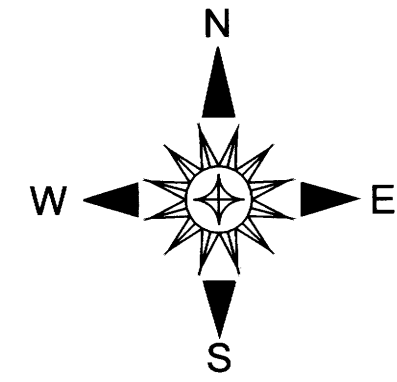




# LAND PARTITION

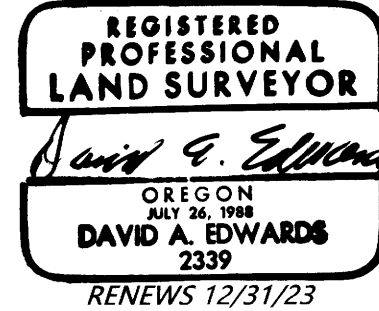
LOCATED in the SE 1/4 of Sec. 3 and the SW 1/4 of Sec. 2, T. 27 S., R. 6 W., W.M.  
in Douglas County, Oregon.

February, 2022



**SURVEYED FOR:** JOHN AND LEIGH ANN CADDOCK  
756 DARLEY DRIVE  
ROSEBURG, OREGON 97471

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



## LEGEND

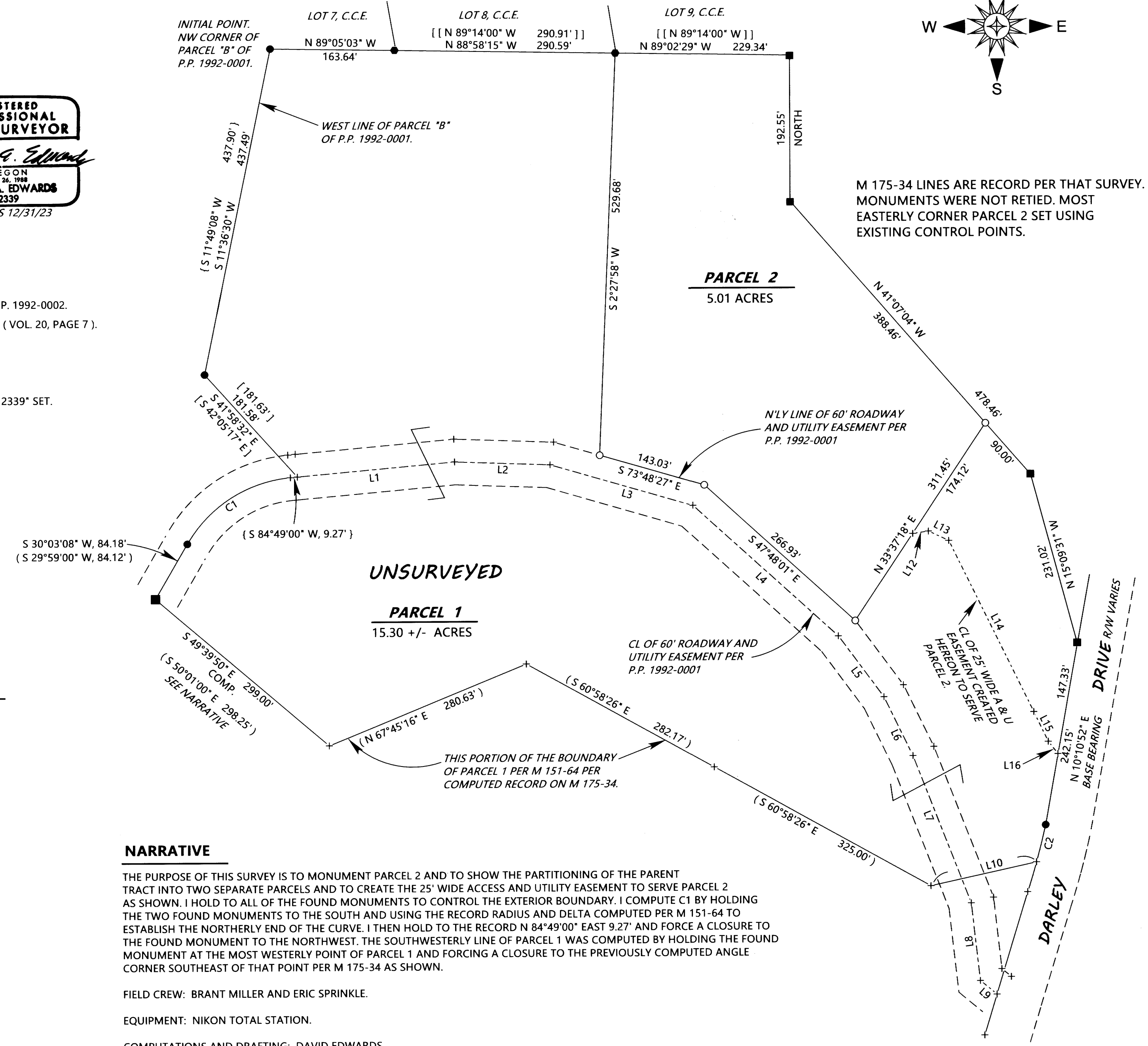
- INDICATES 5/8" DIAM. IRON ROD WITH CAP FOUND AS SHOWN ON P.P. 1992-0001 OR P.P. 1992-0002.
- INDICATES 5/8" DIAM. IRON ROD WITH CAP FOUND PER PLAT OF CROSS CREEK ESTATES. (VOL. 20, PAGE 7).
- INDICATES 5/8" STEEL REBAR WITH MY CAP FOUND PER M 175-34.
- INDICATES 5/8" DIAM. IRON ROD FOUND PER M 151-64.
- + INDICATES A POINT COMPUTED PER RECORD DATA.
- INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MARKED "D.A. EDWARDS-L.S. 2339" SET.
- ( ) DENOTES RECORD DATA PER M 151-64.
- [ ] DENOTES RECORD DATA PER P.P. 1992-0001.
- [ [ ] ] DENOTES RECORD DATA PER PLAT OF CROSS CREEK ESTATES.
- { } DENOTES RECORD DATA PER P.P. 1992-0002.
- C.C.E. = CROSS CREEK ESTATES
- COMP. = COMPUTED
- A & U = ACCESS AND UTILITY
- P.P. = PARTITION PLAT NUMBER
- SCALE: 1" = 100'
- BASIS OF BEARINGS: PARTITION PLAT NUMBER 1992-0001 AS SHOWN.

