



# LAND PARTITION

LOCATED in the East 1/2 of Section 30, T. 27 S., R. 7 W., W.M.  
in Douglas County, Oregon.

January, 2024

NORTH 1/4 CORNER  
OF SECTION 30

NORTH LINE OF SECTION 30

( S 89°36'20" E ) 1428.60'  
M 135-4 COMP.

UNSURVEYED

**PARCEL 3**

234.73 +/- ACRES

5327.88'

UNSURVEYED

3034.53'

( S 1°55'48" W )

DOC. NO. 2005-10885

### NOTE REGARDING EASEMENTS:

EASEMENTS WHICH MAY AFFECT THE SUBJECT PROPERTY WHICH ARE FOUND IN  
DOC. NOS. 120780, 75-18040, 87-4350, 89-9029, 97-18081, 2002-17800 AND 2002-17801  
GIVE NO SPECIFIC LOCATIONS. ( PER AMERITITLE S.O.R.T. REPORT 286007AM DATED 12/3/2020 ).

EASEMENT	DIMENSION	PURPOSE
120780	NONE GIVEN	ROAD EASEMENT
75-18040	30' WIDE	ROAD EASEMENT
87-4350	NONE GIVEN	ROAD EASEMENT
89-9029	NONE GIVEN	ROAD EASEMENT
97-18081	NONE GIVEN	ROAD EASEMENT
2002-17800	NONE GIVEN	ROAD EASEMENT
2002-17801	NONE GIVEN	ROAD EASEMENT

PREPARED FOR: HEARD FAMILY TRUST  
1224 NE WALNUT ST. #315  
ROSEBURG, OREGON 97470

PREPARED BY: DAVID EDWARDS LAND SURVEYING  
P.O. BOX 361  
OAKLAND, OREGON 97462  
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REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*David A. Edwards*

OREGON  
JULY 28, 1998  
DAVID A. EDWARDS  
2339

RENEWS 12/31/25

SEE DETAIL OF PARCELS 1 AND 2  
AND WATERLINE CORRIDORS  
AND SPRING ON SHEET THREE

### LEGEND

- INDICATES COUNTY SURVEYOR BRASS CAPPED IRON PIPE FOUND.
  - INDICATES 5/8" X 30" STEEL REBAR W/RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
  - ( ) DENOTES RECORD DATA PER M 140-25 UNLESS OTHERWISE NOTED.
  - [ ] DENOTES RECORD DATA PER M 1-73.
  - { } DENOTES RECORD DATA PER M 155-67.
- SCALE: 1" = 400'  
BASIS OF BEARINGS: EXISTING CONTROL PER M 125-71.

□ INDICATES A BUILDING SITE.

W.M. = WITNESS MONUMENT

▭ INDICATES A SEPTIC DRAINFIELD SITE.

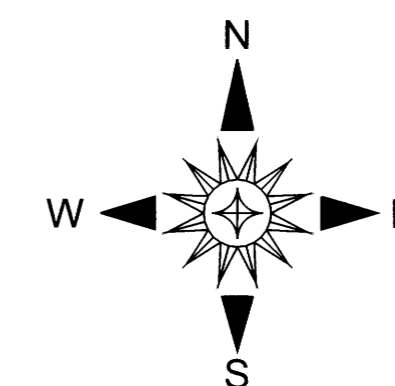
### NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE PARENT TRACT INTO THREE SEPARATE PARCELS AND TO CREATE THE ACCESS AND UTILITY EASEMENTS AND TO CREATE AN EASEMENT FOR WATER USAGE TO BENEFIT PARCEL 2 AS SHOWN HEREON. EXISTING CONTROL POINTS AND DATA PER MY SURVEY M 125-71 WERE USED FOR A BASIS OF BEARINGS. ONLY PARCELS 1 AND 2 WERE SURVEYED WITH PARCEL 3 BEING UNSURVEYED EXCEPT FOR THE TIES TO THE SECTION AND 1/4 CORNERS AS SHOWN. DATA SHOWN FOR THE EXTERIOR OF THE PARENT TRACT, WITH THE EXCEPTION OF THE THE SOUTH LINE, IS RECORD PER THE MOST RECENT SOURCE AVAILABLE AND I MAKE NO IMPLICATION THAT THIS DATA IS ACCURATE OR COMPATIBLE BETWEEN THE RECORDS.

FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.



### EASEMENT CL LINE TABLE

NO.	BEARING	DIST.
L1	N 71°42'37" E	126.39'
L2	N 62°09'50" E	168.00'
L3	S 75°20'05" E	455.84'
L4	S 45°00'00" E	400.00'
L5	S 82°28'35" E	308.41' +/- COMP.

6' WIDE WATERLINE  
CORRIDOR  
IS PART OF PARCEL 1.

20' X 66.5' SPRING RECTANGLE  
IS PART OF PARCEL 1. AN  
EASEMENT IS CREATED  
HEREON TO SERVE  
PARCEL 2 WITH WATER.

MONUMENT BEARS N 38°50'33" E, 2100.84'  
FROM SOUTH 1/4 CORNER SECTION 30.

**PARCEL 2**  
2.43 ACRES  
INC. CORRIDOR

**PARCEL 1**  
2.84 ACRES  
INC. SPRING & CORRIDOR

SOUTH 1/4 CORNER  
OF SECTION 30  
PER RENEWAL 140200.

S 89°20'50" W 2659.92'  
{ S 87°54' E 2749.1' }  
( S 89°54' E 40 CHAINS )  
G.L.O.

30 29  
31 32

SECTION CORNER  
PER RENEWAL 200200.

