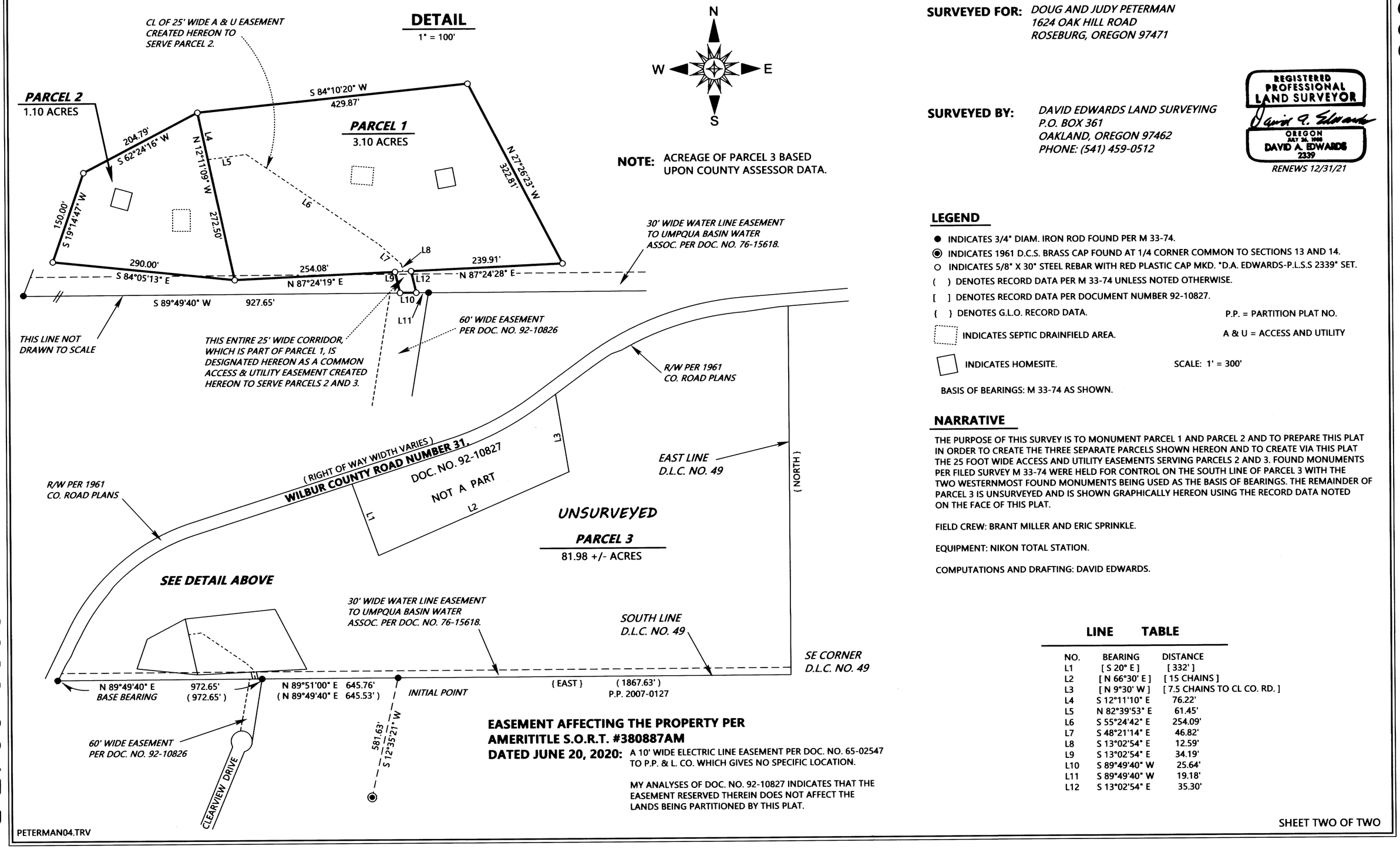
LAND PARTITION

LOCATED in the NE 1/4 of Section 14 & in the NW 1/4 of Section 13,
T. 26 S., R 6 W., W.M. in Douglas County, Oregon.

November, 2020

2020-0047 B



NOTE: ACREAGE OF PARCEL 3 BASED UPON COUNTY ASSESSOR DATA.

SURVEYED FOR: *DOUG AND JUDY PETERMAN*
1624 OAK HILL ROAD
ROSEBURG, OREGON 97471

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

REGISTERED PROFESSIONAL LAND SURVEYOR
David A. Edwards
OREGON
JULY 26, 1988
DAVID A. EDWARDS
2339
RENEWS 12/31/21

LEGEND

- ● INDICATES 3/4" DIAM. IRON ROD FOUND PER M 33-74.
- ◉ INDICATES 1961 D.C.S. BRASS CAP FOUND AT 1/4 CORNER COMMON TO SECTIONS 13 AND 14.
- O INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MKD. "D.A. EDWARDS-P.L.S.S 2339" SET.
- ( ) DENOTES RECORD DATA PER M 33-74 UNLESS NOTED OTHERWISE.
- [ ] DENOTES RECORD DATA PER DOCUMENT NUMBER 92-10827.
- { } DENOTES G.L.O. RECORD DATA.
- P.P. = PARTITION PLAT NO.
- INDICATES SEPTIC DRAINFIELD AREA.
- A & U = ACCESS AND UTILITY
- INDICATES HOMESITE.
- SCALE: 1' = 300'

BASIS OF BEARINGS: M 33-74 AS SHOWN.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT PARCEL 1 AND PARCEL 2 AND TO PREPARE THIS PLAT IN ORDER TO CREATE THE THREE SEPARATE PARCELS SHOWN HEREON AND TO CREATE VIA THIS PLAT THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENTS SERVING PARCELS 2 AND 3. FOUND MONUMENTS PER FILED SURVEY M 33-74 WERE HELD FOR CONTROL ON THE SOUTH LINE OF PARCEL 3 WITH THE TWO WESTERNMOST FOUND MONUMENTS BEING USED AS THE BASIS OF BEARINGS. THE REMAINDER OF PARCEL 3 IS UNSURVEYED AND IS SHOWN GRAPHICALLY HEREON USING THE RECORD DATA NOTED ON THE FACE OF THIS PLAT.

FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

LINE TABLE

NO.	BEARING	DISTANCE
L1	[S 20° E]	[332']
L2	[N 66°30' E]	[15 CHAINS]
L3	[N 9°30' W]	[7.5 CHAINS TO CL CO. RD.]
L4	S 12°11'10" E	76.22'
L5	N 82°39'53" E	61.45'
L6	S 55°24'42" E	254.09'
L7	S 48°21'14" E	46.82'
L8	S 13°02'54" E	12.59'
L9	S 13°02'54" E	34.19'
L10	S 89°49'40" W	25.64'
L11	S 89°49'40" W	19.18'
L12	S 13°02'54" E	35.30'

EASEMENT AFFECTING THE PROPERTY PER AMERITITLE S.O.R.T. #380887AM DATED JUNE 20, 2020: A 10' WIDE ELECTRIC LINE EASEMENT PER DOC. NO. 65-02547 TO P.P. & L. CO. WHICH GIVES NO SPECIFIC LOCATION.

MY ANALYSES OF DOC. NO. 92-10827 INDICATES THAT THE EASEMENT RESERVED THEREIN DOES NOT AFFECT THE LANDS BEING PARTITIONED BY THIS PLAT.

2020-0047 B

PETERMAN04.TRV

Traverse PC