

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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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.

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.

EAST LINE OF
SECTION 30.

PARCEL 2
2.43 ACRES
INC. CORRIDOR

6' WIDE WATERLINE
CORRIDOR IS PART
OF PARCEL 2.

CL OF 35' WIDE
ACCESS & UTILITY
EASEMENT CREATED HEREON
TO SERVE BOTH PARCELS 1 & 2

CL OF 35' WIDE ACCESS & UTILITY EASEMENT
CREATED HEREON TO SERVE PARCEL 1

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.

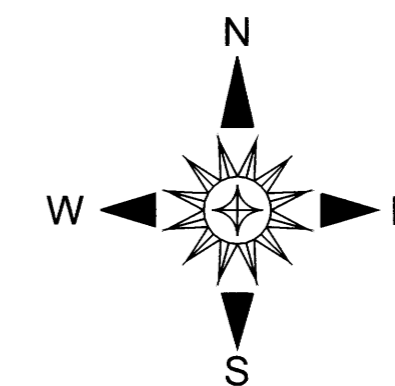
NARRATIVE

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.