

LAND PARTITION

LOCATED in the SE 1/4 of Section 20, T. 25 S., R. 5 W., W.M.
in the City of Sutherlin, Douglas County, Oregon.

May, 2021

SURVEYED FOR: TIM AND LEONI ROGERS
1088 MOUNTAIN VIEW DRIVE
SUTHERLIN, OREGON 97479

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

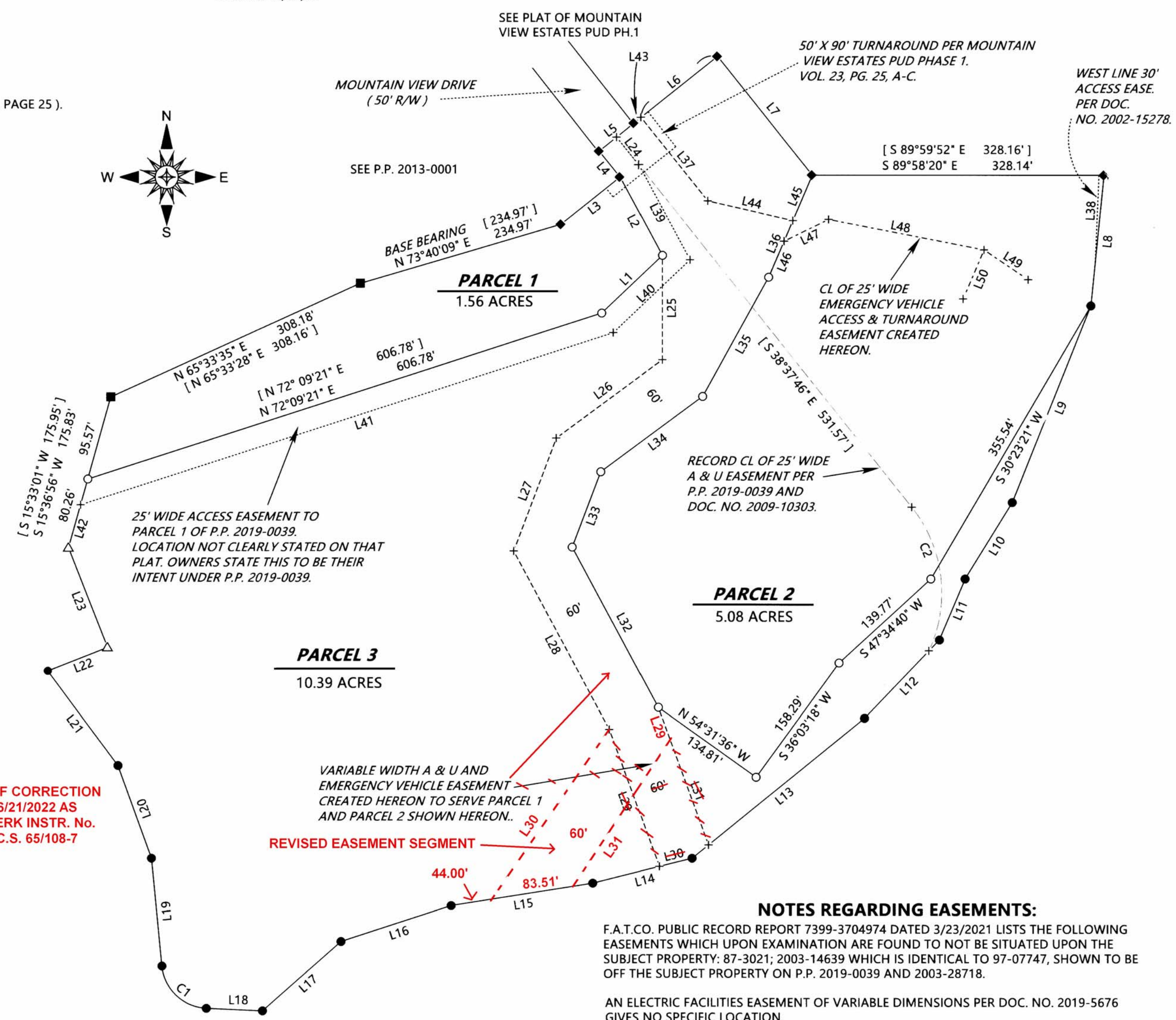


CURVE		TABLE			
NO.	CH. BEARING	DIST.	RADIUS	DELTA	LENGTH
C1	S 46°28'06" E	68.76'	52.50'	81°49'12"	74.97'
	[S 46°28'06" E	68.80'	52.50'	81°52'29"	75.02']
C2	S 6°50'59" E	162.63'	154.40'	63°33'32"	171.28'
	[S 6°50'59" E	162.63'	154.40'	63°33'33"	171.28']

LEGEND

- INDICATES 5/8" DIAM. IRON ROD WITH CAP FOUND PER P.P. 2019-0039.
 - INDICATES 5/8" DIAM. IRON ROD WITH CAP FOUND PER P.P. 2013-0001.
 - ◆ INDICATES 5/8" DIAM. IRON ROD WITH CAP FOUND PER PLAT OF MOUNTAIN VIEW ESTATES P.U.D. PHASE 1. (VOL. 23, PAGE 25).
 - △ INDICATES 5/8" DIAM. IRON ROD WITH CAP FOUND PER P.P. 1993-0085.
 - INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
 - + INDICATES A COMPUTED POINT. P.P. = PARTITION PLAT NUMBER.
 - [] DENOTES RECORD DATA PER PARTITION PLAT NUMBER 2019-0039.
- SCALE: 1" = 100' A & U = ACCESS AND UTILITY.
BASIS OF BEARINGS: PARTITION PLAT NUMBER 2019-0039 AS SHOWN.

