

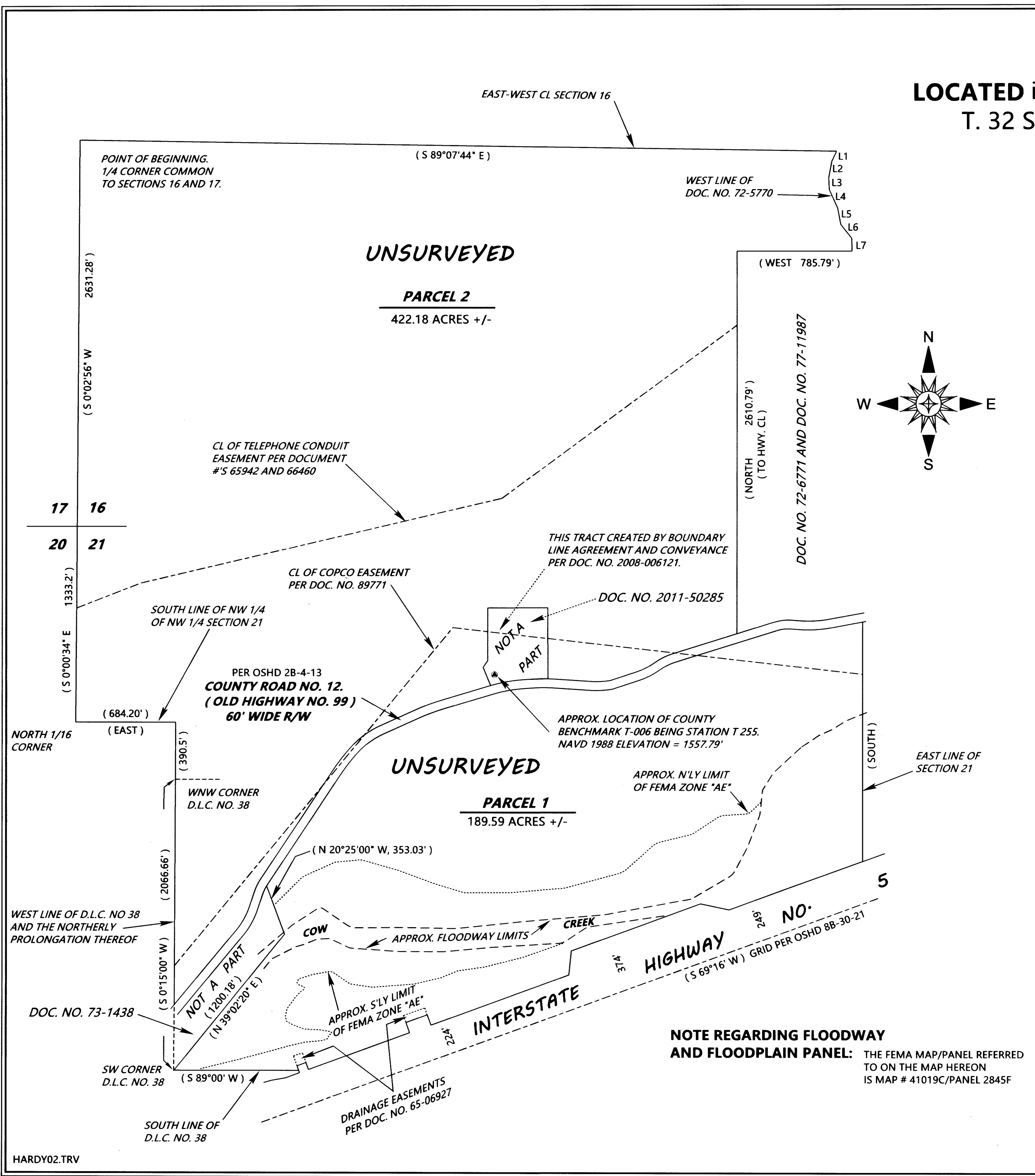
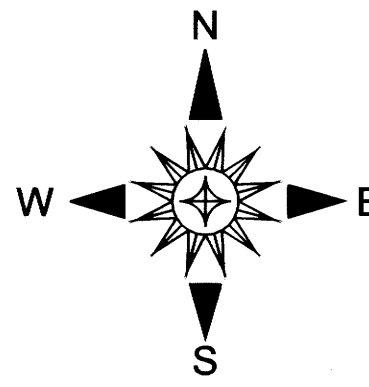
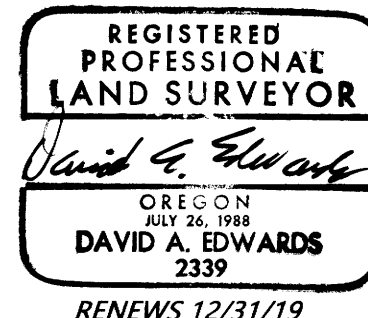
LAND PARTITION

