

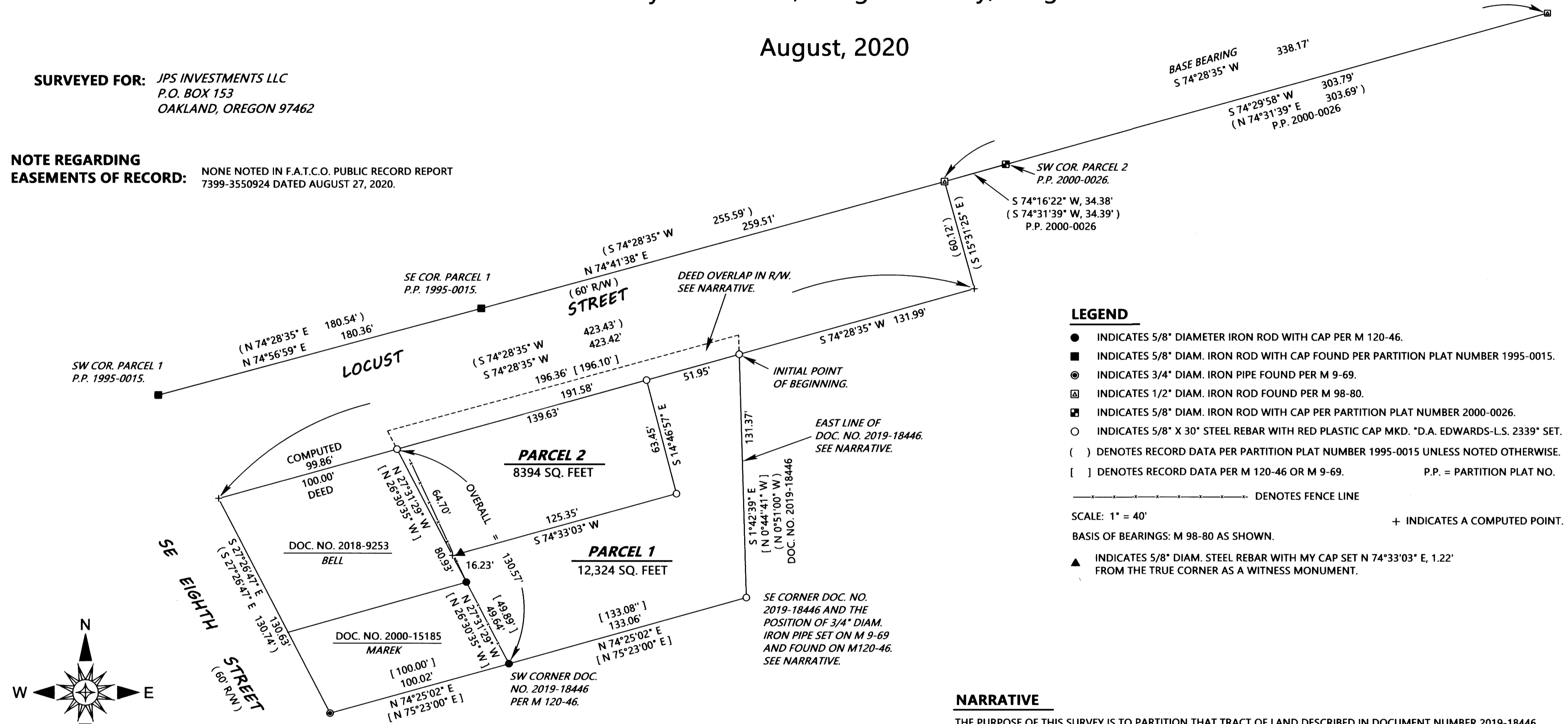
# LAND PARTITION

LOCATED in the SE 1/4 of Section 4, T. 25 S., R. 5 W., W.M.  
in the City of Oakland, Douglas County, Oregon.

