



# LAND PARTITION

**LOCATED** in the SE 1/4 of Sec. 25 & in Section 36, T. 24 S., R. 5 W., W.M. and in the West 1/2 of Sec. 31, T. 24 S., R. 4 W., W.M. and in the NW 1/4 of Sec. 6, T. 25 S., R. 4 W., W.M. and in the NE 1/4 of Sec. 1, T. 25 S., R. 5 W., W.M., all in Douglas County, Oregon.

December, 2019

**SURVEYED FOR:** WILLIAM L. VOGEL LIVING TRUST  
P.O. BOX 41  
OAKLAND, OREGON 97462

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

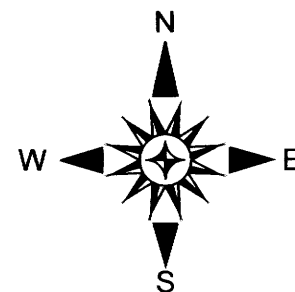


60' WIDE COMMON A & U EASEMENT, CENTERED ON NEW PROPERTY LINE, CREATED HEREON TO SERVE PARCELS 2 AND 3. SEE NARRATIVE.

S'LY R/W LINE PER M 136-48, M 102-31 AND 1959 ROAD DEPT. PLANS

## LEGEND

- INDICATES COUNTY SURVEYOR BRASS CAP FOUND.
- INDICATES 5/8" x 30" STEEL REBAR WITH RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
- + DENOTES A RECORD PARCEL CORNER NOT RE-TIED THIS PLAT.
- P.P. = PARTITION PLAT NUMBER. A & U = ACCESS & UTILITY
- [ ] DENOTES RECORD DATA PER ORIGINAL G.L.O. SURVEYS.
- SCALE: 1" = 600' + INDICATES A COMPUTED POINT.
- BASIS OF BEARINGS: EXISTING CONTROL PER MY P.P. 2019-0012.



**NOTE:** THE ACREAGES OF ALL PARCELS ARE BASED UPON COUNTY ASSESSOR DATA.

## NOTE REGARDING EASEMENTS:

EASEMENTS POTENTIALLY AFFECTING THIS PROPERTY FOUND IN DOCUMENTS NUMBERED 61709, 80-7561, 82-13697 AND 95-3653 GIVE NO SPECIFIC LOCATIONS. PER WESTERN TITLE CO. 2018 REPORT.

EASEMENT	WIDTH	PURPOSE
61709	30'	TELEPHONE CONDUIT
80-7561	NONE GIVEN	ACCESS TO MINERALS
82-13697	NONE GIVEN	EXISTING POWER LINE

## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE AND MONUMENT A PORTION OF THE NEW BOUNDARY BETWEEN PARCELS 2 AND 3 AND TO PREPARE THIS PLAT, WHICH WILL CREATE THE COMMON ACCESS AND UTILITY EASEMENT TO SERVE PARCELS 2 AND 3, AS WELL AS CREATE THE WATERLINE EASEMENT TO SERVE PARCEL 3. AS NOTED ABOVE THE COMMON ACCESS AND UTILITY EASEMENT IS CENTERED ON THE NEW LINE AS SHOWN, WITH ITS SOUTHERLY LINE BEING PERPENDICULAR TO SAID NEW LINE AND PASSING THROUGH THE FIRST ANGLE POINT IN SAID NEW LINE SOUTHERLY FROM DRIVER VALLEY ROAD.

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

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

## LINE TABLE

DEED RECORD DATA	
L1	N 38°39'42" W 342.58'
L2	N 37°46'57" W 825.59'

RECORD PER P.P. 2019-0012	
L3	N 63°56'17" E 401.56'
L4	S 27°00'24" E 994.07'
L5	S 45°02'33" W 418.18'
L6	N 27°11'36" W 1129.58'
L7	N 55°37'10" E 203.05'
L8	S 67°46'51" E 186.24'
L9	S 28°19'39" E 702.96'
L10	S 54°36'37" W 249.44'
L11	N 33°10'59" W 859.10'

COMPUTED	
L12	N 33°10'59" W TO R/W LINE
L13	S 33°10'59" E 465.00'

