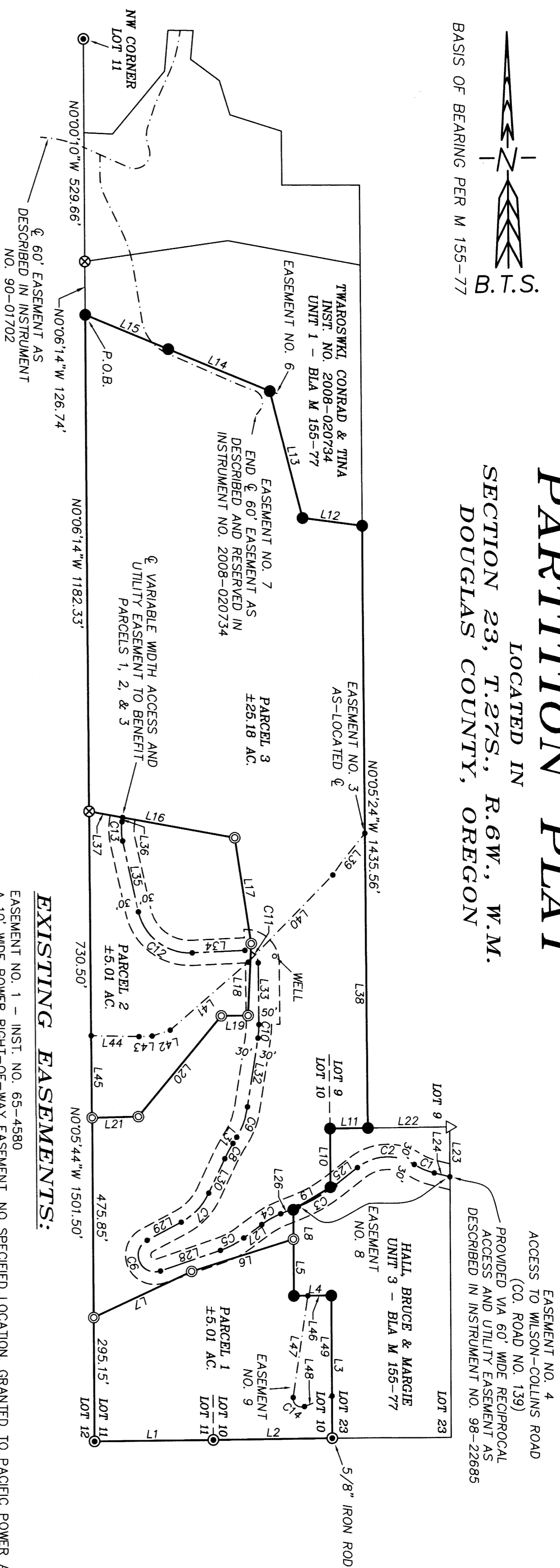


PARTITION PLAT
LOCATED IN
SECTION 23, T.27S., R.6W., W.M.
DOUGLAS COUNTY, OREGON



EXISTING EASEMENTS:

- EASEMENT NO. 1 - INST. NO. 65-4580
A 10' WIDE POWER RIGHT-OF-WAY EASEMENT, NO SPECIFIED LOCATION, GRANTED TO PACIFIC POWER AND LIGHT CO., RECORDED APRIL 15, 1965 IN BOOK 347, PAGE 524 AS INST. NO. 65-4580
 - EASEMENT NO. 2 - INST. NO. 74-5167
A 10' WIDE COMMUNICATIONS LINE RIGHT-OF-WAY EASEMENT, NO SPECIFIED LOCATION, GRANTED TO PACIFIC NORTHWEST BELL TELEPHONE CO., RECORDED APRIL 22, 1974 IN BOOK 544, PAGE 354 AS INST. NO. 74-5167
 - EASEMENT NO. 3 - INST. NO. 89-10383
A 10' WIDE COMMUNICATIONS LINE RIGHT-OF-WAY EASEMENT, APPROXIMATE LOCATION, GRANTED TO PACIFIC NORTHWEST BELL TELEPHONE CO., RECORDED JULY 17, 1989 IN BOOK 1066, PAGE 538 AS INST. NO. 89-10383
 - EASEMENT NO. 4 - INST. NO. 98-22685
A 60' WIDE RECIPROCAL ACCESS AND UTILITY EASEMENT AGREEMENT, WITH TERMS AND CONDITIONS THEREOF, RECORDED SEPTEMBER 30, 1998 IN BOOK 1568, PAGE 513 AS INST. NO. 98-22685
 - EASEMENT NO. 5 - INST. NO. 2005-21425
A 10' WIDE WATERLINE EASEMENT AND WELL AGREEMENT, APPURTENANT, AND LOCATED ON LOT 23 & 24, RECORDED AUGUST 25, 2005 AS INST. NO. 2005-21425
 - EASEMENT NO. 6 - INST. NO. 2007-17686
A 10' WIDE POWER RIGHT-OF-WAY EASEMENT, APPROXIMATE LOCATION, GRANTED TO PACIFICORP., RECORDED AUGUST 14, 2007 AS INST. NO. 2007-17686
 - EASEMENT NO. 7 - INST. NO. 2008-20734
A 60' WIDE ACCESS AND UTILITY EASEMENT, AS MAPPED UNDER M 155-77, AND RESERVED BY HALL IN THE WARRANTY DEED GRANTED TO TWAROSWKI, RECORDED NOVEMBER 20, 2008 AS INST. NO. 2008-20734
- NEW UNIT 3 EASEMENTS:**
- EASEMENT NO. 8
A 60' WIDE ACCESS AND UTILITY EASEMENT OVER AND ACROSS UNIT 3 OF BIA M 155-77, AS DESCRIBED IN THE RESTRICTIVE COVENANT RECORDED AS INST. NO. 2008-008228, GRANTED BY BRUCE D. HALL AND MARGIE L. HALL PER THIS PARTITION PLAT, FOR THE BENEFIT OF AND APPURTENANT TO PARCELS 1, 2, AND 3 OF THIS PARTITION PLAT.
 - EASEMENT NO. 9
A 20' WIDE ACCESS EASEMENT, OVER AND ACROSS PARCEL 1 OF THIS PARTITION PLAT, RESERVED BY BRUCE D. HALL AND MARGIE L. HALL PER THIS PARTITION PLAT, FOR THE BENEFIT OF AND APPURTENANT TO SAID UNIT 3, AND ENCUMBERING SAID PARCEL 1.

NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE	NO.	DELTA	RADIUS	ARC	BEARING	CHORD
L1	N89°42'09"E	282.41	L26	N68°19'36"E	45.14	C1	18°42'35"	160.00	52.25	N66°37'05"W	52.02
L2	N89°33'44"E	282.23	L27	N53°27'38"E	53.41	C2	70°45'42"	117.00	144.50	S87°21'22"W	135.49
L3	N0°05'24"W	339.84	L28	N71°24'52"E	151.01	C3	16°21'05"	350.00	99.89	N60°09'03"E	99.55
L4	N90°00'00"W	89.11	L29	S62°23'55"W	91.75	C4	14°51'58"	200.00	51.89	N60°53'37"E	51.75
L5	N0°01'39"W	135.00	L30	S25°22'32"W	90.34	C5	17°57'14"	200.00	62.67	N62°26'15"E	62.41
L6	N72°49'29"E	253.63	L31	S31°18'38"W	17.05	C6	17°05'03"	40.00	119.37	S23°05'36"E	79.75
L7	N65°03'16"E	257.07	L32	S9°05'08"W	165.71	C7	37°01'23"	150.00	96.93	S43°53'13"W	95.25
L8	N0°01'39"W	70.00	L33	S0°13'42"E	146.91	C8	5°56'06"	400.00	41.43	S28°20'35"W	41.42
L9	N59°07'35"E	103.47	L34	N87°43'53"E	125.47	C9	22°13'30"	200.00	77.58	S20°11'53"W	77.09
L10	N0°05'24"W	139.75	L35	S12°03'44"E	173.17	C10	9°18'50"	200.00	32.51	S4°25'43"W	32.48
L11	N89°38'21"E	90.00	L36	S9°00'07"W	10.32	C11	92°02'25"	30.00	48.19	S46°14'54"E	43.18
L12	N82°09'31"W	142.81	L37	N79°17'21"W	80.95	C12	80°12'23"	125.00	174.98	S52°09'56"E	161.04
L13	N14°06'47"W	312.10	L38	N0°05'24"W	702.73	C13	21°03'51"	125.00	45.95	S1°31'49"E	45.70
L14	N67°12'08"W	261.53	L39	S38°56'52"W	90.22	C14	118°51'37"	20.00	41.49	S50°58'51"E	34.44
L15	N67°12'08"W	213.91	L40	S44°28'56"W	289.46						
L16	S79°17'21"E	351.87	L41	S49°15'56"W	246.11						
L17	S8°22'14"E	255.43	L42	S72°23'15"W	45.21						
L18	S2°53'39"W	171.49	L43	S87°55'39"W	31.39						
L19	S89°43'49"W	63.46	L44	N88°29'40"W	113.56						
L20	S39°52'48"W	311.37	L45	N0°05'44"W	195.84						
L21	S89°01'17"W	109.96	L46	N90°00'00"W	55.87						
L22	S89°38'21"W	194.62	L47	S8°26'57"W	244.66						
L23	S0°01'51"W	118.82	L48	N69°35'20"E	69.82						
L24	S75°58'23"E	38.14	L49	N0°05'24"W	239.34						
L25	N51°58'31"E	69.16									

LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP "BTS ENG-SURV"
- = FOUND 5/8" IRON ROD PER M 155-77
- ⊙ = FOUND 3/4" IRON ROD OR AS NOTED PER M 1-53
- ⊗ = FOUND 5/8" IRON ROD PER M 126-8 A&B
- = COMPUTED EASEMENT POINT - NOT SET
- △ = COMPUTED POINT

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Adam Degroot
ADAM DEGROOT
89398

OREGON
MAY 26, 2016
ADAM DEGROOT
89398
RENEWS: 12-31-2021

BTS

SURVEYING, INC.
348 SE JACKSON ST., ROSEBURG, OR 97470
(541) 673-0966 adam@btsurveying.com

SCALE: 1" = 200'
DATE: DECEMBER 31, 2019
FOR: BRUCE AND MARGIE HALL
2235 W MILITARY AVE
ROSEBURG, OR 97471
JOB #: 18-048
FILE: 18-048 HALL LP.DWG
SHEET 2 OF 2