

LAND PARTITION

LOCATED in the East 1/2 of Section 22 and the NW 1/4 of Section 23,
T. 27 S., R. 4 W., W.M. in Douglas County, Oregon.

December, 2019

SURVEYED FOR: BRAD HELLENTHAL
P.O. BOX 184
ROSEBURG, OREGON 97470



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

NOTE: ACREAGES ARE BASED UPON COUNTY ASSESSOR DATA.

NOTE REGARDING EASEMENTS OF RECORD:

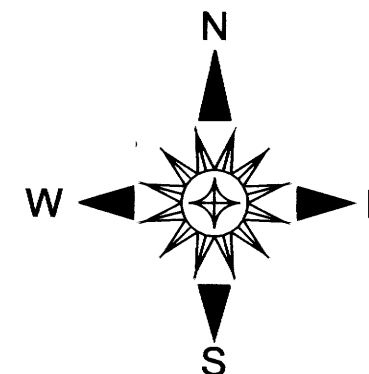
EASEMENT	PURPOSE	WIDTH
61832	ROAD RIGHT OF WAY	44'
82-08322	ELECTRIC LINES	NONE GIVEN
87-13722	UNDERGROUND PHONE LINE	10'
90-16882	UNDERGROUND ELEC. LINE	10'
2000-03675	WATERLINE	12'

THE ABOVE EASEMENTS GIVE NO SPECIFIC LOCATIONS.
ALL PER AMERITITLE S.O.R.T. REPORT NO. 337445.

RECORD COURSES FOR 2000-03675 BEGINNING AT POINT "A"

E1	S 75°25'45" E	44.32'	E22	N 7°33'16" E	30.26'
E2	S 56°09'44" E	48.09'	E23	N 1°31'19" W	41.18'
E3	S 40°48'17" E	39.94'	E24	N 26°34'03" E	40.82'
E4	S 31°09'29" E	24.73'	E25	N 1°27'28" E	16.17'
E5	S 28°48'02" E	73.08'	E26	N 38°19'43" W	17.88'
E6	S 23°53'02" E	31.40'	E27	N 57°35'36" W	56.62'
E7	S 15°12'59" E	62.13'	E28	N 25°21'21" W	38.48'
E8	S 28°40'16" E	99.42'	E29	N 21°08'57" E	32.05'
E9	N 89°35'55" E	205.78'	E30	N 31°37'14" E	47.04'
E10	N 79°52'10" E	23.26'	E31	N 21°45'03" E	19.07'
E11	N 60°31'58" E	30.68'	E32	N 15°56'09" E	57.89'
E12	N 32°58'18" E	46.02'	E33	N 35°00'49" E	36.54'
E13	N 39°29'05" E	94.66'	E34	N 44°53'37" E	42.32'
E14	N 35°09'16" E	49.52'	E35	N 53°17'58" E	26.17'
E15	N 62°15'59" E	52.34'	E36	N 60°07'32" E	33.62'
E16	N 37°57'01" E	101.29'	E37	N 64°54'31" E	51.92'
E17	N 23°07'15" E	29.66'	E38	N 70°36'25" E	105.25'
E18	N 19°00'54" W	53.01'	E39	N 81°12'43" E	65.65'
E19	N 14°54'53" E	31.24'	E40	S 83°23'48" E	47.93'
E20	N 57°22'35" E	43.51'	E41	N 84°07'10" E	57.53'
E21	N 49°04'34" E	21.65'	E42	N 63°48'32" E	TO PROP. LINE

NOTE: POINT "A" BEARS S 0°10'54" E, 304.83' FROM THE NORTH 1/16 CORNER COMMON TO SECTIONS 22 & 23 PER DOC. NO. 2000-03675.



LINE TABLE

L1	N 69°50'54" W	251.63'	L14	N 46°19'12" W	170.02'
L2	S 25°40'00" W	183.26'	L15	N 34°57'26" W	215.63'
L3	N 40°32'20" W	218.81'	L16	N 71°42'15" W TO R/W LINE	
L4	N 40°21'50" W	205.53'	L17	S 79°09'21" W	232.61'
L5	N 39°40'04" W	310.38'	L18	N 67°38'32" W	83.03'
L6	N 80°54'25" W	503.67'	L19	N 52°45'40" W	234.14'
L7	N 80°54'25" W	395.29'	L20	N 52°48'55" W	88.68'
L8	N 29°59'58" W	80.10'	L21	N 19°49'07" W	70.03'
L9	N 36°42'25" W	339.60'	L22	N 7°24'48" W	258.69'
L10	N 11°31'45" E	222.83'	L23	N 25°30'30" W	79.07'
L11	N 6°54'43" W	47.47'	L24	N 53°20'02" W	253.40'
L12	S 76°32'12" W	256.87'	L25	N 4°12'02" W	111.78'
L13	S 74°47'27" W	255.77'	L26	N 69°50'54" W	125.00'
			L27	N 73°28'55" E	84.97' COMP.