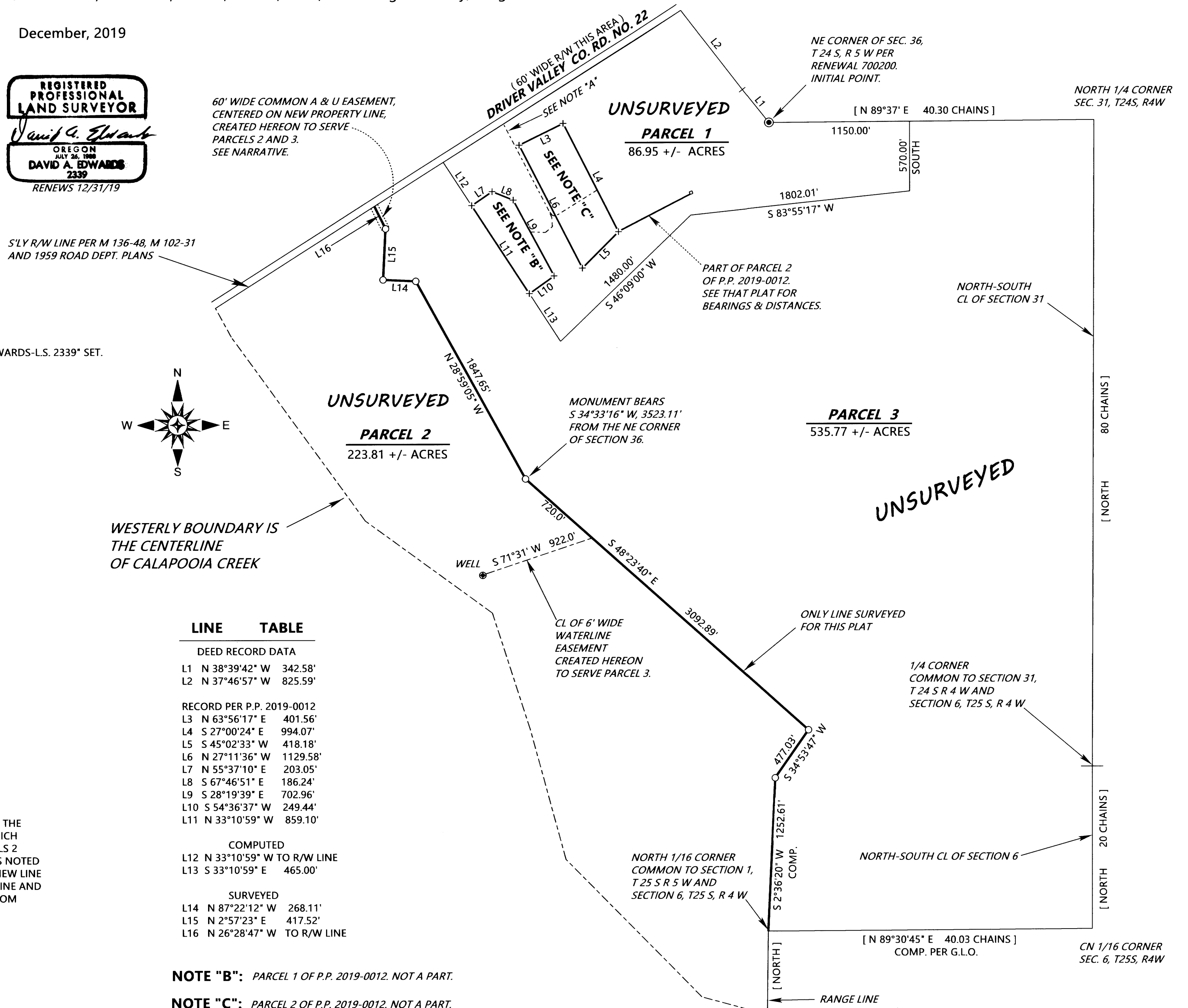
SURVEYED	
L14	N 87°22'12" W 268.11'
L15	N 2°57'23" E 417.52'
L16	N 26°28'47" W TO R/W LINE

**NOTE "B":** PARCEL 1 OF P.P. 2019-0012. NOT A PART.

**NOTE "C":** PARCEL 2 OF P.P. 2019-0012. NOT A PART.

MONUMENTS SET ON THE ABOVE PLAT NOT RE-TIED THIS SURVEY.

**NOTE "A":** CL OF EXISTING ROAD & OF 35' WIDE ACCESS & UTILITY EASEMENT PER P.P. 2019-0012.



2020-0004 B

2020-0004 B