LOCATED in the South 1/2 of Section 16 and in Section 21,
T. 32 S., R. 5 W., W.M. in Douglas County, Oregon.

February, 2019

PREPARED FOR: SKINNER HARDY TRUST
3032 AZALEA GLEN ROAD
GLENDALE, OREGON 97442

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



LEGEND

() DENOTES RECORD DATA PER FILED SURVEY OR DEED RECORD.
SCALE: 1" = 500'
BASIS OF BEARINGS: VARIOUS RECORD DATA PER DEEDS AND SURVEYS.

NARRATIVE

THE PURPOSE OF THIS LAND PARTITION PLAT IS TO CREATE TWO SEPARATE PARCELS OF LAND FROM THE SINGLE LOT OF RECORD DESCRIBED IN DOCUMENT NUMBER 94-6973, OFFICIAL RECORDS FOR DOUGLAS COUNTY, AS MODIFIED BY THE BOUNDARY LINE AGREEMENT AND CONVEYANCE RECORDED AS DOCUMENT NUMBER 2008-6121, SAID OFFICIAL RECORDS. NEITHER OF THE NEWLY CREATED PARCELS WAS SURVEYED. DEED AND SURVEY RECORD DATA WAS USED TO CREATE THIS PLAT. SAID DOCUMENT NUMBER 94-6973 DOES NOT INCLUDE ANY PORTION OF GOVERNMENT LOT 7, AS MAPPED BY THE COUNTY ASSESSOR'S OFFICE. THE ACREAGE OF THAT PORTION OF LOT 7 INCLUDED BY THE ASSESSOR WAS 1.50 ACRES BY THEIR COMPUTATIONS. THIS AMOUNT OF ACREAGE WAS DELETED FROM THE OVERALL ASSESSOR'S TOTAL ACREAGE IN DETERMINING THE ACREAGES SHOWN HEREON. THE ACREAGE OF PARCEL 2, BEING THAT PORTION OF DOCUMENT NUMBER 94-6973 LYING SOUTHERLY OF COUNTY ROAD NUMBER 12, IS BASED UPON COUNTY ASSESSOR DATA, LEAVING THE BALANCE OF THE OVERALL ASSESSOR ACREAGE IN PARCEL 2, NORTHERLY OF SAID COUNTY ROAD NUMBER 12.

LINE NO.	BEARING	DIST.
L1	(N 25° 00' E	75.43' +/-)
L2	(N 10° 47' E	116.36')
L3	(N 2° 41' W	80.80')
L4	(N 24° 22' W	139.75')
L5	(N 10° 32' W	113.73')
L6	(N 38° 37' W	119.82')
L7	(N 1° 14' W	

NOTES REGARDING EASEMENTS:

EASEMENTS POTENTIALLY AFFECTING THIS PROPERTY FOUND IN BOOK 45, PAGE 636 AND IN DOCUMENTS NUMBERED 38561, 39195, 259625, 309681 AND 79-1861 GIVE NO SPECIFIC LOCATION.
EASEMENTS FOUND IN DOCUMENTS NUMBERED 72-5770 AND 72-6771 DO NOT AFFECT THE SUBJECT PROPERTY.
EASEMENT DATA PER AMERITITLE S.O.R.T. REPORT # 279420AM.

NOTE REGARDING FLOODWAY AND FLOODPLAIN PANEL:

THE FEMA MAP/PANEL REFERRED TO ON THE MAP HEREON IS MAP # 41019C/PANEL 2845F