

# LAND PARTITION

**LOCATED** in the North 1/2 of Section 1, T. 25 S., R. 5 W., W.M. and in Section 36 and the East 1/2 of Section 35, T. 24 S., R. 5 W., W.M. in Douglas County, Oregon.

April 3, 2018

**SURVEYED FOR:** WILLIAM L. VOGEL LIVING TRUST  
P.O. BOX 41  
OAKLAND, OREGON 97462

**SURVEYED BY:** DAVID EDWARDS LAND SURVEYING  
P.O. BOX 361  
OAKLAND, OREGON 97462  
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INITIAL POINT OF BEGINNING.  
MONUMENT BEARS S 55°43'26" E, 2689.72'  
FROM THE 3/4" DIAM. IRON ROD AT  
THE WEST 1/4 CORNER OF SECTION 36.

WELL IS CENTERED WITHIN  
20' SQUARE WELL EASEMENT  
CREATED HEREON FOR THE  
BENEFIT OF PARCEL 2.

AS NOTED BELOW  
RIGHT, THESE LINES  
NOT DRAWN TO SCALE.

### LINE TABLE

NO.	BEARING	DIST.
L1	S 71°52'23" W	14.11'
L2	S 70°13'52" W	40.32'
L3	S 10°55'12" W	75.57'
L4	S 10°55'12" W	77.25'

14 FOOT WIDE WATERLINE CORRIDOR TO PARCEL 2.  
ALSO SEE SHEET TWO. THIS PORTION OF THE  
WATERLINE CORRIDOR NOT DRAWN TO SCALE.  
SEE SHEET TWO FOR TO SCALE CORRIDOR.

INITIAL POINT OF BEGINNING.  
MONUMENT BEARS N 12°54'23" E, 1560.91'  
FROM THE REBAR AND CAP PER M 120-61  
AT THE CTR. 1/4 COR. OF SECTION 1.

### PARCEL DETAILS

SEE SHEET TWO FOR ACTUAL  
SPATIAL RELATIONSHIP AND  
FOR LOCATION OF WATER LINE  
CORRIDOR TO PARCEL 2.

### NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF THE PARENT TRACT INTO 3 SEPARATE PARCELS AND TO CREATE THE ACCESS AND UTILITY EASEMENTS AND THE WELL EASEMENT SHOWN HEREON. ONLY PARCEL 1 AND PARCEL 2 WERE SURVEYED AND MONUMENTED. THE MONUMENTATION INCLUDED THE WATERLINE CORRIDOR EVEN THOUGH ON SHEET TWO THE SYMBOLS FOR THE SET MONUMENTS DO NOT ALL SHOW DUE TO THE LARGE SCALE. A MONUMENT WAS SET AT EACH AND EVERY ANGLE CORNER. THE EASEMENTS WERE LOCATED IN THE FIELD AS WELL. THE TIES FROM PARCEL 1 AND PARCEL 2 TO THE NOTED CORNER MONUMENTS ARE ACTUAL MEASURED VALUES. I USED EXISTING CONTROL POINTS FROM MY SURVEY M 170-60 TO DERIVE THE DATA FOR THIS SURVEY.

FIELD CREW: DAVID EDWARDS, BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

**PARCEL 1**  
9.37 ACRES

**PARCEL 2**  
1.76 ACRES  
INC. CORRIDOR

OLD PIONEER CO. RD. NO. 22A  
60' WIDE R/W THESE AREAS

CENTERLINE OF  
EXISTING ROAD  
AND OF 25' WIDE  
ACCESS AND UTILITY  
EASEMENT CREATED  
HEREON TO SERVE PARCEL 1.

CENTERLINE OF EXISTING ROAD  
AND OF 25' WIDE ACCESS  
AND UTILITY EASEMENT CREATED  
HEREON TO SERVE PARCEL 2.

### LEGEND

○ INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.

SCALE: 1" = 100'

W.M. = WITNESS MONUMENT

BASIS OF BEARINGS: EXISTING CONTROL PER MY SURVEY M 170-60.

SHEET THREE OF THREE

2018-0014 C

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