

LAND PARTITION

LOCATED in the SW 1/4 of Section 18 and the NW 1/4 of Section 19, T. 25 S., R. 5 W., W.M. and in the East 1/2 of Section 13, T. 25 S., R. 6 W., W.M. in the City of Sutherlin, Douglas County, Oregon.

January, 2021

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF THE PARENT TRACT INTO TWO SEPARATE PARCELS. ONLY PARCEL 2 WAS MONUMENTED ON THIS SURVEY. ALL OF THE OTHER BOUNDARIES OF PARCEL 1 HAVE BEEN PREVIOUSLY MONUMENTED BY THE VARIOUS SUBDIVISIONS, PARTITIONS AND SURVEYS SHOWN HEREON AND ON RECORD WITH DOUGLAS COUNTY. THOSE PLATS AND SURVEY ANNOTATE THE BEARINGS AND DISTANCES OF THE BOUNDARY OF PARCEL 1 AND ARE INCORPORATED INTO THIS PLAT. I HOLD TO THE FOUND MONUMENTS SHOWN AND SET ADDITIONAL MONUMENTS AROUND THE PERIMETER OF PARCEL 2.

SEE DOC. NO. 2021-000441 FOR WAIVER OF REMONSTRANCE AGREEMENT RELATIVE TO DAKOTA STREET.

25-6-13DA TAX LOT 4600. NOT A PART.

SURVEYED FOR: UMPQUA GOLF MANAGEMENT
1919 RECREATION LANE
SUTHERLIN, OREGON 97479

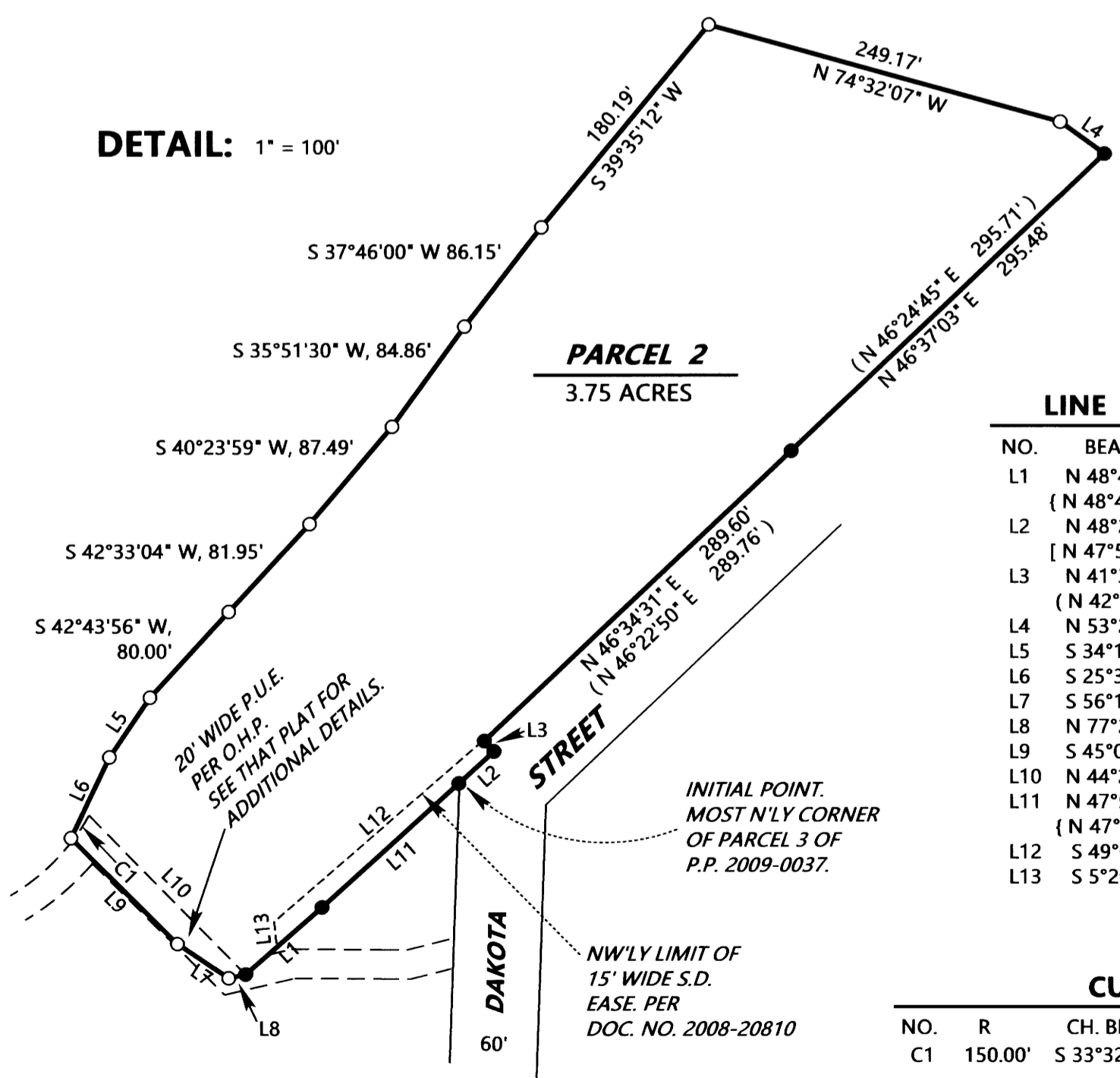
SURVEYED BY: DAVID EDWARDS LAND SURVEYING
P.O. BOX 361
OAKLAND, OREGON 97462
PHONE: (541) 459-0512



