

LAND PARTITION

LOCATED IN THE SE1/4 OF SECTION 36, T27S, R6W, W.M. AND IN THE SW1/4 OF SECTION 31, T27S, R5W, W.M. AND IN THE NW1/4 OF SECTION 6, T28S, R5W, W.M. AND IN THE N1/2 OF SECTION 1, T28S, R6W, W. M. IN DOUGLAS COUNTY, OREGON

Douglas County Official Records 2022-013543
Daniel J. Loomis, County Clerk



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PLAT-PAR Cnt=1 Stn=33 HAJOHNST
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CURVE TABLE

NO.	DELTA	RADIUS	ARC LENGTH	CORD
C1	18°11'23"	500.00'	158.73'	N38°19'57"E 158.07'
C2	39°14'57"	275.00'	188.38'	N48°51'44"E 184.72'
C3	21°16'58"	480.00'	178.30'	N57°50'43"E 177.27'
C4	9°57'14"	1420.00'	246.69'	N42°13'38"E 246.38'
C5	62°49'24"	120.00'	131.58'	N68°39'43"E 125.08'
C6	17°58'36"	400.00'	125.50'	S88°54'53"E 124.99'
C7	84°17'19"	120.00'	176.53'	S55°45'32"E 161.04'
C8	43°02'32"	295.00'	221.61'	S7°54'24"W 216.44'
C9	70°19'38"	110.00'	135.02'	S5°44'09"E 126.70'
C10	108°48'08"	70.00'	132.93'	N84°41'57"E 113.84'
C11	70°20'09"	390.00'	478.76'	N9°11'47"E 449.26'
C12	31°49'01"	350.00'	194.36'	N10°03'47"W 191.87'

LINE TABLE

NO.	BEARING	DISTANCE
L1	N29°14'15"E	199.34'
L2	N37°15'01"E	236.04'
L3	S79°55'35"E	48.78'
L4	S29°25'40"W	140.77'
L5	S40°53'58"E	196.47'
L6	N30°17'53"E	343.49'
L7	N38°26'46"E	111.49'
L8	N38°26'46"E	301.90'
L9	N44°21'52"E	377.17'
L10	N25°58'18"W	30.37'
L11	N09°16'15"E	135.83'

SURVEY FOR: HARVEY WILCOX AND JOSEPH LEININGER
69968 HIGHWAY 101
NORTH BEND, OR 97459
SURVEY BY: ESTABROOK LAND SURVEYING, INC.
P.O. BOX 574
LAKESIDE, OR 97449

LEGEND

- ⊙ FD CORNER AS SHOWN
- SET 5/8"X30" IRON ROD W/ P.CAP MKD "ESTABROOK LS2703"
- ✕ FENCE CORNER
- △ CALCULATED POSITION
- () RECORD INFORMATION
- PROPERTY LINE
- - - SECTION LINE
- CURVE RADIUS
- (A) THROUGH (T) SEE SHEET 2 FOR CORNER DESCRIPTIONS

UNSURVEYED PARCEL 1
253.49 +/- ACRES

UNSURVEYED PARCEL 2
162 +/- ACRES

UNSURVEYED
161 +/- ACRES

BASIS OF BEARINGS
THE BASIS OF BEARINGS IS BETWEEN FOUND MONUMENTS (K) AND (M) SET IN PARTITION 2021-0015

REFERENCE SURVEYS

- PARTITION 2021-0015
- M157-25
- M112-19
- M111-23
- M50-55
- M28-48
- BOGGS ORCHARD TRACTS

REFERENCE DEED
94-14737

REGISTERED PROFESSIONAL LAND SURVEYOR

Jerry Lee Estabrook

OREGON JUNE 30, 1985
JERRY LEE ESTABROOK
2703

EXPIRES 12/31/23



SCALE 1"=400'

DRAWN BY: HAW	DATE: 7/18/2022
CHECKED BY: JLE	DRAWING NO: SPEEDWAY
JOB NO.: 2022-35	SHEET 1 OF 2

2022-0035 A

2022-0035 A

CENTERLINE OF 35' WIDE ACCESS AND UTILITY EASEMENT PER PARTITION 2021-0015 AND DOC. NO. 2021-004241, CONNECTS TO SPEEDWAY ROAD NO. 274

(N89°32'E 1976.1' BOGGS ORCHARD)
(N89°32'14"E 1969.24' M157-25)
S89°33'01"W 1969.38'

(N89°15'E 2640.2' BOGGS ORCHARD)
(S89°26'40"W 2615.22' M50-55)
S89°13'42"W 2615.14'

BOGGS ORCHARD TRACTS