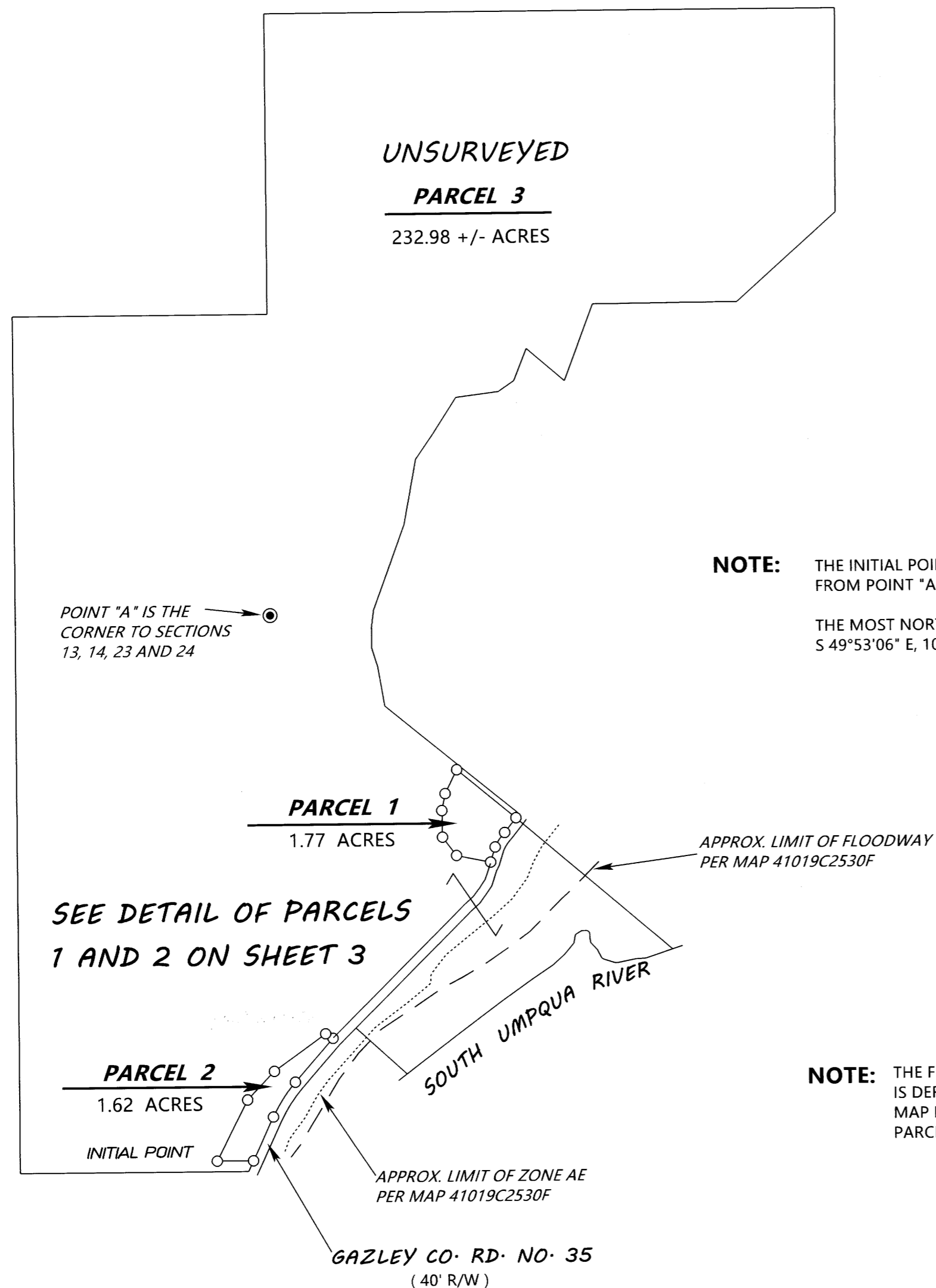


LAND PARTITION

LOCATED in the SE 1/4 of Section 14, the NE 1/4 of Section 23, the SW 1/4 of Section 13 and the NW 1/4 of Section 24, T. 30 S., R. 5 W., W.M. in Douglas County, Oregon.

October, 2023



POINT "A" IS THE CORNER TO SECTIONS 13, 14, 23 AND 24

NOTE: THE INITIAL POINT BEARS S 6°03'07" W, 2367.03' FROM POINT "A".
THE MOST NORTHERLY CORNER OF PARCEL 1 BEARS S 49°53'06" E, 1045.32' FROM POINT "A".

SEE DETAIL OF PARCELS 1 AND 2 ON SHEET 3

NOTE: THE FLOODPLAIN INFORMATION SHOWN HEREON IS DERIVED FROM FEMA FLOOD HAZARD LAYER MAP NUMBER 41019C2530F. BOTH PARCEL 1 AND PARCEL 2 ARE SITUATED OUT OF THE SFHA.

NOTE: THE ACREAGE OF UNSURVEYED PARCEL 3 IS BASED UPON COUNTY ASSESSOR DATA.

BENCHMARK Q 499.
NAVD 1988 ELEV = 744.48'
BEARS APPROXIMATELY S 28° W 1380' FROM THE SW CORNER OF PARCEL 3.

POINT "B" IS THE CORNER TO SECTIONS 23, 24, 25 AND 26 PER M 119-4. THIS POINT SYMBOL IS NOT SHOWN IN IT'S TRUE POSITION BY SCALE.

SURVEYED FOR: BRIGGS MANAGEMENT LLC
P.O. BOX 805
CANYONVILLE, OREGON 97417

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



LEGEND

- INDICATES 1958 D.C.S.O. BRASS CAPPED IRON PIPE FOUND AS PER RENWAL 600400.
- INDICATES 2" DIAMETER IRON PIPE WITH BRASS CAP FOUND AS PER M 119-4.
- INDICATES 5/8" X 30" STEEL REBAR W/RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.

[] DENOTES RECORD DATA PER M 119-4.

SCALE: 1" = 500'

BASIS OF BEARINGS: S 0°42'41" W BETWEEN "POINT A" AND "POINT B" PER M119-4.
MEASURED DIST. = 5254.49' RECORD = [5254.45']

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF THE PARENT TRACT INTO THREE SEPARATE PARCELS AND TO MONUMENT THE BOUNDARIES OF PARCELS 1 AND 2 AND TO CREATE THE 6 FOOT WIDE WATERLINE EASEMENT TO SERVE PARCEL 3 AS SHOWN ON SHEET THREE. I UTILIZE TIES TO THE NORTHEAST AND SOUTHEAST CORNERS OF SECTION 23 AS A BASIS OF BEARINGS AND TIE THE MONUMENTED PARCELS TO THE NORTHEAST CORNER OF SECTION 23 BEING ALSO "POINT A" AS SHOWN HEREON. THE MONUMENTED PORTIONS OF THE RIGHT OF WAY LINE OF GAZLEY COUNTY ROAD NUMBER 35 WERE COMPUTED FROM TIES MADE TO THE EXISTING CENTER OF THE PHYSICAL ROAD. ONLY PARCELS 1 AND 2 ARE SURVEYED AND PARCEL 3 IS UNSURVEYED AS SHOWN.

FIELD CREW: DAVID EDWARDS, BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.