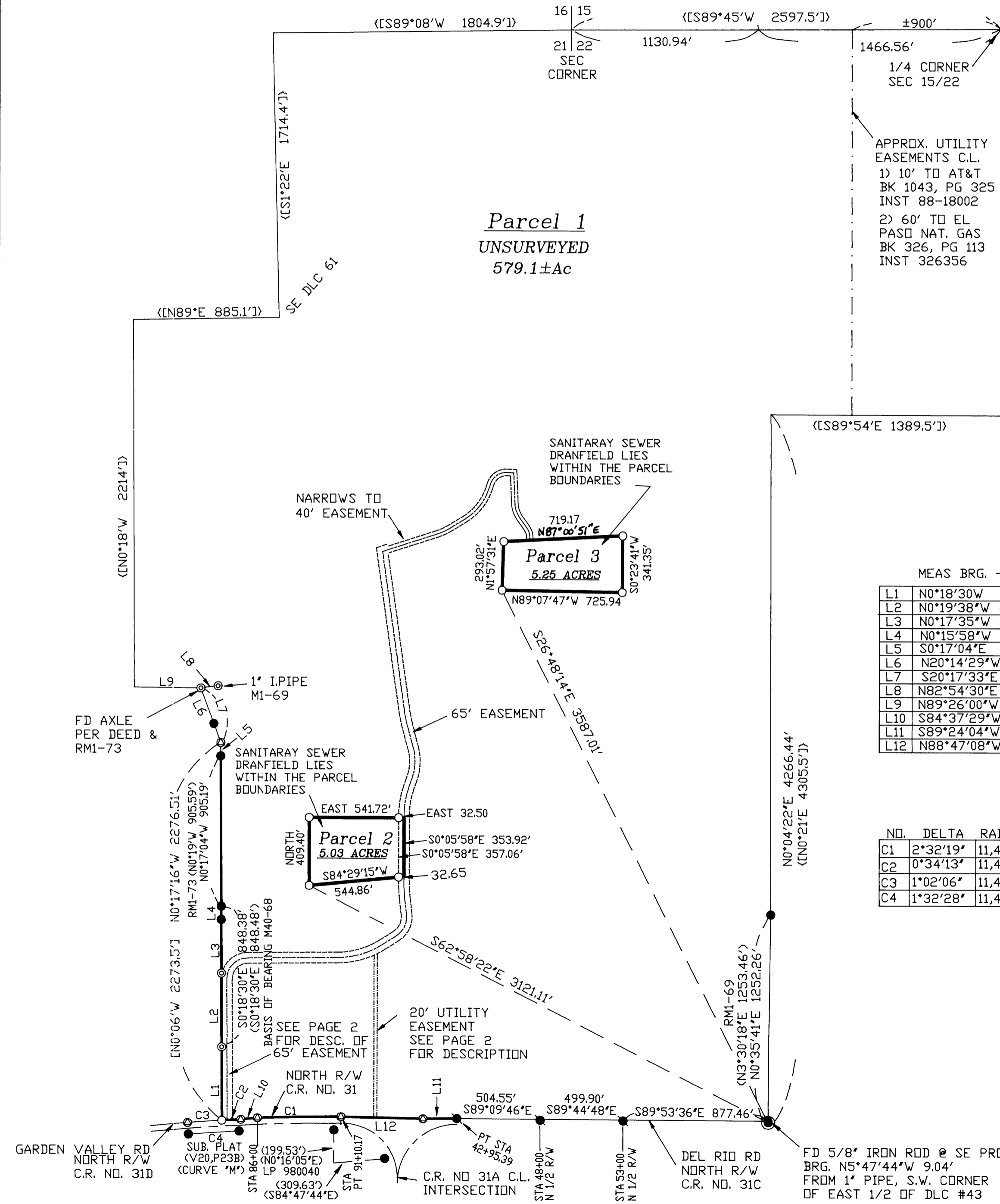




# LAND PARTITION

IN THE EAST 1/2 OF SEC. 21, THE WEST 1/2 OF SEC. 22, THE NW 1/4 OF SEC. 27, AND THE NE 1/4 OF SEC. 28  
TOWNSHIP 26 SOUTH, RANGE 6 WEST, W.M.

2005-0022 A



## NARRATIVE

THE PURPOSE OF THIS MAP IS TO PARTITION THE PROPERTY DESCRIBED IN DEED INSTRUMENT 2000-20866, INTO THE 3 PARCELS AS SHOWN HEREON. PARCELS 2 AND 3 HAVE BEEN SURVEYED AND MONUMENTED. THE UNSURVEYED PORTIONS OF PARCEL 1 BOUNDARIES SHOWN ON THIS PLAT WERE DETERMINED USING RECORD MAP AND DEED INFORMATION.

