

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

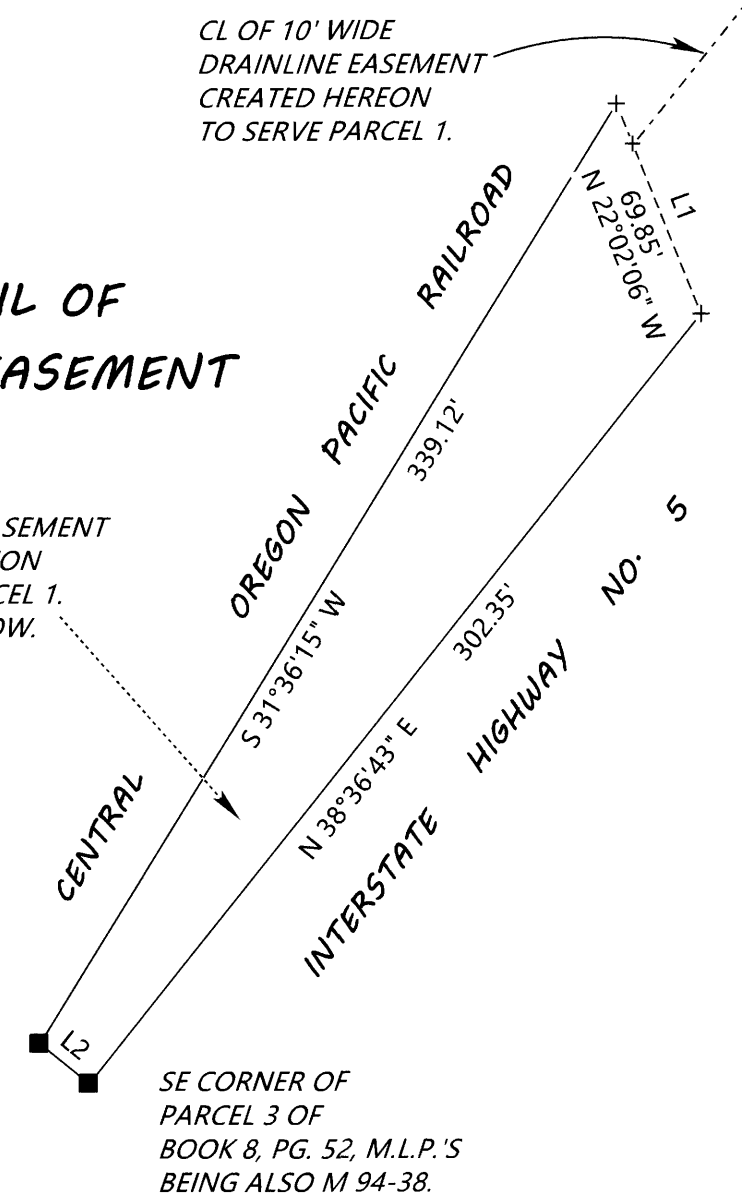
SURVEYED FOR: LESLIE AND DELZA GOINS
241 BEAR CREEK ROAD
COTTAGE GROVE, OREGON 97424

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



DETAIL OF DRAINFIELD EASEMENT

DRAINFIELD EASEMENT
CREATED HEREON
TO SERVE PARCEL 1.
SEE NOTE BELOW.



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. U.S.C. = ULTIMATE SETBACK COMMERCIAL.
MON. = MONUMENT. U.S.R. = ULTIMATE SETBACK RESIDENTIAL.
SCALE: 1" = 60'
BASIS OF BEARINGS: M 94-38 AS SHOWN.

