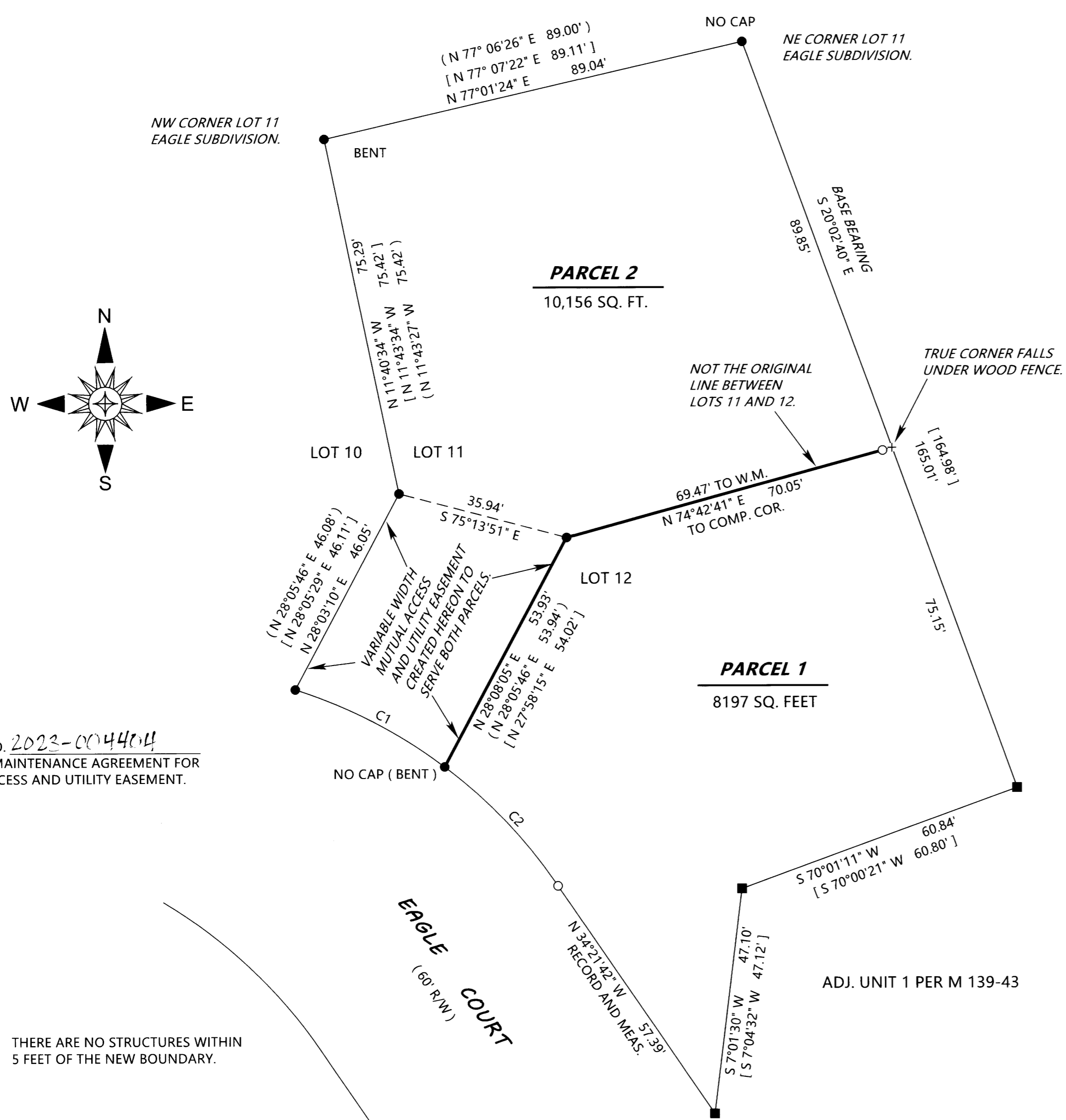


LAND PARTITION

LOCATED in the SW 1/4 of Section 16, T. 25 S., R. 5 W., W.M.
in the City of Sutherlin, Douglas County, Oregon.

April, 2023



SURVEYED FOR: RYAN AND LISA GILL
521 FAIR OAKS ROAD
OAKLAND, OREGON 97462

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



LEGEND

- INDICATES 5/8" DIAM. IRON ROD WITH CAP FOUND PER PLAT OF EAGLE SUBD. (VOL. 19, PAGE 8).
 - INDICATES 5/8" DIAM. STEEL REBAR WITH CAP FOUND M 139-43.
 - INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339 SET.
 - + INDICATES A COMPUTED POINT.
 - [] DENOTES RECORD DATA PER M 139-43.
 - () DENOTES RECORD DATA PER EAGLE SUBDIVISION (VOL. 19, PAGE 8).
- SCALE: 1" = 20'
BASIS OF BEARINGS: M 139-43 AS SHOWN. A & U = ACCESS AND UTILITY.

SEE DOC. NO. 2023-004404
FOR JOINT MAINTENANCE AGREEMENT FOR
MUTUAL ACCESS AND UTILITY EASEMENT.

NOTE: THERE ARE NO STRUCTURES WITHIN
5 FEET OF THE NEW BOUNDARY.

CURVE TABLE

NO.	RADIUS	CH. BEARING	CH. DISTANCE	LENGTH	DELTA
C1	105.00'	N 62°33'32" W	34.90'	35.06'	19°00'00"
	[105.00'	N 62°30'47" W	35.08'	35.24']	
	(105.00'	N 62°28'05" W	35.00'	35.16')	19°11'17"
C2	105.00'	N 43°27'57" W	34.07'	34.22'	18°40'25"
	[105.00'	N 43°36'16" W	33.91'	34.06']	
	(105.00'	N 43°33'24" W	34.00'	34.15')	18°38'06"

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE PARENT TRACT INTO TWO SEPARATE PARCELS AND TO CREATE THE VARIABLE WIDTH MUTUAL ACCESS AND UTILITY EASEMENT TO SERVE BOTH PARCELS. FOUND MONUMENTS PER M 139-43 AND THE PLAT OF EAGLE SUBDIVISION WERE HELD FOR CONTROL AS SHOWN. RECORD BEARING AND DISTANCE PER M 139-43 WAS HELD FROM THE MOST SOUTHERLY FOUND ROD FROM THAT SURVEY TO REMONUMENT THE MISSING CURVE POINT. A WITNESS MONUMENT WAS SET ON THE NEW DIVIDING LINE BETWEEN THE PARCELS AS SHOWN HEREON.

FIELD CREW: DAVID EDWARDS.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.