LEGEND

- INDICATES 5/8" DIAMETER IRON ROD FOUND. A & U = ACCESS & UTILITY
 - INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
 - { } DENOTES RECORD DATA PER PLAT OF OAK HILLS PLAZA P.U.D. (VOL. 20, PG. 59).
 - [] DENOTES RECORD DATA PER P.P. 2009-0037. S.D. = STORM DRAINAGE
 - () DENOTES RECORD DATA PER PLAT OF FAIRWAY ESTATES AT UMPQUA GOLF RESORT PUD PHASE 1. (V. 23, PG. 6)
- P.P. = PARTITION PLAT NUMBER. SCALE: 1" = 300'
- O.H.P. = PLAT OF OAK HILLS PLAZA P.U.D.
- BASIS OF BEARINGS: EXISTING CONTROL PER MY SURVEY M 175-68.

DETAIL: 1" = 100'

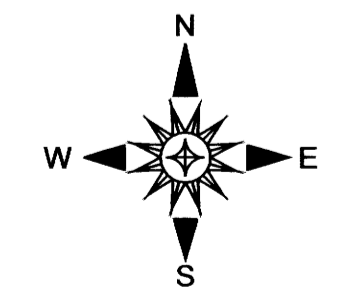
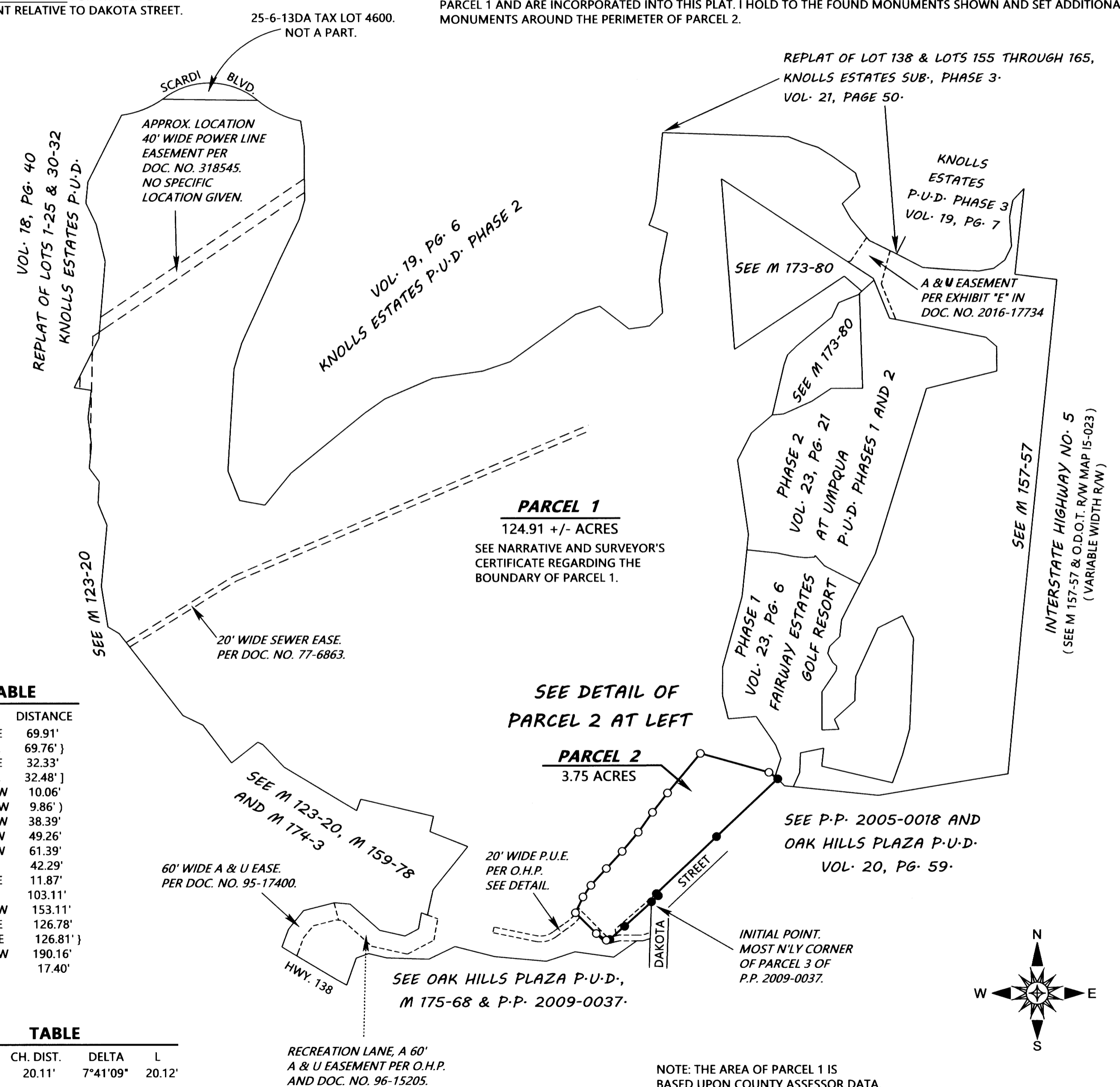


LINE TABLE

NO.	BEARING	DISTANCE
L1	N 48°46'17" E	69.91'
	{ N 48°44'11" E	{ 69.76' }
L2	N 48°29'30" E	32.33'
	[N 47°54'25" E	[32.48']
L3	N 41°35'30" W	10.06'
	(N 42°15'11" W	(9.86')
L4	N 53°28'53" W	38.39'
L5	S 34°13'46" W	49.26'
L6	S 25°35'21" W	61.39'
L7	S 56°15'18" E	42.29'
L8	N 77°22'19" E	11.87'
L9	S 45°01'50" E	103.11'
L10	N 44°29'18" W	153.11'
L11	N 47°52'47" E	126.78'
	{ N 47°54'25" E	{ 126.81' }
L12	S 49°07'02" W	190.16'
L13	S 5°20'01" E	17.40'

CURVE TABLE

NO.	R	CH. BRG.	CH. DIST.	DELTA	L
C1	150.00'	S 33°32'05" W	20.11'	7°41'09"	20.12'



NOTE: THE AREA OF PARCEL 1 IS BASED UPON COUNTY ASSESSOR DATA.