



# LAND PARTITION

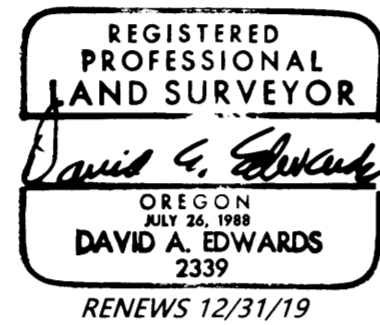
LOCATED in the NE, SW & SE 1/4's of Section 32, T. 23 S., R 5 W., W.M.  
in Douglas County, Oregon.

**NOTE:** THE WEST, SOUTH AND EAST BOUNDARIES OF PARCEL 1 ARE A MINIMUM OF 160' FROM ANY PORTION OF THE CELLULAR COMMUNICATIONS TOWER SITUATED THEREON.

**SURVEYED FOR:** D & A BESSETT LLC &  
BESSETT'S LUCKY LLC  
P.O. BOX 369  
YONCALLA, OREGON 97499

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

APRIL 20, 2018



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

**EASEMENT NOTE:** ELECTRIC TRANSMISSION RIGHT OF WAY EASEMENT PER DOC. NO. 95-06365 GIVES NO SPECIFIC LOCATION.

CURVE TABLE					
NO.	RADIUS	CHORD BEARING	DIST.	DELTA	LENGTH
C1	120.00'	N 40°52'06" W	204.62'	116°59'01"	245.01'
C2	75.00'	N 25°35'00" W	98.63'	82°13'45"	107.64'
C3	540.00'	N 39°54'33" E	343.56'	37°05'50"	349.63'
C4	85.00'	N 20°34'54" E	98.70'	70°58'57"	105.30'

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N 33°44'23" E	106.23'
L2	S 89°12'47" W	92.99'
L3	N 16°35'37" E	157.65'
L4	N 46°34'28" E	266.74'
L5	N 50°53'32" E	313.15'
L6	N 2°28'30" E	298.20'