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

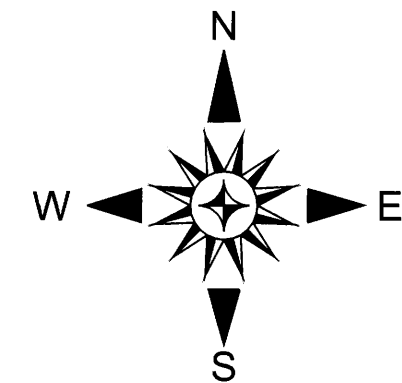
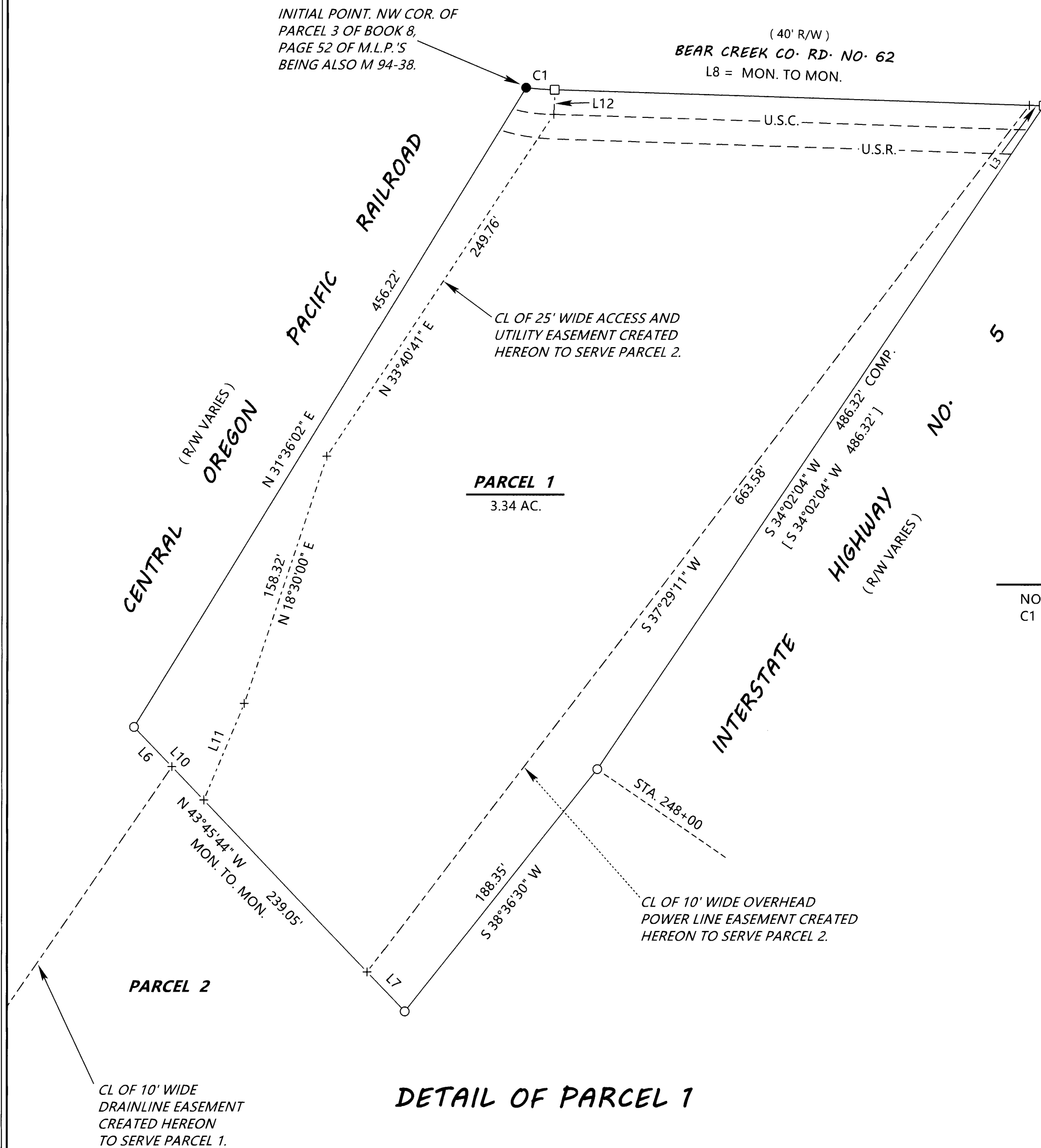
FOR THE CONSTRUCTION, MAINTENANCE, USE AND REPAIR OF AN INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM (HEREINAFTER CALLED THE "SYSTEM") APPURTENANT TO PARCEL 1 AND SHOWN HEREON. GRANTORS, FOR THEMSELVES AND THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE THAT THE ABOVE REFERENCED PARCEL 1 ONSITE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

NOTE REGARDING ULTIMATE SETBACKS:

NO STRUCTURE OTHER THAN A FENCE OR SIGN SHALL BE LOCATED CLOSER THAN 15 FEET FOR COMMERCIAL USES AND 30 FEET FOR RESIDENTIAL USES FROM THE RIGHT-OF-WAY OF BEAR CREEK ROAD.

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

(40' R/W)
BEAR CREEK CO. RD. NO. 62
L8 = MON. TO MON.



CURVE DATA

NO.	RADIUS	CH. BEARING	DIST.	LENGTH	DELTA
C1	210.99'	S 85°44'46" E	17.57'	17.58'	4°46'26" COMP.
	[210.99'	S 85°44'46" E	17.57'	17.58'	4°46'26"]

LINE TABLE

LINE	BEARING	DIST.
L1	S 22°02'06" E	56.50'
L2	S 51°22'44" E	19.51' [S 51°27'20" E 19.50']
L3	S 88°07'59" E	8.81'
L4	NOT USED	
L5	NOT USED	
L6	S 43°45'44" E	33.52'
L7	S 43°45'44" E	33.13'
L8	S 88°07'59" E	298.65' COMP. [S 88°07'59" E 298.65']
L9	NOT USED	
L10	S 43°45'44" E	61.62'
L11	N 22°47'01" E	63.78'
L12	N 2°00'00" E	15.00'