

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.

March, 2022

FOUND 5/8" DIAM. IRON ROD WITH CAP
PER M 168-73. NW CORNER PARCEL 3
OF P.P. 2021-0017.

FOUND 5/8" DIAM. STEEL
REBAR WITH MY CAP. NE
CORNER PARCEL 3
OF P.P. 2021-0017.

SURVEYED FOR: SAM ROBINSON
P.O. BOX 917
SUTHERLIN, OREGON 97479

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



DOC. NO. 2014-10393

CORNER POSITION FALLS
UNDER WOOD FENCE.
SET W.M. EAST 0.93'

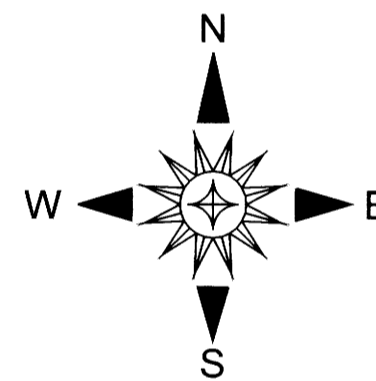
PARCEL 3
19,629 SQ. FEET

EMERGENCY VEHICLE
TURNAROUND EASEMENT

PARCEL 2
13,185 SQ. FEET

PARCEL 1
8830 SQ. FT.

SEE P.P. 2021-0017



LEGEND

- INDICATES 5/8" DIAM. STEEL REBAR WITH MY CAP FOUND PER P.P. 2021-0001 UNLESS OTHERWISE NOTED.
- 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 2021-0017.
- P.P. = PARTITION PLAT NUMBER.
- SCALE: 1" = 30'
- W.M. = WITNESS MONUMENT.
- BASIS OF BEARINGS: P.P. 2021-0017 AS SHOWN.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF PARCEL 3 OF PARTITION PLAT NUMBER 2021-0017 INTO 3 SEPARATE PARCELS. THE MONUMENTS SHOWN AS FOUND HEREON WERE HELD FOR CONTROL OF THE BOUNDARY OF SAID PARCEL 3.

FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

LINE TABLE

LINE	BEARING	LENGTH	REMARKS
L1	N 1°25'52" E	5.00'	[N 1°25'52" E 5.00']
L2	S 88°23'50" W	25.04'	
L3	EAST	25.02'	
L4	S 1°25'52" W	5.00'	
L5	S 1°25'52" W	25.00'	
L6	N 1°25'52" E	25.00'	

FOUND 5/8" DIAM. IRON
ROD WITH CAP
PER M 168-73.

SW CORNER PARCEL 3
OF P.P. 2021-0017.

NW CORNER PARCEL 3
OF P.P. 2021-0001.

SE CORNER PARCEL 3
OF P.P. 2021-0017.

A PORTION OF THE 5' WIDE STRIP
PER DEED OF DEDICATION IN
DOC. NO. 2021-019088.

WEST DUKE ROAD
(R/W VARIES)

25' ACCESS AND UTILITY EASEMENT

TRANSFORMER PEDESTAL
AT CORNER POSITION.
SET W.M. S88°23'50" W, 3.29'

TO ACTUAL CORNER
S 88°23'50" W 93.08'

N 88°23'50" E 118.12'
BASE BEARING [118.12']

S 1°25'52" W 254.99'
[N 1°25'52" E]

S 1°25'37" W 95.00'
[N 1°25'37" E]

S 88°36'22" E 117.94'
[N 88°36'22" W 117.94']

167.86'

164.99'

356.17'
356.17'

188.31'

L1

L2

L3

L4

L5

L6

2022-0016 B

2022-0016 B