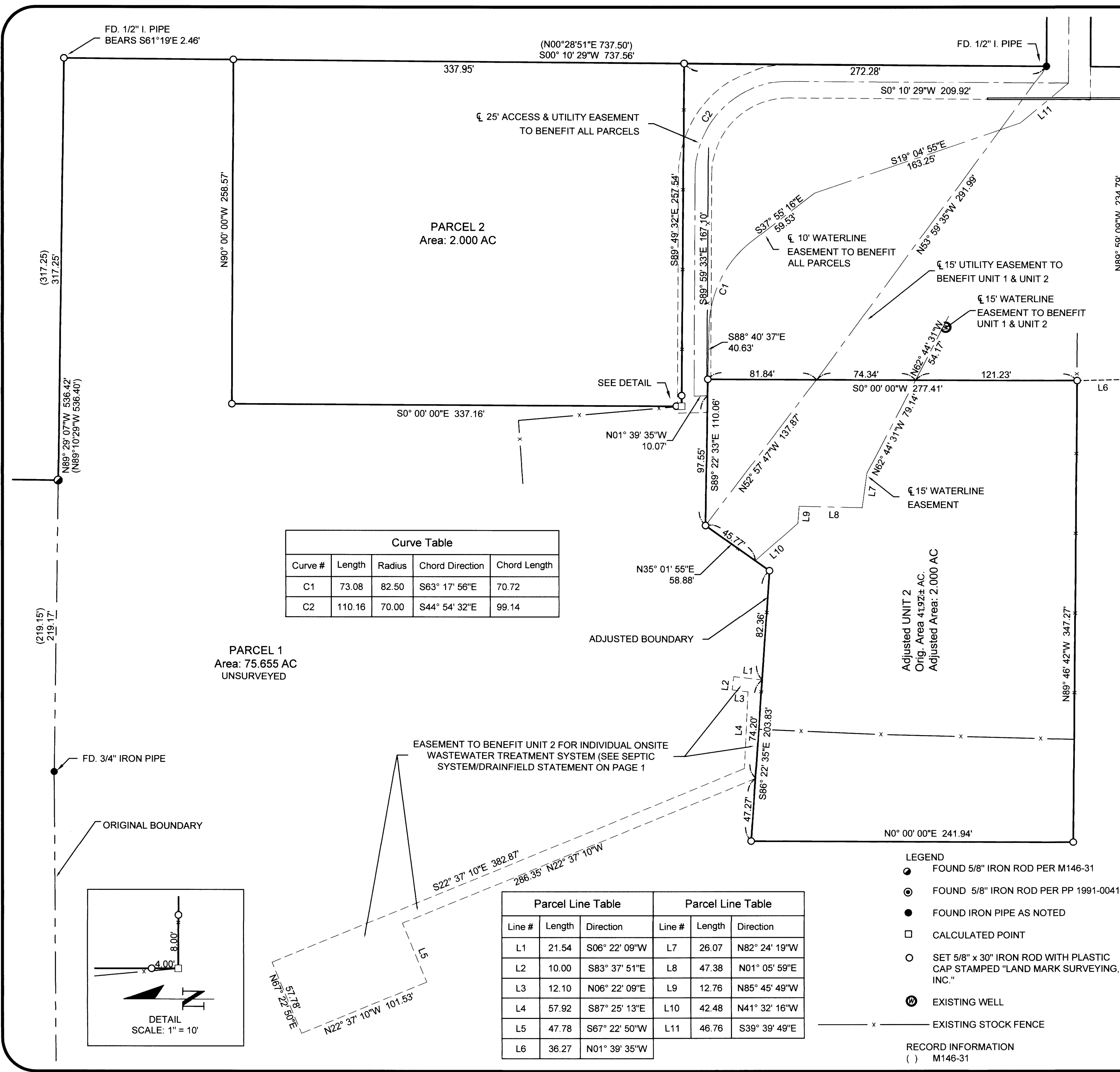


2021-0032 B

2021-0032 B



Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	73.08	82.50	S63° 17' 56"E	70.72
C2	110.16	70.00	S44° 54' 32"E	99.14

EASEMENT TO BENEFIT UNIT 2 FOR INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM (SEE SEPTIC SYSTEM/DRAINFIELD STATEMENT ON PAGE 1)

Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	21.54	S06° 22' 09"W	L7	26.07	N82° 24' 19"W
L2	10.00	S83° 37' 51"E	L8	47.38	N01° 05' 59"E
L3	12.10	N06° 22' 09"E	L9	12.76	N85° 45' 49"W
L4	57.92	S87° 25' 13"E	L10	42.48	N41° 32' 16"W
L5	47.78	S67° 22' 50"W	L11	46.76	S39° 39' 49"E
L6	36.27	N01° 39' 35"W			

- LEGEND**
- FOUND 5/8" IRON ROD PER M146-31
  - ⊙ FOUND 5/8" IRON ROD PER PP 1991-0041
  - FOUND IRON PIPE AS NOTED
  - CALCULATED POINT
  - SET 5/8" x 30" IRON ROD WITH PLASTIC CAP STAMPED "LAND MARK SURVEYING, INC."
  - ⊕ EXISTING WELL
  - x — EXISTING STOCK FENCE
- RECORD INFORMATION**
- ( ) M146-31