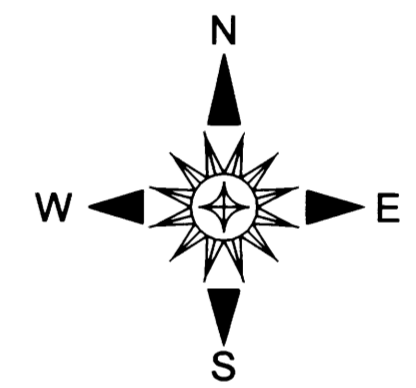
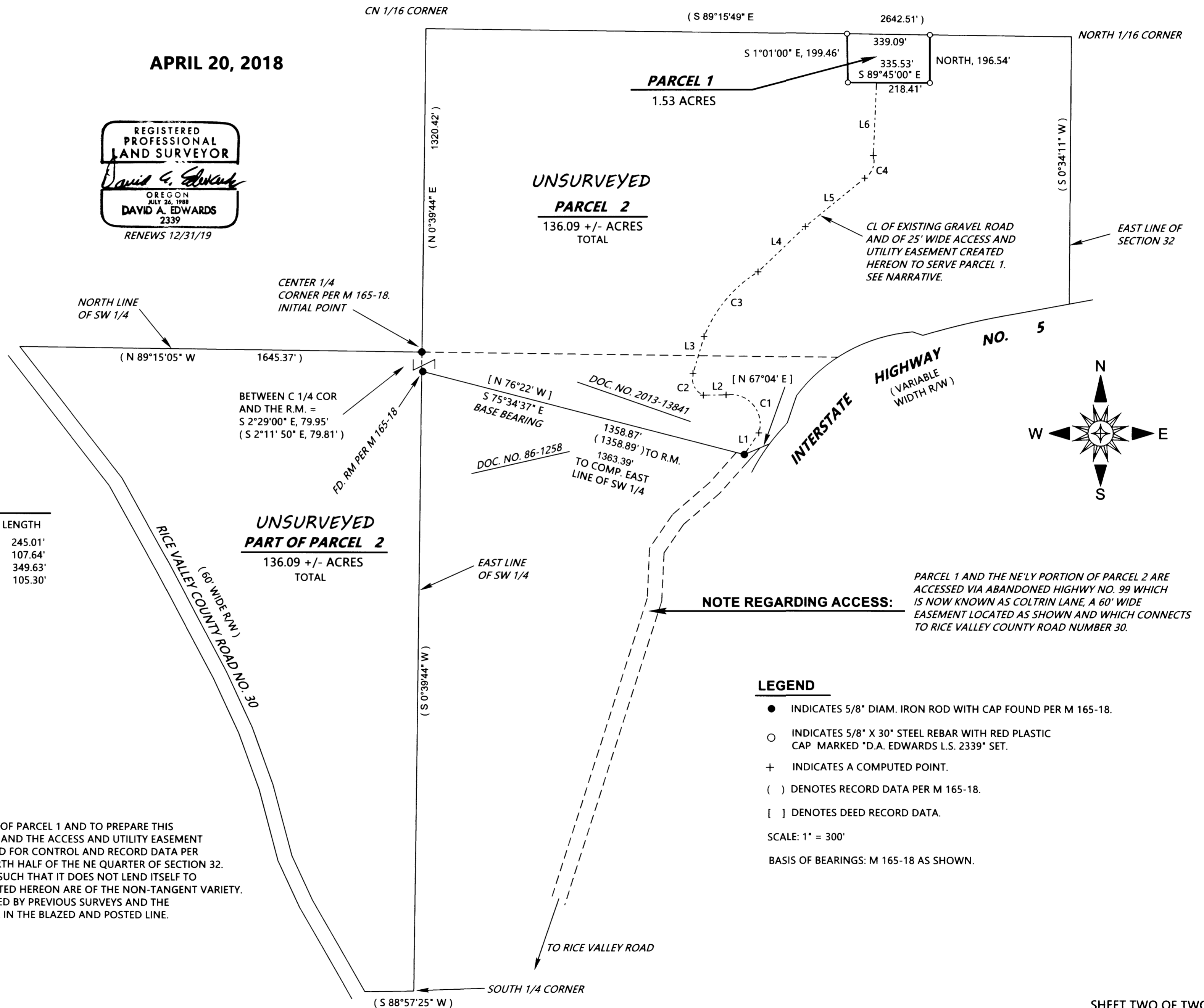
**NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE BOUNDARIES OF PARCEL 1 AND TO PREPARE THIS PARTITION PLAT IN ORDER TO CREATE THE TWO SEPARATE PARCELS AND THE ACCESS AND UTILITY EASEMENT AS SHOWN HEREON. FOUND MONUMENTS PER M 165-18 WERE HELD FOR CONTROL AND RECORD DATA PER SAID SURVEY WAS USED TO COMPUTE THE NORTH LINE OF THE NORTH HALF OF THE NE QUARTER OF SECTION 32. THE CONSTRUCTION OF THE GRAVEL ACCESS ROAD TO PARCEL 1 IS SUCH THAT IT DOES NOT LEND ITSELF TO TANGENT CURVES. THEREFORE THE CURVES IN THE EASEMENT CREATED HEREON ARE OF THE NON-TANGENT VARIETY. THE SAID NORTH LINE OF THE SOUTH HALF WAS POSTED AND BLAZED BY PREVIOUS SURVEYS AND THE MONUMENTS SET FOR THE NE AND NW CORNERS OF PARCEL 1 FALL IN THE BLAZED AND POSTED LINE.

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

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.



**NOTE REGARDING ACCESS:**

PARCEL 1 AND THE NE'LY PORTION OF PARCEL 2 ARE ACCESSED VIA ABANDONED HIGHWAY NO. 99 WHICH IS NOW KNOWN AS COLTRIN LANE, A 60' WIDE EASEMENT LOCATED AS SHOWN AND WHICH CONNECTS TO RICE VALLEY COUNTY ROAD NUMBER 30.

**LEGEND**

- INDICATES 5/8" DIAM. IRON ROD WITH CAP FOUND PER M 165-18.
  - INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MARKED "D.A. EDWARDS L.S. 2339" SET.
  - + INDICATES A COMPUTED POINT.
  - ( ) DENOTES RECORD DATA PER M 165-18.
  - [ ] DENOTES DEED RECORD DATA.
- SCALE: 1" = 300'  
BASIS OF BEARINGS: M 165-18 AS SHOWN.