

LAND PARTITION

LOCATED in the SE 1/4 of Section 19 and in Section 30, T. 21 S., R. 4 W., W.M.
in Douglas County, Oregon.

June, 2023

SURVEYED FOR: LESLIE AND DELZA GOINS
241 BEAR CREEK ROAD
COTTAGE GROVE, OREGON 97424

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



SEE DETAIL OF PARCEL 1
ON SHEET THREE

INITIAL POINT, NW COR. OF
PARCEL 3 OF BOOK 8,
PAGE 52 OF M.L.P.'S
BEING ALSO M 94-38.

LEGEND

- INDICATES 5/8" DIAM. IRON ROD FOUND PER M 94-38.
- INDICATES 3/4" DIAM. IRON ROD FOUND AS PER M 94-38.
- + INDICATES A COMPUTED POINT.
- INDICATES CONCRETE NAIL W/BRASS WASHER MKD. "L.S. 2339" SET.
- INDICATES 5/8" X 30" STEEL REBAR W/RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
- [] DENOTES RECORD DATA PER M 94-38.
- I.O.W.T.S. = INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM.
- M.L.P.'S = MINOR LAND PARTITIONS FOR DOUGLAS COUNTY, OREGON.
- COMP. = COMPUTED.
- MON. = MONUMENT.
- SCALE: 1" = 125'
- BASIS OF BEARINGS: M 94-38 AS SHOWN.

LINE TABLE

LINE	BEARING	DISTANCE	RECORD DATA
L1	S 34°38'59" W	476.48'	
L2	S 83°00'29" W	90.49'	
L3	S 30°15'25" W	552.15'	
L4	S 28°40'25" W	409.60'	
L5	S 28°33'10" W	240.37'	
L6	S 54°40'28" W	24.14'	
L7	S 38°54'57" W	258.59'	
L8	S 51°22'44" E	19.51'	[S 51°27'20" E 19.50']
L9	N 1°52'10" E	141.22'	[N 1°54'19" E 141.30']
L10	S 88°07'59" E	298.65'	[S 88°07'59" E 298.65']

DRAINFIELD EASEMENT
CREATED HEREON
TO SERVE PARCEL 1.
SEE NOTE AT RIGHT.

SEE DETAIL OF DRAINFIELD EASEMENT
CREATED HEREON TO SERVE
PARCEL 1 ON SHEET THREE

SE CORNER OF
PARCEL 3 OF
BOOK 8, PG. 52, M.L.P.'S
BEING ALSO M 94-38.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF THAT TRACT DESCRIBED IN DOCUMENT NUMBER 2008-015678 AND TO CREATE CERTAIN EASEMENTS AS SHOWN HEREON ON SHEETS TWO AND THREE AND AS STATED IN THE DECLARATION. THE NOTED DEED FOLLOWS FILED SURVEY M 94-38 BEARINGS AND DISTANCES AND CALLS FOR MONUMENTS SHOWN ON THAT SURVEY. MY SURVEY IS THEREFORE A RETRACEMENT OF SAID M 94-38 AND I HOLD TO FOUND MONUMENTS FROM SAID SURVEY FOR CONTROL. I COMPUTE THE MISSING MONUMENTS FROM M 94-38 USING RECORD DATA FROM THAT SURVEY BEGINNING AT THE INITIAL POINT AND PROCEEDING IN A CLOCKWISE DIRECTION UNTIL COMPUTING THE MISSING MONUMENT AT STATION 228+00 AS PER SAID M 94-38. THE MINISCULE AMOUNT OF VARIATION FROM THE RECORD BEING THROWN THEN INTO THE LONG SEGMENT OF THE BOUNDARY BETWEEN SAID MISSING MONUMENT AT STATION 228+00 AND THE FOUND MONUMENT AT THE SOUTHEAST CORNER OF PARCEL 3 OF BOOK 8, PAGE 52 OF "MINOR LAND PARTITIONS" FOR DOUGLAS COUNTY, WHICH IS IDENTICAL TO THE AFOREMENTIONED FILED SURVEY M94-38.

FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

NOTE REGARDING I.O.W.T.S. EASEMENT:

FOR THE CONSTRUCTION, MAINTENANCE, USE AND REPAIR OF AN INDIVIDUAL ONSITE WASTEWATER SYSTEM (HEREINAFTER CALLED THE "SYSTEM") APPURTENANT TO PARCEL 1 AND SHOWN HEREON. GRANTORS, FOR THEMSELVES AND THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE THAT THE ABOVE REFERENCED PARCEL 1 ONSITE WASTEWATER TREATMENT SYSTEM SHALL NOT BE USED FOR ANY CONFLICTING USE OR PURPOSE DETRIMENTAL TO SAID SYSTEM OR CONTRARY TO SAID LAWS AND RULES OF GOVERNMENTAL AGENCIES APPLICABLE OR RELATED TO SAID SYSTEM.