



# LAND PARTITION

LOCATED in Section 6, T. 23 S., R. 4 W., W.M. in Douglas County, Oregon.

December, 2019

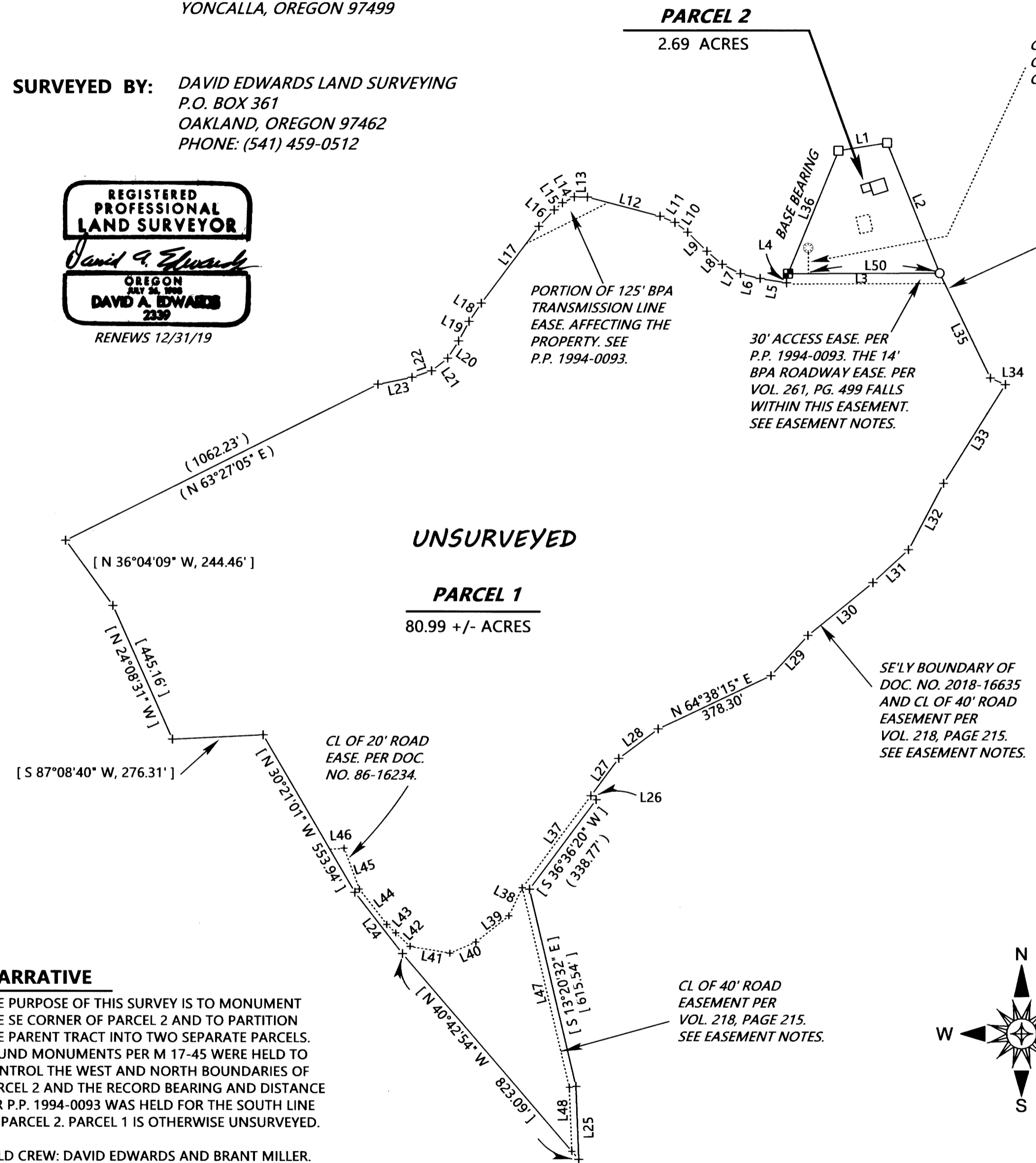
**SURVEYED FOR:** JOHN AND JAMIE BUCKNER  
4115 ELKHEAD ROAD  
YONCALLA, OREGON 97499

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



### LEGEND

- INDICATES 1" X 1" "T" IRON PER M 17-45, FOUND AT ANGLE POINT IN NORTH LINE OF PARCEL 2 OF P.P. 1994-0093, BEING ALSO THE INITIAL POINT.
- INDICATES 1" X 1" "T" IRON FOUND PER M 17-45.
- INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET AT THE RECORD BEARING AND DISTANCE FROM THE INITIAL POINT PER P.P. 1994-0093.
- ( ) DENOTES RECORD DATA PER P.P. 1994-0093 UNLESS NOTED OTHERWISE.
- [ ] DENOTES RECORD DATA PER M 90-3. COMP. = COMPUTED.
- { } DENOTES COMPUTED DATA ( PER P.P. 1994-0093 EXCEPT WHERE NOTED ).
- SCALE: 1" = 300'
- P.P. = PARTITION PLAT NUMBER.
- BASIS OF BEARINGS: PARTITION PLAT NUMBER 1994-0093 AS SHOWN.
- = HOUSE
- = SPRING
- = DRAINFIELD



