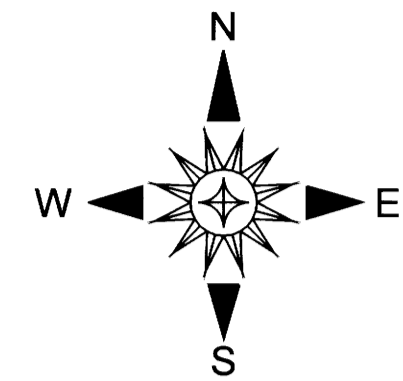


LAND PARTITION

LOCATED in SW 1/4 of Sec. 2, T. 27 S., R. 6 W., W.M.
in Douglas County, Oregon.

July, 2021



SURVEYED FOR: JOHN AND JOANNE WEST
1212 DARLEY DRIVE
ROSEBURG, OREGON 97471

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



LEGEND

- INDICATES 5/8" DIAM. IRON ROD FOUND UNLESS OTHERWISE NOTED.
 - INDICATES 1" DIAM. IRON PIPE FOUND AT SE CORNER D.L.C. NO. 45 PER RENEWAL 045040.
 - INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MARKED "D.A. EDWARDS-L.S. 2339" SET.
 - + INDICATES COMPUTED POINT. COMP. = COMPUTED
 - [] DENOTES RECORD DATA PER M 143-38. UGPL = UNDERGROUND POWER LINE.
 - () DENOTES RECORD DATA PER P.P. 1992-0001. P.P. = PARTITION PLAT NUMBER.
- SCALE: 1" = 100'
BASIS OF BEARINGS: MY SURVEY M 175-34 AS SHOWN.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF THE WEST PROPERTY INTO TWO SEPARATE PARCELS AND TO CREATE THE 35' WIDE ACCESS AND UTILITY EASEMENT AND THE 15' WIDE UTILITY EASEMENT SHOWN HEREON. THE CONTROL NETWORK FROM MY FILED SURVEY M 175-34 WAS EXTENDED TO TIE IN THE ADDITIONAL FOUND MONUMENTS WHICH WERE HELD FOR THE BOUNDARY OF THE PARENT TRACT. THE CENTERLINES OF THE TWO EASEMENTS BEING CREATED WERE THEN LOCATED AND PLATTED ACCORDINGLY.

