

LAND PARTITION

LOCATED in the SE 1/4 of Section 20 & in the NE 1/4 of Section 29,
T. 25 S., R. 5 W., W.M. in Douglas County, Oregon.

June, 2022

SURVEYED FOR: TIM AND LEONI ROGERS
1088 MOUNTAIN VIEW DRIVE
SUTHERLIN, OREGON 97479



SURVEYED BY: DAVID EDWARDS LAND SURVEYING
P.O. BOX 361
OAKLAND, OREGON 97462
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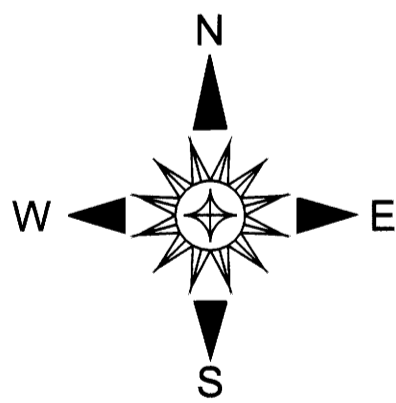
LEGEND

- INDICATES 5/8" DIAM. IRON ROD WITH CAP FOUND PER PARTITION PLAT NUMBER 2019-0039.
- + INDICATES A COMPUTED POINT.
- [] DENOTES RECORD DATA PER PARTITION PLAT NUMBER 2019-0039.
- P.P. = PARTITION PLAT NUMBER.
- SCALE: 1" = 200' S.L. & W. CO. = SUTHERLIN LAND & WATER CO.
- A & U = ACCESS AND UTILITY.
- BASIS OF BEARINGS: PARTITION PLAT NUMBER 2021-0023 AS SHOWN.

LINE TABLE

	BASE BEARING	
L1	S 5°32'06" E	121.38'
	[S 5°31'56" E	121.41']
L2	[S 68°28'49" W	47.86']
L3	[S 1°16'17" W	73.55']
L4	[N 19°59'54" W	110.51']
L5	[N 36°38'42" W	132.09']

NE CORNER LOT 18, BLOCK 2
OF SUTHERLIN LAND & WATER CO. PLAT C
PER P.P. 2019-0039.



RECORD EXTERIOR BOUNDARY
OF PARCEL 3 OF P.P. 2019-0039.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SHOW THE PARTITIONING OF PARCEL 3 OF PARTITION PLAT NUMBER 2019-0039 INTO TWO SEPARATE PARCELS AND TO CREATE THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT TO SERVE PARCEL 2 AS SHOWN HEREON. THE VARIABLE WIDTH ACCESS AND UTILITY EASEMENT CREATED ON PARTITION PLAT NUMBER 2021-0023 THAT TIES TO MOUNTAIN VIEW DRIVE IS SHOWN TO SATISFY A CONDITION OF APPROVAL FROM THE COUNTY PLANNING DEPARTMENT. THE TWO MONUMENTS SHOWN WERE TIED IN ON MY SURVEY PARTITION PLAT NUMBER 2021-0023 AND ARE SHOWN SO AS TO CLEARLY IDENTIFY THE POSITION OF THE EAST LINE OF PARCEL 2. THOSE MONUMENTS WERE NOT RETIED THIS SURVEY.

