



# LAND PARTITION

LOCATED in the SW 1/4 of Section 17, T. 26 S., R. 3 W., W.M. in Douglas County, Oregon.

January, 2021

**SURVEYED FOR:** BOB AND VICKIE CUSSINS  
135 LEISURE STREET  
GLIDE, OREGON 97443

**SURVEYED BY:** DAVID EDWARDS LAND SURVEYING  
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OAKLAND, OREGON 97462  
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**NOTE REGARDING EASEMENTS:**  
EASEMENTS WHICH MAY AFFECT THE SUBJECT PROPERTY FOUND IN F.A.T.C.O. REPORT NUMBER 7399-3599587 DATED 10/27/2020 THAT GIVE NO SPECIFIC LOCATION.

EASEMENT	DIMENSION	PURPOSE
70-13763	NONE GIVEN	POWER LINES
77-7809	NONE GIVEN	SEWER LINES

**LEGEND**

- INDICATES 5/8" DIAM. IRON ROD FOUND PER M 51-3 OR M 53-74 UNLESS OTHERWISE NOTED.
  - INDICATES 5/8" DIAM. IRON ROD FOUND PER M 99-73.
  - ◆ INDICATES 1/2" DIAM. IRON ROD FOUND PER M 53-74.
  - INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
  - [ ] DENOTES RECORD DATA PER M 51-3 OR M 53-74 EXCEPT WHERE NOTED..
  - ( ) DENOTES RECORD DATA PER SHADY OAKS SUBD. ( VOL. 18, PAGE 11 ).
- SCALE: 1" = 30'  
BASIS OF BEARINGS: PLAT OF SHADY OAKS SUBDIVISION AS SHOWN. P.P. = PARTITION PLAT NUMBER

LINE AND CURVE DATA TABLE						
NO.	BEARING	DIST.	RADIUS	DELTA	LENGTH	
L1	( S 46°28'49" W	30.00'				
L2	S 1°33'41" E	31.95'				
	[ S 1°42'15" E	31.94'				
	( S 1°39'00" E	31.94'				
L3	S 1°24'45" E	12.42'				
	[ S 1°42'15" E	12.38'				
	( S 1°39'00" E	12.41'				
C1	S 49°03'00" E	53.75'	256.48'	12°01'43"	53.84'	
	[ S 49°39'30" E	53.72'	256.48'		53.62'	
	( S 49°31'35" E	53.65'	256.48'	12°00'27"	53.75'	
C2	S 22°41'49" E	17.81'	25.00'	41°44'30"	18.21'	
	[ S 22°40'53" E	17.98'	25.00'		18.31'	
	( S 22°36'41" E	17.84'	25.00'	41°48'59"	18.25'	

**NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF THE PARENT TRACT INTO TWO SEPARATE PARCELS. MONUMENTS FOUND PER M51-3, M53-74, M 99-73 AND THE PLAT OF SHADY OAKS SUBDIVISION ( VOL. 18, PAGE 11 ), WERE HELD FOR CONTROL AS SHOWN. POSITIONS FOR THE TWO MISSING MONUMENTS ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF LEISURE STREET WERE COMPUTED USING RECORDS DATA FROM SAID PLAT OF SHADY OAKS SUBDIVISION AS SHOWN HEREON. THE MONUMENT FROM M 51-3 FOR THE SOUTHWEST CORNER OF DOCUMENT NUMBER 66-8606 COULD NOT BE FOUND.

FIELD CREW: DAVID EDWARDS, BRANT MILLER AND ERIC SPRINKLE.  
EQUIPMENT: NIKON TOTAL STATION.  
COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