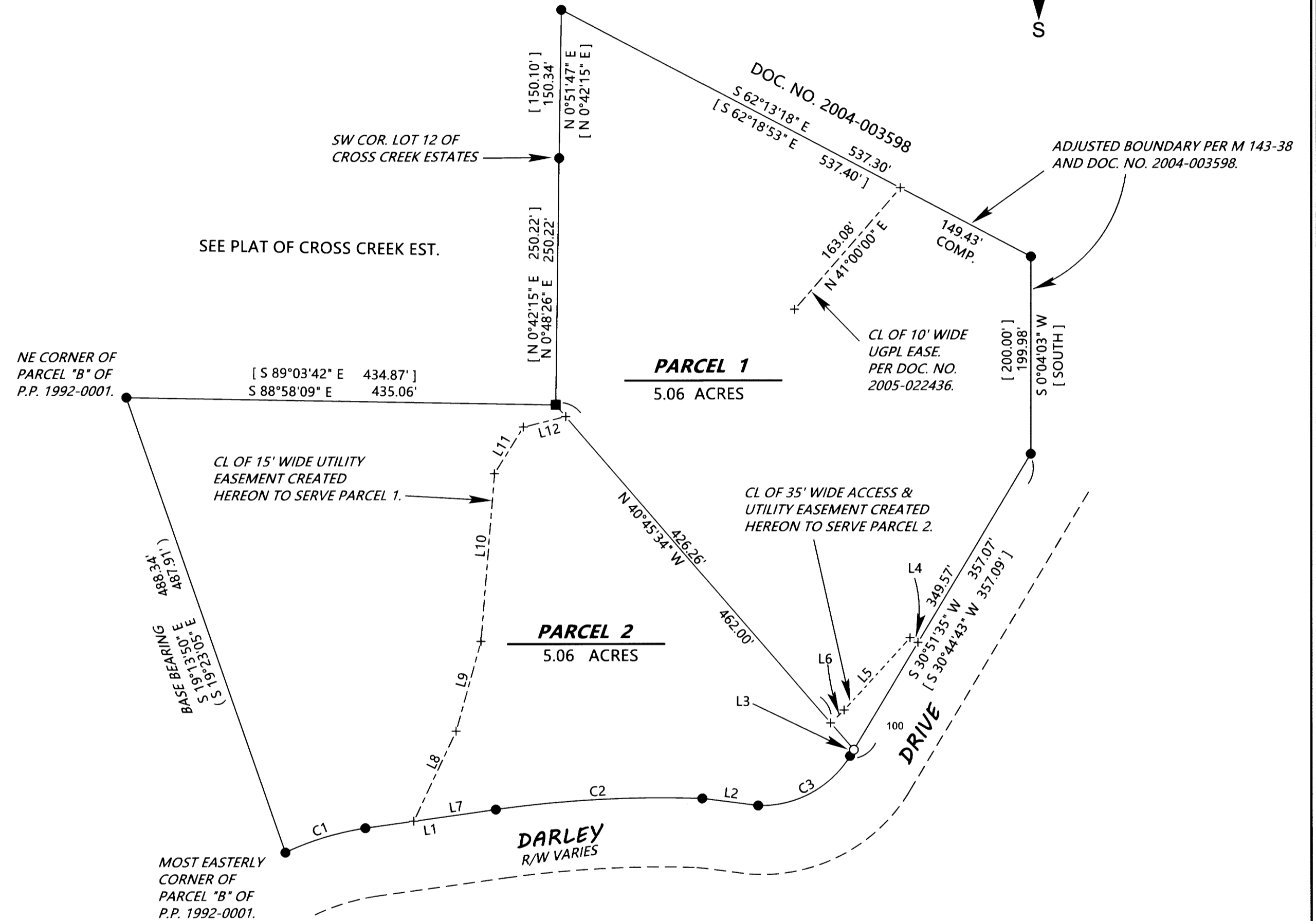
FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.
EQUIPMENT: NIKON TOTAL STATION.
COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

NOTES REGARDING EASEMENTS:

ACCORDING TO F.A.T.CO. PUBLIC RECORD REPORT 7399-3763026 DATED 6/17/2021 THE FOLLOWING EASEMENT POTENTIALLY AFFECTS THE SUBJECT PROPERTY BUT GIVES NO SPECIFIC LOCATION: A 40' WIDE POWER LINE EASEMENT PER REC. NO. 196538.

THE 60' WIDE ROAD EASEMENT PER DOCUMENT NUMBER 1990-17350 LISTED IN THE ABOVE NOTED REPORT WAS COMPUTED AND FOUND TO NOT IMPACT THE SUBJECT PROPERTY.

THE 10' WIDE ELECTRIC POWER TRANSMISSION EASEMENT PER DOCUMENT NUMBER 2002-17466 LISTED IN THE ABOVE NOTED REPORT GIVES NO SPECIFIC LOCATION.



CURVE		DATA		
NO.	RADIUS	LENGTH	CHORD	DELTA
C1	289.11'	85.04'	S 73°05'32" W 84.74'	16°51'13"
C2	1185.91'	209.78'	S 87°02'36" W 209.50'	10°08'06"
C3	104.75'	110.69'	S 61°42'09" W 105.61'	60°32'48"

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S 81°58'41" W	133.42' [S 81°53'58" W 133.47']
L2	N 82°41'08" W	56.99' [N 82°50'29" W 56.89']
L3	S 30°51'35" W	7.50'
L4	N 59°16'05" W	9.30'
L5	S 42°21'07" W	99.11'
L6	S 45°41'36" W	19.00'
L7	S 81°58'41" W	83.84'
L8	N 25°16'18" E	100.65'
L9	N 15°28'47" E	94.52'
L10	N 4°37'53" E	170.53'
L11	N 31°45'51" E	55.62'
L12	N 76°14'12" E	44.19'