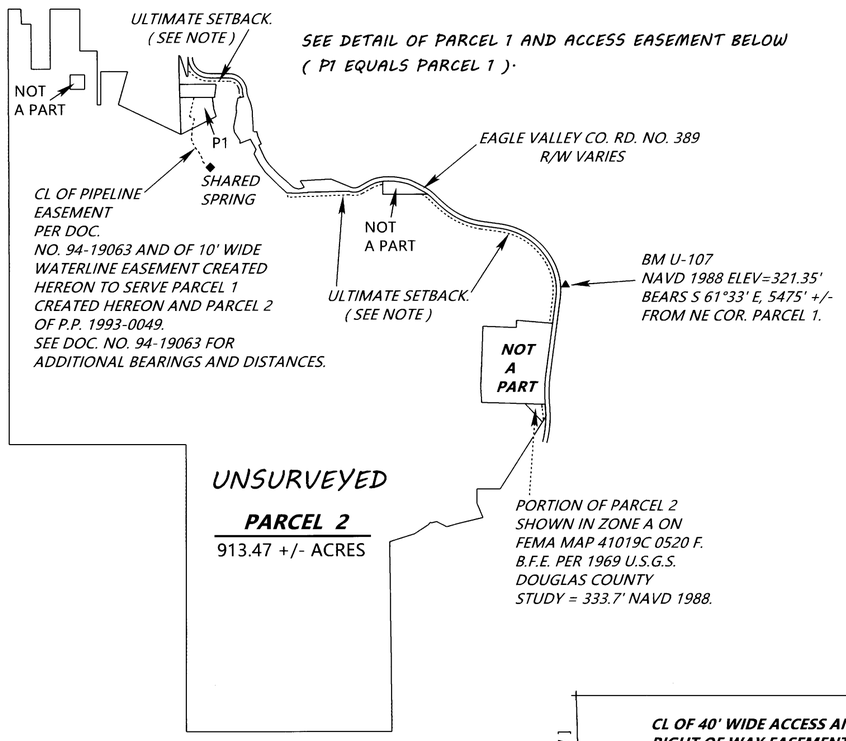
LAND PARTITION

LOCATED in Sections 17, 20, 21 and 29 T. 22 S., R. 5 W, W.M.
in Douglas County, Oregon.

