R1) TO THE FOUND MONUMENTS ON EACH END. ALL OTHER LINES WERE DETERMINED BY FOUND MONUMENTS AS SHOWN.

THIS SURVEY WAS PERFORMED IN THE FIELD BY ISAAC JACOBSEN AND ALLYN ST.ONGE, WITH COMPUTATIONS AND DRAFTING BY RUSSELL BADGLEY.

RECORDS:

- R1 = M31-20 ~ ARTHUR BOYER - 1966
- R2 = CEDAR HILL CEMETERY PLAT 1, VOL.14 PG.49 - 1973
- R3 = M51-64 ~ A. R. SORBEL - 1973
- R4 = M15-55 ~ JAMES BYRON - 1959
- R5 = M115-75 ~ ROBERT DOLAN - 1992
- R6 = LP 2000-0053 ~ DAVID EDWARDS - 2000
- R7 = C.S. 55/88-1 ~ ARTHUR BOYER - 1968
- R8 = COUNTY ROAD 23A R.O.W PLANS (R023A_00000101) ~ F.C. FREAR - 1954
- R9 = CEDAR HILL CEMETERY PLAT 2, VOL.14, PG.50
- R10 = M7-30 ~ JAMES BYRON - 1955

LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD W/ BTS SURVEYING CAP
- ⊙ = FOUND 5/8" IRON ROD PER CEDAR HILL CEMETERY PLAT 1, VOL.14, PG.49(R2)
- ⊙ = FOUND 5/8" IRON ROD PER LAND PARTITION 2000-0053(R6)
- = FOUND 3/4" IRON ROD AS SHOWN
- = FOUND IRON PIPE AS SHOWN
- ⊗ = FOUND AXLE 1/4 CORNER PLSS ID. NO. 300640
- △ = COMPUTED POINT NOTHING FOUND OR SET
- R# = RECORD REFERENCE
- () = RECORD DIMENSION

- = PROPERTY LINES
- = NEW PARCEL LINES
- = ROAD CENTERLINE
- = RIGHT-OF-WAY LINE
- = 60' ACCESS & UTILITIES EASEMENT
- = TIE LINE
- = 35' ULTIMATE SETBACK LINE

[NO STRUCTURE OTHER THAN A FENCE OR SIGN SHALL BE LOCATED WITHIN 35 FEET OF THE RIGHT-OF-WAY OF GREEN VALLEY ROAD]

EXISTING EASEMENTS: (NON-PLOTTABLE)