August, 2020

**SURVEYED FOR:** JPS INVESTMENTS LLC  
P.O. BOX 153  
OAKLAND, OREGON 97462

**NOTE REGARDING EASEMENTS OF RECORD:** NONE NOTED IN F.A.T.C.O. PUBLIC RECORD REPORT 7399-3550924 DATED AUGUST 27, 2020.



### LEGEND

- INDICATES 5/8" DIAMETER IRON ROD WITH CAP PER M 120-46.
- INDICATES 5/8" DIAM. IRON ROD WITH CAP FOUND PER PARTITION PLAT NUMBER 1995-0015.
- ⊙ INDICATES 3/4" DIAM. IRON PIPE FOUND PER M 9-69.
- ⊠ INDICATES 1/2" DIAM. IRON ROD FOUND PER M 98-80.
- ⊡ INDICATES 5/8" DIAM. IRON ROD WITH CAP PER PARTITION PLAT NUMBER 2000-0026.
- INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
- ( ) DENOTES RECORD DATA PER PARTITION PLAT NUMBER 1995-0015 UNLESS NOTED OTHERWISE.
- [ ] DENOTES RECORD DATA PER M 120-46 OR M 9-69. P.P. = PARTITION PLAT NO.
- DENOTES FENCE LINE
- SCALE: 1" = 40'
- BASIS OF BEARINGS: M 98-80 AS SHOWN. + INDICATES A COMPUTED POINT.
- ▲ INDICATES 5/8" DIAM. STEEL REBAR WITH MY CAP SET N 74°33'03" E, 1.22' FROM THE TRUE CORNER AS A WITNESS MONUMENT.

### NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2019-18446 INTO TWO SEPARATE PARCELS. INQUIRIES TO THE DOUGLAS COUNTY PUBLIC WORKS DEPARTMENT VERIFIED THAT THE RIGHT OF WAY WIDTH OF LOCUST STREET IN THIS AREA HAS ALWAYS BEEN 60 FEET, NOTWITHSTANDING THE FACT THAT CERTAIN DEEDS IN THE AREA ARE DESCRIBED TO A 40 FOOT WIDE RIGHT OF WAY. THAT IS THE CASE WITH DOCUMENT NUMBER 2019-18446. SURVEY M 9-69 FIRST SET IRON PIPES ON THE EAST LINE OF THE SUBJECT PROPERTY. SURVEY M 120-46 FOUND ONE OF THOSE PIPES AT THE SOUTHWEST CORNER OF THE PARENT AS WELL AS AT THE SOUTHWEST CORNER OF DOCUMENT NUMBER 2000-15185. I HOLD TO THE LAST SAID PIPE AND THE M 120-46 IRON ROD AT THE SOUTHWEST CORNER OF DOCUMENT NUMBER 2000-15185 AND PROJECT THAT LINE THE M 120-46 OVERALL RECORD DISTANCE TO COMPUTE THE POSITION OF THE MISSING M 9-69 PIPE. THE EAST LINE BEARING WAS COMPUTED BY HOLDING TO THE M 120-46 ANGLE BETWEEN THE SOUTH AND EAST LINES OF THE SUBJECT PROPERTY. I HOLD TO THE FOUND M 120-46 MONUMENTS FOR THE WEST LINE OF THE SUBJECT TRACT AND PROJECT THAT LINE NORTHERLY TO INTERSECT THE LOCUST STREET RIGHT OF WAY LINE, WHICH WAS COMPUTED PER RECORD DATA FROM PARTITION PLAT NUMBER 1995-0015 AS SHOWN. I SEARCHED FOR THE DOUGLAS COUNTY PUBLIC WORKS MONUMENT SHOWN ON THAT PLAT BUT THE POSITION FALLS IN THE PATH OF AN ASPHALT PATCH OVER A NEWER WATER LINE INSTALLATION.

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

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

**SURVEYED BY:** DAVID EDWARDS LAND SURVEYING  
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