

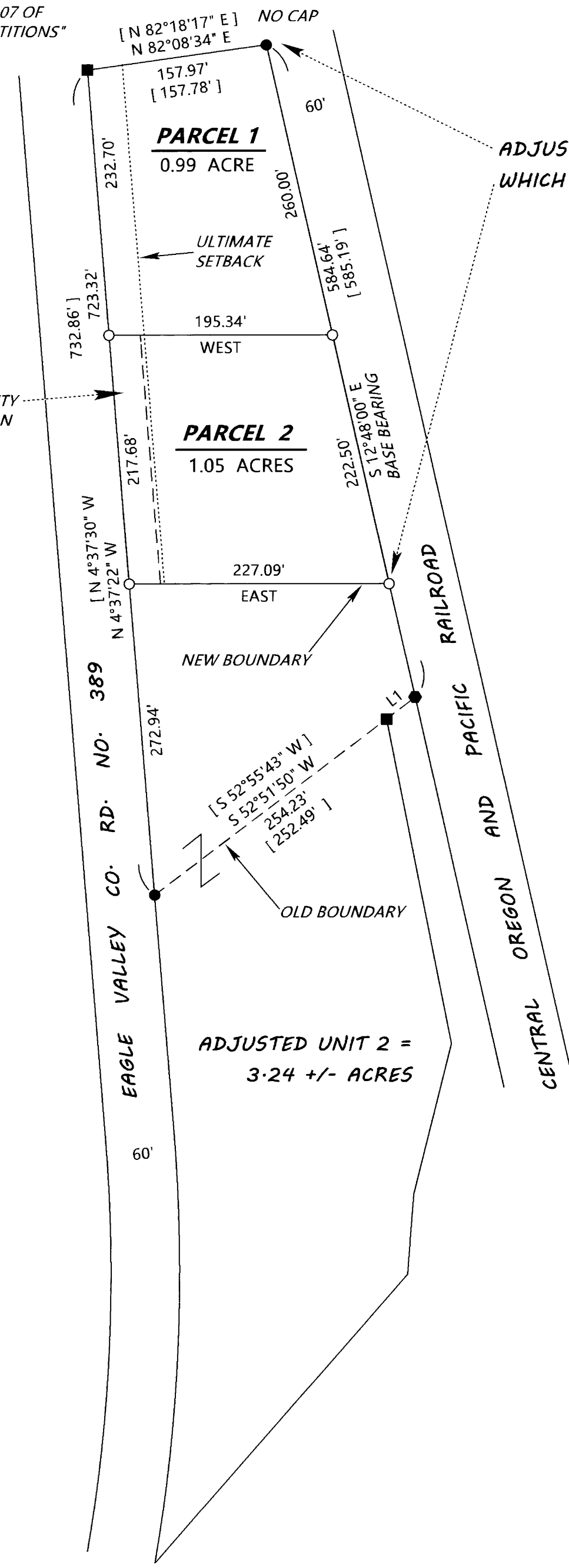
# PROPERTY LINE ADJUSTMENT AND LAND PARTITION

LOCATED in the West 1/2 of Section 10, T23 S., R. 5 W., W.M. in Douglas County, Oregon.

August, 2023

INITIAL POINT.  
NW CORNER OF PARCEL 3  
OF BOOK 8, PAGE 107 OF  
"MINOR LAND PARTITIONS"

25' WIDE ACCESS AND UTILITY  
EASEMENT CREATED HEREON  
TO SERVE PARCEL 1 AND  
ADJUSTED UNIT 2



ADJUSTED UNIT 1 = 2.04 ACRES  
WHICH CONSISTS OF PARCELS 1 AND 2.

**SURVEYED FOR:** T N D PROPERTIES, INC.  
P.O. BOX 626  
DRAIN, OREGON 97435

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



**NOTES:** FROM THE NE CORNER OF PARCEL 1 TO THE EAST END OF THE NEW BOUNDARY = S 12°48'00" E, 482.50'

AND

FROM THE NW CORNER OF PARCEL 1 TO THE WEST END OF THE NEW BOUNDARY = S 4°37'22" E, 450.38'

LINE	TABLE
L1	N 52°38'31" E 31.42' [ N 52°55'43" E 32.81' ]

**NOTE:** NO STRUCTURE OTHER THAN A FENCE OR SIGN SHALL BE LOCATED CLOSER THAN 30 FEET FROM THE RIGHT OF WAY LINE OF EAGLE VALLEY ROAD.

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

### LEGEND

- INDICATES 3/4" DIAM. IRON PIPE WITH PLASTIC CAP FOUND PER M 96-33.
  - INDICATES 1/2" DIAMETER IRON PIPE WITH NO CAP FOUND AS PER M 96-33.
  - INDICATES 1" DIAM. IRON PIPE WITH PLASTIC CAP FOUND PER M 96-33.
  - INDICATES 5/8" X 30" STEEL REBAR W/RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
  - [ ] DENOTES RECORD DATA PER M 96-33. ( BOOK 8, PAGE 107, "MINOR LAND PARTITIONS" ).
- SCALE: 1" = 100'  
BASIS OF BEARINGS: M 96-33 AS SHOWN.

### NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE ADJUSTMENT OF ONE BOUNDARY AND THE SUBSEQUENT PARTITIONING OF ADJUSTED UNIT 1 INTO TWO SEPARATE PARCELS AND TO CREATE THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT TO SERVE PARCEL 2 AND ADJUSTED UNIT 2 AS SHOWN HEREON. THE LEGAL DESCRIPTION FOUND IN THE VESTING DEED, BEING DOCUMENT NUMBER 2022-00630, FOLLOWS INFORMATION FOUND ON FILED SURVEY M 96-33 AND THEREFORE FOUND MONUMENTS PER THAT FILED SURVEY WERE HELD FOR CONTROL OF THE PARENT EXTERIOR BOUNDARY. SAID FILED SURVEY IS ALSO BOOK 8, PAGE 107 OF "MINOR LAND PARTITIONS" FOR DOUGLAS COUNTY.

FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.  
EQUIPMENT: NIKON TOTAL STATION.  
COMPUTATIONS AND DRAFTING: DAVID EDWARDS.