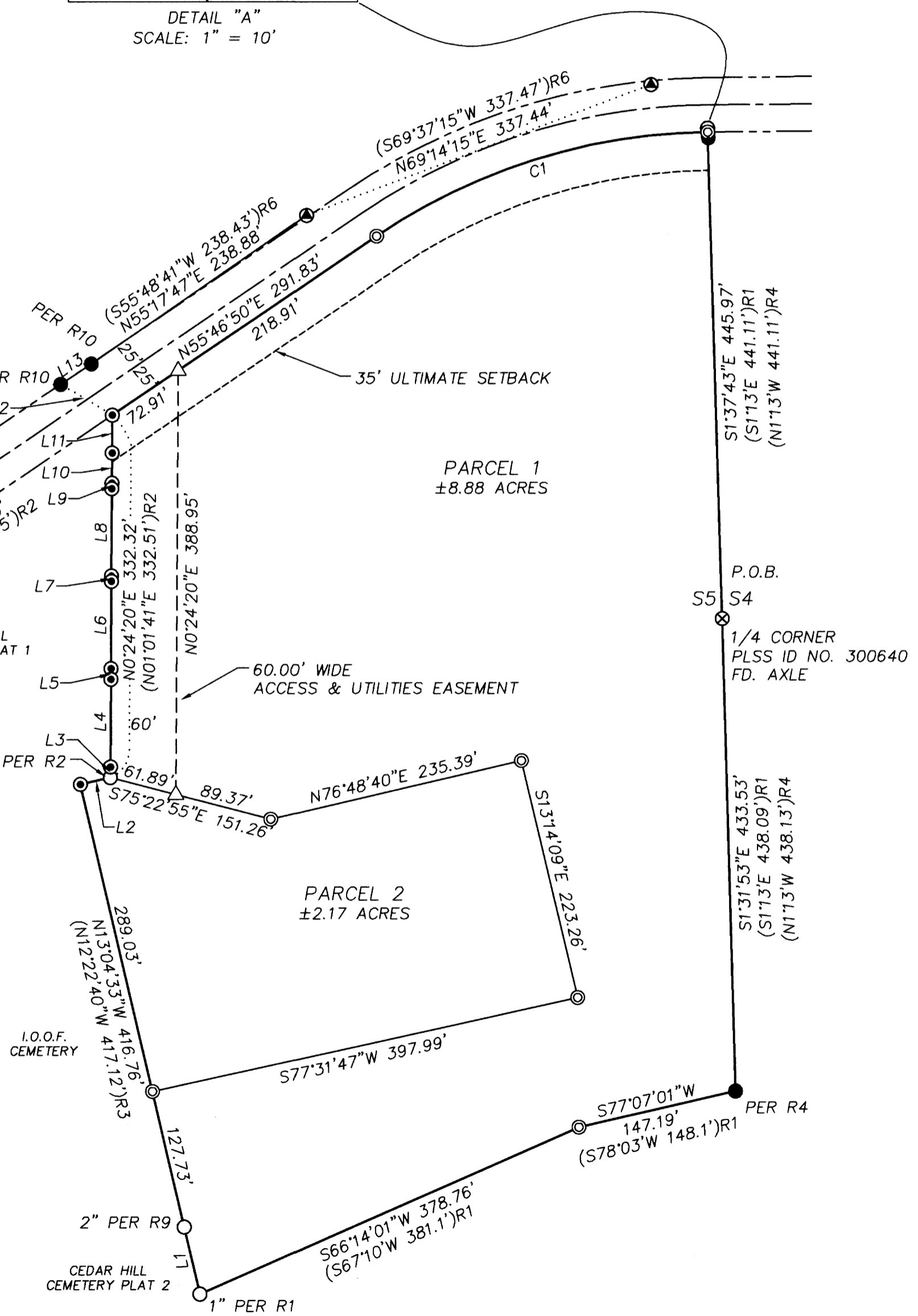
- FIRST AMERICAN PUBLIC RECORD REPORT ORDER NO. 7399-3698400 EXHIBIT "C" (LIENS AND ENCUMBRANCES)
- 2. EASEMENT RECORDED IN BK. 95, RECORDER'S NO. 91462, AND BK 102, P.81 RECORDER'S NO. 18005, IN FAVOR OF THE CALIFORNIA OREGON POWER COMPANY FOR RIGHT OF WAY.
- 3. EASEMENT RECORDED IN BK. 1343, PG. 556, RECORDER'S NO. 95-5372 IN FAVOR OF DOUGLAS ELECTRIC COOPERATIVE, INC. FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Russell Badgley
OREGON
NOVEMBER 13, 2007
RUSSELL BADGLEY
70716

RENEWS: 12-31-2021

NO.	BEARING	DISTANCE			
L1	N13°00'21"W	62.83	(S12°22'40"E 62.89')	R9	
L2	N77°13'15"E	28.01	(N77°48'00"E 28.20')	R2	
L3	N1°37'08"E	9.85	(N01°01'41"E 10.00')	R2	
L4	N0°19'19"E	80.26	(N01°01'41"E 80.00')	R2	
L5	N0°20'48"E	9.90	(N01°01'41"E 10.00')	R2	
L6	N0°22'40"E	79.99	(N01°01'41"E 80.00')	R2	
L7	N0°01'52"E	4.96	(N01°01'41"E 5.00')	R2	
L8	N0°18'04"E	79.93	(N01°01'41"E 80.00')	R2	
L9	N1°44'56"E	5.16	(N01°01'41"E 5.00')	R2	
L10	N0°28'18"E	27.74	(N01°01'41"E 28.00')	R2	
L11	N0°22'39"E	34.53	(N01°01'41"E 34.51')	R2	
L12	N59°04'04"W	54.95			
L13	N56°10'37"E	33.72	(S56°12'30"W 33.68')	R2	
L14	S7°10'24"E	5.15	(N01°01'41"E 332.51')	R2	
L15	S1°37'43"E	3.58	(N01°01'41"E 332.51')	R2	
C1	S3°42'45"	547.96	322.42	S72°38'13"W	317.79



BTS SURVEYING, INC.

348 SE JACKSON ST., ROSEBURG, OR 97470
(541) 673-0966 btssurveying.com

SCALE: 1" = 100'	FOR: JAMES & CAROLINE WHITED 352 GREEN VALLEY RD. OAKLAND, OR 97462	JOB #: 21-021 FILE: 21-021_Whited_Partition.dwg SHEET 2 OF 2
DATE: APRIL 15, 2021		