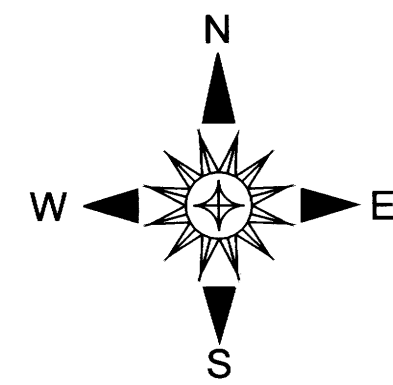


LAND PARTITION

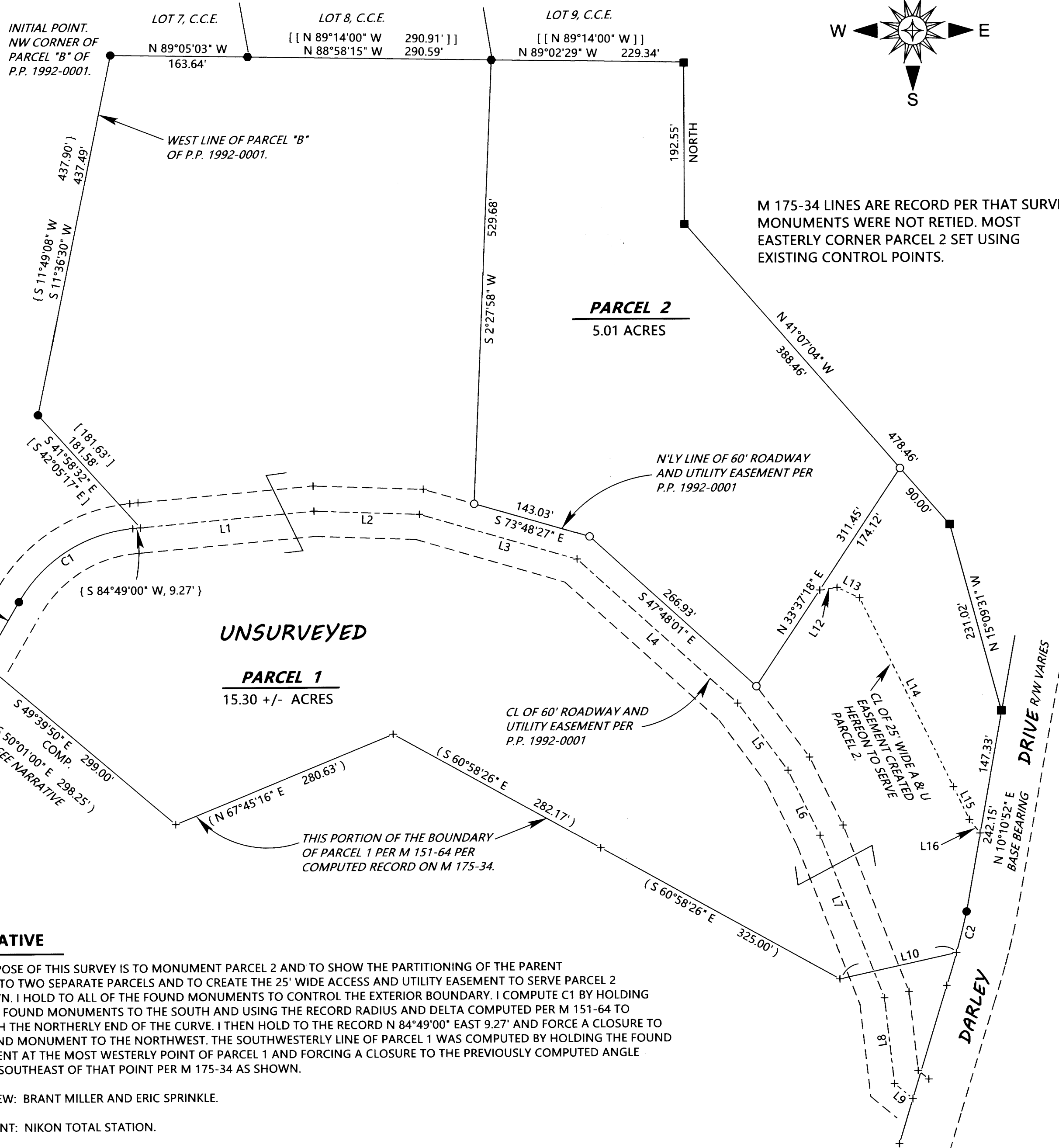
LOCATED in the SE 1/4 of Sec. 3 and the SW 1/4 of Sec. 2, T. 27 S., R. 6 W., W.M.
in Douglas County, Oregon.

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



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

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	[181.63']
L12	[S 81°50'25" E 20.90']
L13	[S 64°55'26" E 29.51']
L14	[S 26°09'11" E 251.61']
L15	[S 25°41'49" E 43.46']
L16	[S 38°13'18" E 20.68']

CURVE	DATA
C1	175.00' RADIUS, 167.74' LENGTH, S 57°30'40" W 161.39', S 54°55'05" E 175.00', S 57°15'40" W 161.39', S 54°55'05" E 924.93'
C2	924.93' RADIUS, 50.44' LENGTH, N 13°53'45" E 50.44', N 3°07'30" E 924.93', 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.