January, 2023

2023–0005 B



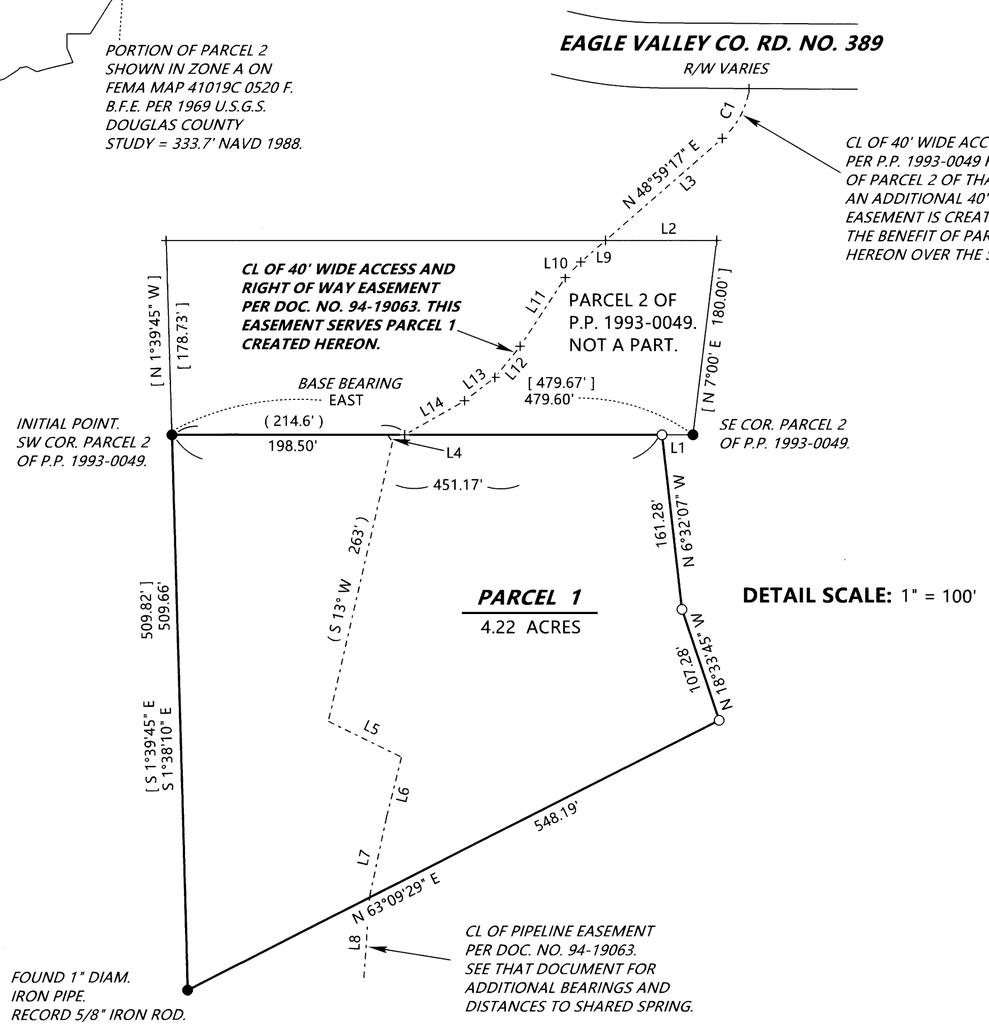
NOTE FOR ULTIMATE SETBACK FOR THE 60' WIDE R/W PORTIONS OF EAGLE VALLEY ROAD:

NO STRUCTURE OTHER THAN A FENCE OR SIGN SHALL BE CLOSER THAN 45 FEET FROM THE RIGHT OF WAY OF EAGLE VALLEY ROAD.

SURVEYED FOR: *LONE ROCK TIMBER INVESTMENTS MDB-LANDCO, LP*
P.O. BOX 1127
ROSEBURG, OREGON 97470

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
JULY 26, 1988
DAVID A. EDWARDS
2339
RENEWS 12/31/23



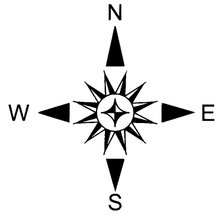
DETAIL SCALE: 1" = 100'

LINE TABLE

L1	WEST	28.43'
L2	[WEST	102.30']
L3	[N 48°59'17" E	142.42']
L4	(S 34°45' E	8.00')
L5	(S 64° E	75.00')
L6	(S 14° W	57.00')
L7	(S 12° W	75.00')
L8	(S 4° W	75.00')
L9	(N 49° E	30.2')
L10	(N 45° E	20.2')
L11	(N 33°20' E	75.4')
L12	(N 39°20' E	37.1')
L13	(N 52°20' E	35.1')
L14	(N 60°20' E	63.5')

CURVE TABLE

NO.	RADIUS	CH. BEARING	DIST.	L	DELTA
C1	[71.62'	N 28°15'37" E	52.02'	53.24'	42°35'19"]



NOTE: THE ACREAGE OF UNSURVEYED PARCEL 2 IS BASED UPON COUNTY ASSESSOR DATA.

LEGEND

- ● INDICATES 5/8" DIAM. IRON ROD FOUND PER P.P. 1993-0049 UNLESS NOTED OTHERWISE.
- \+ INDICATES A COMPUTED POINT.
- ○ INDICATES 5/8" X 40" STEEL REBAR W/RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
- [ ] DENOTES RECORD DATA PER P.P. 1993-0049.
- ( ) DENOTES RECORD DATA PER DOCUMENT NUMBER 94-19063.

SCALE: 1" = 1500' P.P. = PARTITION PLAT NO.

BASIS OF BEARINGS: PARTITION PLAT NO. 1993-0049 AS SHOWN.

2023–0005 B

Traverse PC