

LAND PARTITION

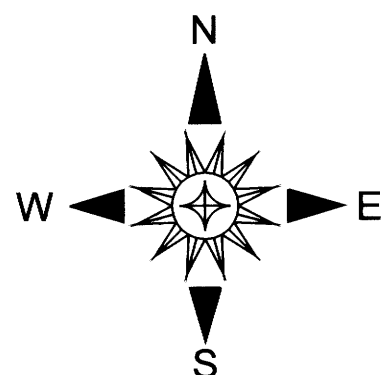
LOCATED in the NW 1/4 of Section 19, T. 25 S., R. 5 W., W.M.
in the City of Sutherlin, Douglas County, Oregon.

February, 2022

NW CORNER PARCEL 1 OF P.P. 2007-0075. [S 88°26'09" E 275.06']
S 88°27'44" E 275.03' 259.80' NE CORNER PARCEL 1 OF P.P. 2007-0075.

SURVEYED FOR: RON AND AVA BOWLES
1905 WEST DUKE ROAD
SUTHERLIN, OREGON 97479

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



FOUND 5/8" DIAM. IRON ROD PER C.S. 50/127.

CL OF 25' WIDE ACCESS AND UTILITY EASEMENT PER P.P. 2007-0075.

PARCEL 1
2.33 ACRES

LEGEND

- INDICATES 5/8" DIAM. IRON ROD WITH CAP FOUND PER P.P. 2007-0075 UNLESS OTHERWISE NOTED.
- INDICATES 5/8" DIAM. STEEL REBAR WITH MY CAP FOUND PER PARTITION PLAT NUMBER 2021-0001.
- INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339 SET.
- [] DENOTES RECORD DATA PER PARTITION PLAT NUMBER 2007-0075.
- () DENOTES RECORD DATA PER PARTITION PLAT NUMBER 2021-0001.
- P.P. = PARTITION PLAT NUMBER. A & U = ACCESS AND UTILITY.
- SCALE: 1" = 40'
- BASIS OF BEARINGS: EXISTING CONTROL NETWORK PER MY SURVEY P.P. 2021-0001.

SEE P.P. 2021-0001

(N 1°25'37" E 342.41')
(N 1°25'40" E 342.45')
(N 1°25'31" E 342.37')

247.37'

404.89'

(N 1°21'46" E)

460.26'

460.20'

(N 1°22'00" E)

(N 1°22'00" E)

PARCEL 2
10,337 SQ. FEET

PARCEL 3
10,337 SQ. FEET

15' WIDE A & U EASEMENT
CREATED HEREON TO
SERVE ALL PARCELS.

15' WIDE A & U EASEMENT
CREATED HEREON TO
SERVE ALL PARCELS.

SW CORNER PARCEL 1 OF P.P. 2007-0075.

WEST

DUKE ROAD
(R/W VARIES)

ROAD

5.00' WIDE STRIP DEDICATED
HEREON AS RIGHT OF WAY.

FOUND 5/8" DIAM. IRON ROD PER C.S. 50/127.
SE CORNER PARCEL 1 OF P.P. 2007-0075.

LINE TABLE

L1	N 1°21'46" E	5.01'
L2	S 88°30'05" W	12.52'
L3	S 88°30'05" W	17.95'
L4	N 1°25'31" W	5.01'