LINE	TABLE	LINE	TABLE	LINE	TABLE
L1	N 46°26'53" E 93.82'	[N 46°22'03" E 93.72']	L24	S 38°40'28" E 39.75'	
L2	S 28°22'41" E 100.00'	[S 28°22'41" E 100.00']	L25	S 0°01'33" E 117.12'	
L3	N 51°23'04" E 84.83'	[N 51°22'14" E 84.80']	L26	S 53°35'20" W 147.77'	
L4	S 38°40'28" E 37.51'	[S 38°37'46" E 37.49']	L27	S 20°41'41" W 135.61'	
L5	N 51°20'21" E 50.02'	[N 51°22'14" E 50.00']	L28	S 28°15'20" E 227.24'	
L6	N 51°24'21" E 109.83'		L29	S 20°05'31" E 163.69'	
L7	S 38°37'56" E 170.40'	[S 38°36'17" E 170.41']	L30	N 75°56'40" E 37.72' S 35°09'12" W 233.11'	
L8	N 5°42'00" E 147.24'	[N 5°41'18" E 147.25']	L31	S 20°05'31" E 164.21' N 35°09'12" E 206.42'	
L9	N 21°49'25" E 237.64'	[N 21°47'37" E 237.64']	L32	S 28°15'20" E 204.21'	
L10	N 31°38'46" E 101.06'	[N 31°37'58" E 101.07']	L33	N 20°41'41" E 90.59'	
L11	N 22°52'13" E 74.34'	[N 22°49'56" E 74.37']	L34	N 53°35'20" E 141.93'	
L12	N 43°49'47" E 121.51'	[N 43°49'17" E 121.51']	L35	N 28°56'29" E 153.05'	
L13	N 50°56'43" E 249.36'	[N 50°55'01" E 249.36']	L36	N 23°05'29" E 68.97'	
L14	N 75°56'40" E 114.74'	[N 75°57'09" E 114.72']	L37	S 38°40'28" E 120.00'	
L15	N 81°04'56" E 161.14'	[N 81°01'58" E 161.13']	L38	S 2°26'04" W 98.55'	
L16	N 72°06'16" E 130.10'	[N 72°06'09" E 130.11']	L39	S 28°22'41" E 121.38'	
L17	N 48°38'43" E 117.73'	[N 48°38'15" E 117.70']	L40	S 46°26'53" W 118.64'	
L18	S 87°20'42" E 63.28'	[S 87°24'14" E 63.28']	L41	S 72°09'21" W 629.01'	
L19	S 5°32'06" E 121.38'	[S 5°31'56" E 121.41']	L42	S 15°36'56" W 50.29'	
L20	S 19°58'28" E 110.54'	[S 19°59'54" E 110.51']	L43	N 51°24'21" E 10.00'	
L21	S 36°38'15" E 132.08'	[S 36°38'42" E 132.09']	L44	S 77°00'00" E 97.99'	
L22	N 68°34'29" E 72.11'	[N 68°28'49" E 72.14']	L45	N 23°05'29" E 55.57'	
L23	S 21°25'31" E 120.14'	[S 21°27'33" E 120.11']	L46	N 23°05'29" E 43.97'	
			L47	N 64°07'35" E 55.67'	
			L48	S 79°00'00" E 178.00'	
			L49	S 56°00'00" E 60.00'	
			L50	S 23°00'00" W 60.00'	



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF PARCEL 2 OF P.P. 2019-0039 INTO 3 SEPARATE PARCELS AND TO CREATE THE VARIABLE WIDTH ACCESS, UTILITY AND EMERGENCY VEHICLE EASEMENT SHOWN TO SERVE PARCEL 2 CREATED HEREON AND TO CREATE THE 25' WIDE EMERGENCY VEHICLE ACCESS AND TURNAROUND EASEMENT SHOWN HEREON. FOUND MONUMENTS PER P.P. 1993-0085, P.P. 2013-0001, P.P. 2019-0039 AND THE PLAT OF MOUNTAIN VIEW ESTATES P.U.D. PHASE 1 WERE HELD TO POSITION THE EXTERIOR BOUNDARY OF THE PARENT TRACT.

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

**AFFIDAVIT OF CORRECTION
RECORDED 6/21/2022 AS
COUNTY CLERK INSTR. No.
2022-10454; C.S. 65/108-7**

REVISED EASEMENT SEGMENT
44.00'
83.51'

NOTES REGARDING EASEMENTS:

F.A.T.CO. PUBLIC RECORD REPORT 7399-3704974 DATED 3/23/2021 LISTS THE FOLLOWING EASEMENTS WHICH UPON EXAMINATION ARE FOUND TO NOT BE SITUATED UPON THE SUBJECT PROPERTY: 87-3021; 2003-14639 WHICH IS IDENTICAL TO 97-07747, SHOWN TO BE OFF THE SUBJECT PROPERTY ON P.P. 2019-0039 AND 2003-28718.
AN ELECTRIC FACILITIES EASEMENT OF VARIABLE DIMENSIONS PER DOC. NO. 2019-5676 GIVES NO SPECIFIC LOCATION.