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

LINE	TABLE
L1	[ N 84°49'00" E 207.80' ]
L2	[ S 87°55'52" E 125.80' ]
L3	[ S 73°48'27" E 195.39' ]
L4	[ S 47°48'01" E 257.04' ]
L5	[ S 36°30'49" E 100.18' ]
L6	[ S 25°58'05" E 86.26' ]
L7	[ S 21°21'40" E 208.40' ]
L8	[ S 6°23'40" E 102.75' ]
L9	[ S 50°29'30" E 28.27' ]
L10	[ N 77°29'45" E 142.54' ]
L11	[ N 81°50'25" E 20.90' ]
L12	[ S 64°55'26" E 29.51' ]
L13	[ S 26°09'11" E 251.61' ]
L14	[ S 25°41'49" E 43.46' ]
L15	[ S 38°13'18" E 20.68' ]
L16	[ N 10°10'52" E 202.13' ]

CURVE	DATA
NO.	RADIUS LENGTH CHORD DELTA
C1	175.00' 167.74' S 57°30'40" W 161.39' 54°55'05"
	(175.00' 167.74' S 57°15'40" W 161.39' 54°55'05")
C2	924.93' 50.45' N 13°53'45" E 50.44' 3°07'30"
	(924.93' 50.44' N 13°53'45" E 50.44')

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



## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT PARCEL 2 AND TO SHOW THE PARTITIONING OF THE PARENT TRACT INTO TWO SEPARATE PARCELS AND TO CREATE THE 25' WIDE ACCESS AND UTILITY EASEMENT TO SERVE PARCEL 2 AS SHOWN. I HOLD TO ALL OF THE FOUND MONUMENTS TO CONTROL THE EXTERIOR BOUNDARY. I COMPUTE C1 BY HOLDING THE TWO FOUND MONUMENTS TO THE SOUTH AND USING THE RECORD RADIUS AND DELTA COMPUTED PER M 151-64 TO ESTABLISH THE NORTHERLY END OF THE CURVE. I THEN HOLD TO THE RECORD N 84°49'00" EAST 9.27' AND FORCE A CLOSURE TO THE FOUND MONUMENT TO THE NORTHWEST. THE SOUTHWESTERLY LINE OF PARCEL 1 WAS COMPUTED BY HOLDING THE FOUND MONUMENT AT THE MOST WESTERLY POINT OF PARCEL 1 AND FORCING A CLOSURE TO THE PREVIOUSLY COMPUTED ANGLE CORNER SOUTHEAST OF THAT POINT PER M 175-34 AS SHOWN.

FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

M 175-34 LINES ARE RECORD PER THAT SURVEY. MONUMENTS WERE NOT RETIED. MOST EASTERLY CORNER PARCEL 2 SET USING EXISTING CONTROL POINTS.

2022-0012 B

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