**DESCRIPTIONS**

**ADJUSTED UNIT 1**  
 A PARCEL OF LAND AS DESCRIBED IN INSTRUMENT NUMBER 1997-19028 AND 2006-23168, DEED RECORDS OF DOUGLAS COUNTY, OREGON

EXCEPTING THEREFROM A PORTION OF SAID PROPERTY DESCRIBED AS COMMENCING AT A 5/8 INCH IRON ROD AT THE SOUTHEAST CORNER OF PARCEL 1, PARTITION 1991-0041; THENCE NORTH 77°00'42" WEST 2659.47', NORTH 89°59'09" WEST 234.79 FEET AND NORTH 1°39'35" WEST 36.27 FEET TO A 5/8 INCH IRON ROD WITH A PLASTIC CAP STAMPED "LAND MARK SURVEYING, INC." BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 89°46'42" WEST 347.27 FEET; THENCE NORTH 00°00'00" EAST 241.94 FEET; THENCE SOUTH 86°22'35" EAST 203.83 FEET; THENCE NORTH 35°01'55" EAST 58.88 FEET; THENCE SOUTH 89°22'33" EAST 110.06 FEET; THENCE SOUTH 00°00'00" WEST 277.41 FEET TO THE POINT OF BEGINNING CONTAINING 2.000 ACRES MORE OR LESS.

**ADJUSTED UNIT 2**  
 A PORTION OF THE LAND AS DESCRIBED IN INSTRUMENT NUMBER 1997-19028 AND 2006-23168, DEED RECORDS OF DOUGLAS COUNTY, OREGON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD AT THE SOUTHEAST CORNER OF PARCEL 1, PARTITION 1991-0041; THENCE NORTH 77°00'42" WEST 2659.47', NORTH 89°59'09" WEST 234.79 FEET AND NORTH 1°39'35" WEST 36.27 FEET TO A 5/8 INCH IRON ROD WITH A PLASTIC CAP STAMPED "LAND MARK SURVEYING, INC." BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 89°46'42" WEST 347.27 FEET; THENCE NORTH 00°00'00" EAST 241.94 FEET; THENCE SOUTH 86°22'35" EAST 203.83 FEET; THENCE NORTH 35°01'55" EAST 58.88 FEET; THENCE SOUTH 89°22'33" EAST 110.06 FEET; THENCE SOUTH 00°00'00" WEST 277.41 FEET TO THE POINT OF BEGINNING CONTAINING 2.000 ACRES MORE OR LESS.

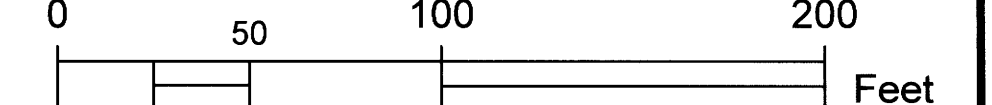
**NARRATIVE**  
 THE PURPOSE OF THE SURVEY WAS TO ADJUST COMMON BOUNDARIES AND PARTITION THE PROPERTY DESCRIBED IN INSTRUMENT NUMBERS 1997-19028 AND 2006-23168. THE EXTERIOR EASTERLY BOUNDARY WAS ESTABLISHED HOLDING THE FOUND MONUMENTS PER M149-31. THE MISSING EASTERLY NORTHEAST CORNER WAS COMPUTED BY PROJECTING THE NORTHERLY LINE RECORD DISTANCE.

THE BOUNDARY WAS ADJUSTED AND PARCELS ESTABLISHED PER THE TENTATIVE APPROVAL.

EQUIPMENT: TRIMBLE GPS & TOTAL STATION

FIELD CREW: A. WELCH, B. HEICHEL, Z. HOLLAND  
 OFFICE: M. HEIMBURGER, B. HEICHEL

BASIS OF BEARINGS - OREGON COORDINATE REFERENCE SYSTEM PER OREGON REALTIME GNOSS NETWORK (NAD88 2011, EPOCH 2010)



SCALE: 1" = 50'

UNITS OF LAND ON PLAT INCLUDE: PARCEL 1, PARCEL 2 (ADJUSTED UNIT 1) AND ADJUSTED UNIT 2

Sheet 2 of 2

**PARTITION PLAT & BLA**  
 In the SE & SW 1/4, Sec. 33, T. 26 S., R. 6 W., the NW 1/4, Sec. 3 & the NE & NW 1/4, Sec. 4, T. 27 S., R. 6 W., W.M.  
 Douglas County, Oregon  
 June 18, 2021

REGISTERED PROFESSIONAL LAND SURVEYOR <i>Mark A. Heimburger</i> OREGON JULY 16, 1987 MARK A. HEIMBURGER 2287 RENEWS JUNE 30, 2023	FOR: John Baird 3880 Garden Valley Road Roseburg, OR 97470
	Land Mark Surveying, Inc. 3329 N.E. Stephens St. • Roseburg, Oregon 97470 Office (541) 677-9400 • Fax (541) 677-9401 LM Proj. No 2021-0053