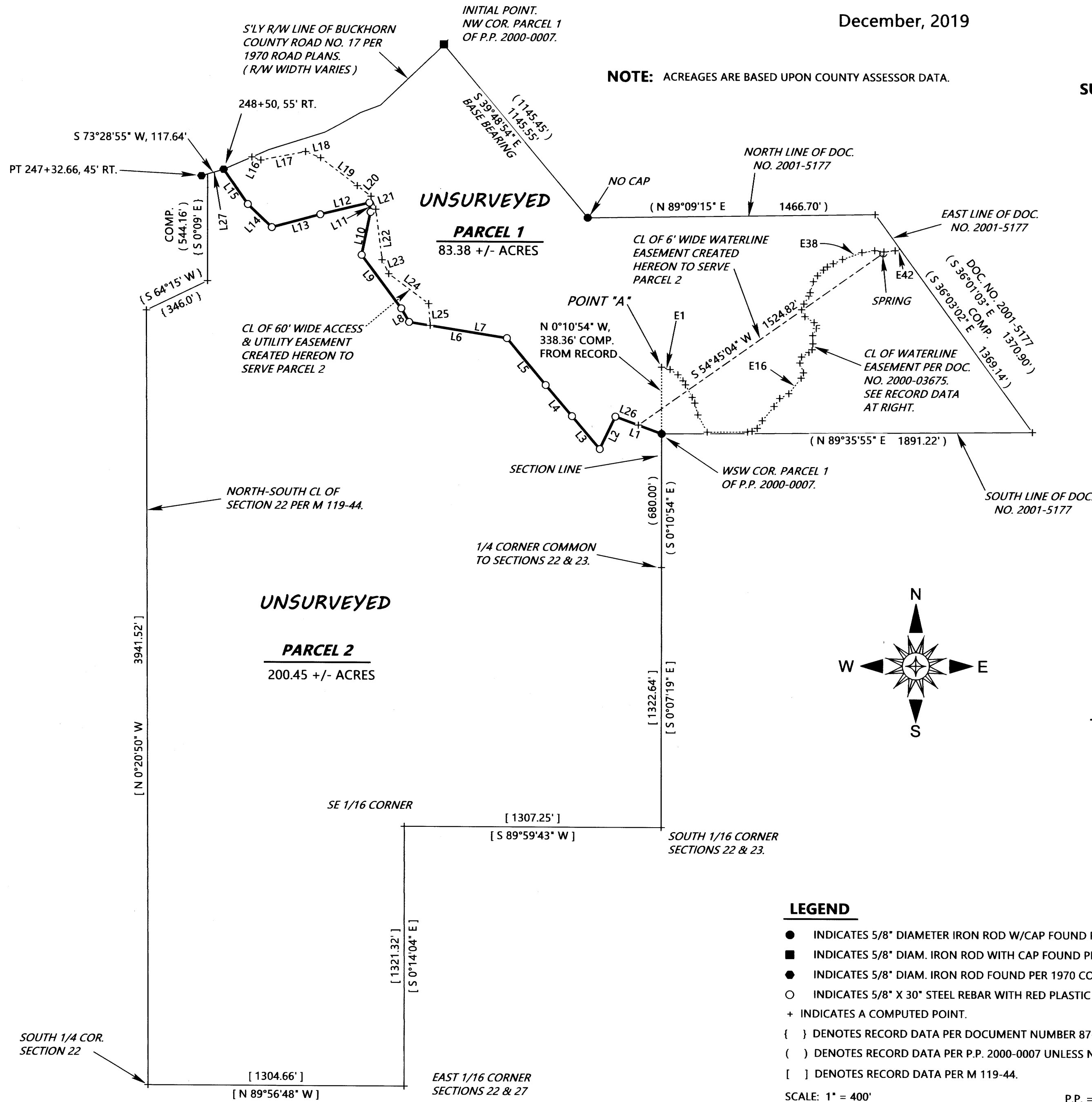
LEGEND

- INDICATES 5/8" DIAMETER IRON ROD W/CAP FOUND PER P.P. 2000-0007.
- INDICATES 5/8" DIAM. IRON ROD WITH CAP FOUND PER M 119-44
- INDICATES 5/8" DIAM. IRON ROD FOUND PER 1970 COUNTY ROAD PLANS.
- INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
- + INDICATES A COMPUTED POINT.
- { } DENOTES RECORD DATA PER DOCUMENT NUMBER 87-8290, OFFICIAL RECORDS.
- () DENOTES RECORD DATA PER P.P. 2000-0007 UNLESS NOTED OTHERWISE.
- [] DENOTES RECORD DATA PER M 119-44.
- COMP. = COMPUTED.

SCALE: 1" = 400'

P.P. = PARTITION PLAT NUMBER

BASIS OF BEARINGS: PARTITION PLAT NUMBER 2000-0007 AS SHOWN.



2020-0002 B

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