

# LAND PARTITION

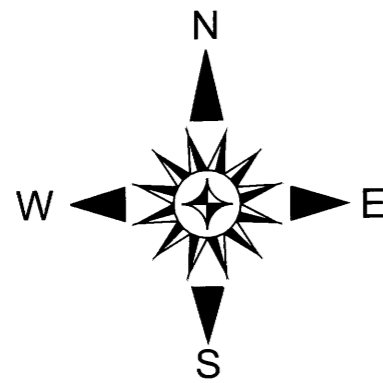
LOCATED in the SE 1/4 of Section 14, the NE 1/4 of Section 23, the SW 1/4 of Section 13 and the NW 1/4 of Section 24, T. 30 S., R. 5 W., W.M. in Douglas County, Oregon.

October, 2023

**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

REGISTERED PROFESSIONAL LAND SURVEYOR  
*David A. Edwards*  
OREGON JULY 26, 1988  
DAVID A. EDWARDS 2339  
RENEWS 12/31/23



UNSURVEYED

**PARCEL 3**  
232.98 +/- ACRES

CL OF 6' WIDE WATERLINE EASEMENT  
CREATED HEREON TO SERVE PARCEL 3.  
BEARING: N 47° W DISTANCE: 31.65'

**PARCEL 2**  
1.62 ACRES

INITIAL POINT

**GAZLEY CO. RD. NO. 35**  
(40' R/W)

**PARCEL 1**  
1.77 ACRES

APPROX. LIMIT OF FLOODWAY  
PER MAP 41019C2530F

APPROX. LIMIT OF ZONE AE  
PER MAP 41019C2530F

SOUTH UMPQUA RIVER

**NOTE:** THE INITIAL POINT BEARS S 6°03'07" W 2367.03' FROM POINT A". (SEE SHEET TWO).

THE MOST NORTHERLY CORNER OF PARCEL 1 BEARS S 49°53'06" E, 1045.32' FROM "POINT A". (SEE SHEET TWO).

**NOTE:** THE RIGHT OF WAY OF GAZLEY ROAD BORDERING PARCELS 1 AND 2 WAS COMPUTED FROM TIES TO THE CENTER OF THE EXISTING ROAD.

**LEGEND**

- INDICATES 5/8" X 30" STEEL REBAR W/RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
  - ▲ INDICATES WELL.
  - [ ] DENOTES RECORD DATA PER M 119-4.
- SCALE: 1" = 200'

| CURVE |         | TABLE         |         |         |           |
|-------|---------|---------------|---------|---------|-----------|
| NO.   | RADIUS  | CH. BEARING   | DIST.   | LENGTH  | DELTA     |
| C1    | 212.16' | N 33°42'12" E | 75.20'  | 75.60'  | 20°24'55" |
| C2    | 630.98' | N 32°56'31" E | 176.27' | 176.85' | 16°03'31" |

**LINE TABLE**

| LINE | BEARING       | LENGTH  |
|------|---------------|---------|
| L1   | S 26°23'27" W | 114.59' |
| L2   | S 11°27'56" W | 74.65'  |
| L3   | S 0°52'23" E  | 115.17' |
| L4   | S 36°23'01" E | 99.93'  |
| L5   | S 78°31'12" E | 149.67' |
| L6   | N 17°21'36" E | 68.56'  |
| L7   | N 37°47'15" E | 79.55'  |
| L8   | N 50°14'45" W | 328.91' |
| L9   | N 58°31'16" W | 37.51'  |
| L10  | S 54°08'09" W | 274.17' |
| L11  | S 43°43'24" W | 169.16' |
| L12  | S 26°53'44" W | 293.15' |
| L13  | EAST          | 156.46' |
| L14  | N 24°54'46" E | 206.95' |
| L15  | N 40°58'17" E | 250.45' |
| L16  | S 43°43'24" W | 81.90'  |

## DETAIL OF PARCELS 1 AND 2

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

**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.