

LAND PARTITION

LOCATED in the NE & SE 1/4's of Section 21 & the South 1/2 of Section 22,
T. 24 S., R 6 W., W.M. in Douglas County, Oregon.

August, 2020

PREPARED FOR: RICHARD BANDUCCI
P.O. BOX 270
OAKLAND, OREGON 97462

EASEMENT NOTES: THE FOLLOWING EASEMENTS ARE FOUND
ON AMERITITLE S.O.R.T. REPORT 397066AM
BUT GIVE NO SPECIFIC LOCATION:

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

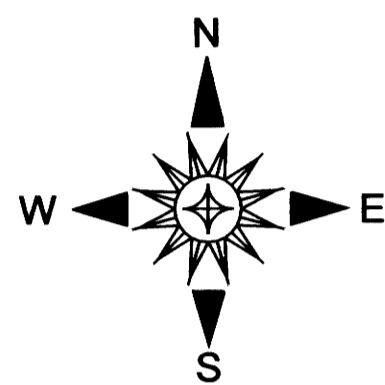


DOCUMENT NUMBER	WIDTH	PURPOSE
285934	NONE GIVEN	ELECTRIC LINES
2006-13906	10'	PHONE LINES
2013-03413	30'	ELECTRIC LINES

THE 10' WIDE WATER LINE AND SPRING ACCESS EASEMENT PER
DOC. NO. 98-21776 SHOWN BELOW HAS THE FOLLOWING COURSES:

FROM A POINT WHICH BEARS S 7°00' 17" E, 5151.81' FROM THE NORTH
1/4 CORNER OF SECTION 22:

- L1: N 51°01'40" E, 224.88'
- L2: N 24°34'28" E, 432.18'
- L3: N 7°24'19" E 243.06', MORE OR LESS, TO THE SOUTHERLY
RIGHT OF WAY LINE OF COUNTY ROAD NO. 23.



N 0°08'03" E
N-S CL OF NE 1/4
SECTION 21.

CE 1/16 COR.
SECTION 21

COMP. PER M. 168-41
N 0°08'03" E
2645.04'
COMP. PER M. 168-41

UNSURVEYED

PARCEL 1
160 ACRES

N-S CL OF SE 1/4
SECTION 21.

ROAD LOCATION SCALED FROM COUNTY ASSESSOR MAPS

DRIVEWAY TO EXISTING
HOME ON PARCEL 1

GREEN VALLEY CO. RD. NO. 23
(VARIABLE WIDTH R/W)

LEGEND

- + INDICATES A COMPUTED POINT.
- () DENOTES RECORD DATA PER 1979 B.L.M. RESURVEY.
- [] DENOTES RECORD DATA PER ORIGINAL G.L.O. SURVEY.
- SCALE: 1" = 400'
- BASIS OF BEARINGS: ORIGINAL G.L.O. SURVEY AS SHOWN.

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

NOTE: DOUGLAS COUNTY PUBLIC WORKS RESEARCHED
THEIR RECORDS AND FOUND THAT GREEN VALLEY
COUNTY ROAD NUMBER 23 HAS A RIGHT OF WAY
WIDTH OF AT LEAST 60 FEET THROUGHOUT
THE AREA ADJACENT TO THE PARENT TRACT.

UNSURVEYED

PARCEL 2
80 ACRES

RECORD CENTERLINE OF
10' WIDE WATER LINE AND
SPRING ACCESS EASEMENT
PER DOC. NO. 98-21776.
SEE EASEMENT NOTE ABOVE.

223.00'

COMP.
1316.18'
N 89°55'59" W
[N 89° 45' W]

21 22
28 27
SECTION CORNER.
INITIAL POINT.

(S 89°39' E
BASE BEARING
[N 89° 45' W]
40.08 CHAINS)
SEC. COR. TO
1/4 CORNER

22
27 1/4 CORNER

(S 89° 45' W)
[N 89° 45' W]

SOUTH LINE SECTION 22

EAST 1/16 CORNER
COMP. PER M. 168-41.