### PARCEL 1

THE SOUTHERN BOUNDARY IS DEFINED BY THE NORTHERLY RIGHT OF WAY OF COUNTY ROAD NOS. 31A, 31C, & 31D. THE COUNTY ROAD VARIES IN WIDTH FROM CENTERLINE, AS DETERMINED FROM COUNTY ROAD MAP 0472025, SHEET 4 OF 13, YEAR 1961, AND COUNTY ROAD MAP 05130472, SHEET 5 OF 7, YEAR 1967. LAND ALONG THE SOUTHERN PROPERTY BOUNDARY WAS DEEDED TO DOUGLAS COUNTY FOR ADDITIONAL RIGHT OF WAY AS DESCRIBED IN DEED INSTRUMENTS 69-2510, 692511, AND 69-2512. THE RIGHT OF WAY EAST OF THE INTERSECTION WAS CONTROLLED BY MONUMENTS FOUND PER COUNTY ROAD MAP 0472025, AND RM1-69. THE RIGHT OF WAY WEST OF THE INTERSECTION WAS CALCULATED USING MONUMENTS FOUND PER PARTITION PLAT P980040, AND SUB. PLAT VOL. 20, PG. 23. THE WEST PROPERTY BOUNDARY WAS CONTROLLED BY MONUMENTS FOUND PER M40-68, (BASIS OF BEARING), M58-35, M48-20, AND RM 1-73.

ZONING: (FG) EXCLUSIVE FARM USE GRAZING  
SAN .SEWER: SEPTIC SYSTEMS  
WATER: UMPQUA BASIN WATER ASSOC.  
COMP. PLAN: AG  
PLAN FILE NO: 04-150

### LEGAL DESCRIPTION PARCEL 3

BEGINNING AT A 5/8" IRON ROD AT THE S.W. CORNER OF THIS DESCRIBED PROPERTY, FROM WHICH A 1" PIPE AT THE S.W. CORNER OF THE EAST 1/2 OF D.L.C. #43 BEARS S26°48'14"E 3587.01'; THENCE N1°57'31"E 293.02' TO A 5/8" IRON ROD; THENCE N87°00'51"E 719.17' TO A 5/8" IRON ROD; THENCE S0°23'41"W 341.35' TO A 5/8" IRON ROD; THENCE N89°07'47"W 725.94' TO THE POINT OF BEGINNING, CONTAINING 5.25 ACRES.

### LEGAL DESCRIPTION PARCEL 2

BEGINNING AT A 5/8" IRON ROD AT THE S.W. CORNER OF THIS DESCRIBED PROPERTY, FROM WHICH A 1" PIPE AT THE S.W. CORNER OF THE EAST 1/2 OF D.L.C. #43 BEARS S62°58'22"E 3121.11'; THENCE NORTH 409.40' TO A 5/8" IRON ROD; THENCE EAST 541.72' TO A 5/8" IRON ROD ON THE WESTERLY LINE OF A 65' ACCESS EASEMENT; THENCE CONTINUING EAST 32.5' TO THE CENTERLINE OF SAID ACCESS EASEMENT TO A POINT; THENCE S0°05'58"E 353.92' ALONG THE CENTERLINE OF SAID ACCESS EASEMENT TO A POINT; THENCE S84°29'15"W 32.65' TO A 5/8" IRON ROD ON SAID WESTERLY LINE OF SAID 65' ACCESS EASEMENT; THENCE CONTINUING S84°29'15"W 544.86' TO THE POINT OF BEGINNING, CONTAINING 5.03 ACRES.

## LINE TABLE

	MEAS. BRG. - DIST.	REC. BRG. - DIST.	
L1	N0°18'30"W 442.32'	N0°18'30"W 442.94'	M40-68
L2	N0°19'38"W 442.95'	N0°18'30"W 442.94'	M40-68
L3	N0°17'35"W 324.29'	N0°18'30"W 324.44'	M58-35
L4	N0°15'58"W 81.14'	N0°18'30"W 81.10'	M48-20
L5	S0°17'04"E 79.85'	N0°19'W 80.00'	RM1-73
L6	N20°14'29"W 228.85'	N20°17'37"W 229.48'	P950064
L7	S20°17'33"E 350.72'	S20°19'E 350.72'	RM1-73
L8	N82°54'30"E 104.36'	-	-
L9	N89°26'00"W 403.60'	N89°26'W 403.6'	CS51\289
L10	S84°37'29"W 100.98'	-	-
L11	S89°24'04"W 204.41'	-	-
L12	N88°47'08"W 496.22'	-	-

## CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	BRG	CHORD
C1	2°32'19"	11,499.16'	509.48'	S88°59'01"W	509.44'	
C2	0°34'13"	11,494.16'	114.42'	S86°55'35"W	114.42'	
C3	1°02'06"	11,494.16'	207.66'	S86°07'25"W	207.63'	
C4	1°32'28"	11,424.16'	307.29'	S86°22'36"W	307.28'	

## LEGEND

- SET 5/8" IRON ROD W/P. CAP MK'D "BEEBLE LS 2798"
- FD 5/8" IRON ROD PER RECORD
- FOUND 3/4" IRON ROD
- ⊙ FOUND IRON PIPE PER M40-68 OR MONUMENT AS NOTED
- ⊙ CALCULATED POSITION
- [ ] MAPS CS\51-289 & DEED CALL
- ( ) DEED CALL &/OR M1-69
- < > RECORD DATA AS NOTED

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*David J. Beedle*  
OREGON  
JANUARY 21, 1997  
DAVID J. BEEBLE  
#2798

EXPIRES 12-31-05

DAVID J. BEEBLE  
PROFESSIONAL  
LAND SURVEYING

TEL 541-874-3258  
163 TRAYLOR ROAD  
RIDDLE, OREGON 97469

SCALE: 1"=500  
DATE: 1-10-05

SURVEYED FOR:  
INDEPENDENT THINNING  
180 WEYERHAEUSER DR.  
ROSEBURG, OR 97470

2005-0022 A