LINE		TABLE	
L1	N 80°49'26" E 150.04'	L25	[ N 2°25'30" W 221.50' ]
L2	( N 80°49'31" E 150.00' )	L26	( N 53°23'40" W 20.00' PER DOC. NO. 2018-16635 )
L3	S 22°02'56" E 426.22'	L27	( N 36°36'20" E 141.74' PER DOC. NO. 2018-16635 )
L4	( S 22°03'00" E 426.26' )	L28	( N 53°09'45" E 149.85' )
L5	N 89°46'00" E 461.64'	L29	( N 42°36'15" E 166.14' )
L6	( S 9°10'07" W 28.24' )	L30	( N 50°51'00" E 254.84' )
L7	( N 80°49'54" W 81.79' )	L31	( N 47°21'00" E 147.34' )
L8	( N 76°15'43" W 61.61' )	L32	( N 27°47'00" E 227.96' )
L9	( N 62°57'38" W 61.75' )	L33	( N 32°04'30" E 353.20' )
L10	( N 49°39'37" W 61.60' )	L34	( N 66°18'06" W 49.69' )
L11	( N 45°05'34" W 82.58' )	L35	( S 25°54'04" E 354.08' )
L12	( N 52°39'37" W 48.46' )	L36	N 22°22'14" E 403.36' ( 403.40' ) BASE BEARING
L13	( N 67°47'42" W 48.46' )	L37	S 36°36'20" W 348.09' COMP. PER DOC. NO. 2018-16635 & P.P. 1994-0093.
L14	( N 75°21'44" W 227.58' )	L38	( S 25°24'58" W 94.68' )
L15	( N 89°08'01" W 39.99' )	L39	( S 51°26'30" W 128.23' )
L16	( N 63°19'25" E 39.99' )	L40	( S 66°39'09" W 85.19' )
L17	( N 49°33'07" E 33.21' )	L41	( N 80°33'47" W 122.79' )
L18	( N 43°07'50" E 68.00' )	L42	( N 46°39'30" W 59.98' )
L19	( N 36°42'33" E 291.50' )	L43	( N 46°39'32" W 37.39' )
L20	( N 33°52'38" E 67.01' )	L44	( N 37°57'22" W 136.15' )
L21	( N 28°12'49" E 67.02' )	L45	( N 20°29'41" W 132.43' )
L22	( N 32°23'24" E 62.07' )	L46	( S 87°07'19" W 32.27' )
L23	( N 51°52'54" E 62.35' )	L47	( S 13°20'32" E 622.94' )
L24	( N 71°22'23" E 62.07' )	L48	( S 2°25'30" E 194.26' )
	L23 ( N 78°22'54" E 105.54' )	L49	SOUTH 63.00'
	L24 ( S 37°51'38" E 235.55' )	L50	S 89°46'00" W 402.00'

### NOTES REGARDING EASEMENTS OF RECORD:

EASEMENTS REFERRED TO HEREIN ARE LISTED IN AMERITITLE S.O.R.T. REPORT 338239AM.

VOL. 218, PAGE 215 IS SHOWN ON THE MAP.

VOL. 261, PAGE 499 IS SHOWN ON THE MAP.

ROAD EASEMENTS PER VOL. 323, PAGE 730 & DOC. NO. 91-00766 GIVE NO SPECIFIC WIDTH OR LOCATION.

DOC. NO. 86-16234 IS SHOWN ON THE MAP ( 20' PORTION ) OR FOLLOWS SAME COURSES AS VOL. 218, PAGE 215 ( 40' PORTION ).

ROAD EASEMENT PER DOC. NO. 86-16235 GIVES NO SPECIFIC WIDTH OR LOCATION.

ROAD EASEMENT PER DOC. NO. 91-07658 GIVES NO SPECIFIC WIDTH OR LOCATION.

ROAD EASEMENT PER DOC. NO. 95-17665 IS SITUATED IN THE SAME LOCATION AS THE 30' WIDE ROAD EASEMENT CREATED ON P.P. 1994-0093.

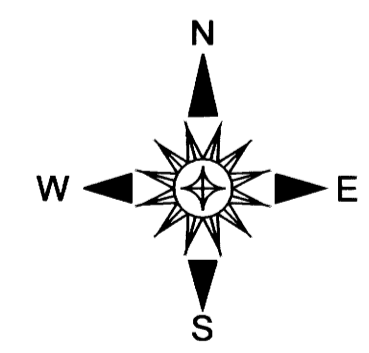
ROAD EASEMENT PER DOC. NO. 95-17666 IS 40' WIDE AND FOLLOWS THE SAME COURSES AS THE VOL. 218, PAGE 215 EASEMENT.

ROAD EASEMENT PER DOC. NO. 98-01534 FOLLOWS THE SAME COURSES AS THE VOL. 218, PAGE 215 EASEMENT.

EASEMENTS FOR INGRESS, EGRESS AND UTILITES PER DOC. NO. 2000-11892 & DOC. NO. 2005-25827 ARE SITUATED IN THE SAME LOCATION AS THE 30' WIDE ACCESS EASEMENT PER P.P. 1994-0093.

PER D.C.S. :  
"EXHIBIT C  
MATCHES VOL. 218,  
PAGE 215."

PER D.C.S. : "P.P. 1994-0093  
30' EASEMENT."



### NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE SE CORNER OF PARCEL 2 AND TO PARTITION THE PARENT TRACT INTO TWO SEPARATE PARCELS. FOUND MONUMENTS PER M 17-45 WERE HELD TO CONTROL THE WEST AND NORTH BOUNDARIES OF PARCEL 2 AND THE RECORD BEARING AND DISTANCE PER P.P. 1994-0093 WAS HELD FOR THE SOUTH LINE OF PARCEL 2. PARCEL 1 IS OTHERWISE UNSURVEYED.

FIELD CREW: DAVID EDWARDS AND BRANT MILLER.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.