

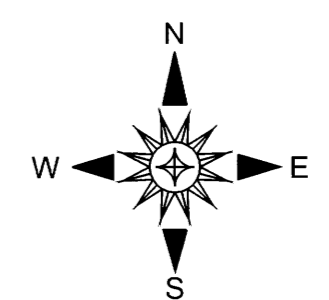
LAND PARTITION

LOCATED in the SE 1/4 of Section 20, T. 25 S., R. 5 W., W.M.
in the City of Sutherlin, Douglas County, Oregon.

February, 2024

SURVEYED FOR: TIM AND LEONI ROGERS
1088 MOUNTAIN VIEW DRIVE
SUTHERLIN, OREGON 97479

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



LEGEND

- INDICATES 5/8" DIAM. IRON ROD WITH CAP FOUND PER P.P. 2019-0039.
 - INDICATES 5/8" DIAM. IRON ROD WITH CAP FOUND PER P.P. 2013-0001.
 - ◆ INDICATES 5/8" DIAM. IRON ROD WITH CAP FOUND PER PLAT OF MOUNTAIN VIEW ESTATES P.U.D. PHASE 1. (VOL. 23, PAGE 25).
 - △ INDICATES 5/8" DIAM. IRON ROD WITH CAP FOUND PER P.P. 1993-0085.
 - INDICATES 5/8" DIAM. STEEL REBAR WITH MY CAP FOUND PER P.P. 2021-0023.
 - INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
 - + INDICATES A COMPUTED POINT. P.P. = PARTITION PLAT NUMBER.
 - [] DENOTES RECORD DATA PER PARTITION PLAT NUMBER 2019-0039.
- SCALE: 1" = 100' A & U = ACCESS AND UTILITY.
- BASIS OF BEARINGS: PARTITION PLAT NUMBER 2021-0023 AS SHOWN.

LINE	TABLE
L1	N 46°26'53" E 93.82' [N 46°22'03" E 93.72']
L2	S 28°22' 41" E 100.00' [S 28°22'41" E 100.00']
L3	N 81°04'56" E 44.00' [N 81°01'58" E]
L4	S 38°40'28" E 37.51' [S 38°37'46" E 37.49']
L5	N 51°20'21" E 50.02' [N 51°22'14" E 50.00']
L6	N 51°24'21" E 109.83'
L7	S 38°37'56" E 170.40' [S 38°36'17" E 170.41']
L8	N 81°04'56" E 83.51' [N 81°01'58" E]
L9	N 21°49'25" E 237.64' [N 21°47'37" E 237.64']
L10	N 31°38'46" E 101.06' [N 31°37'58" E 101.07']
L11	N 22°52'13" E 74.34' [N 22°49'56" E 74.37']
L12	N 43°49'47" E 121.51' [N 43°49'17" E 121.51']
L13	N 50°56'43" E 249.36' [N 50°55'01" E 249.36']
L14	N 75°56'40" E 114.74' [N 75°57'09" E 114.72']
L15	N 81°04'56" E 161.14' [N 81°01'58" E 161.13']
L16	N 72°06'16" E 130.10' [N 72°06'09" E 130.11']
L17	N 48°38'43" E 117.73' [N 48°38'15" E 117.70']
L18	S 87°20'42" E 63.28' [S 87°24'14" E 63.28']
L19	S 5°32'06" E 121.38' [S 5°31'56" E 121.41']
L20	S 19°58'28" E 110.54' [S 19°59'54" E 110.51']
L21	S 36°38'15" E 132.08' [S 36°38'42" E 132.09']
L22	N 68°34'29" E 72.11' [N 68°28'49" E 72.14']
L23	S 21°25'31" E 120.14' [S 21°27'33" E 120.11']
L24	S 38°40'28" E 39.75'
L25	S 0°01'33" E 97.12'
L26	S 53°35'20" W 147.77'
L27	S 20°41'41" W 135.61'
L28	S 28°15'20" E 227.24'
L29	S 20°05'31" E 35.68'
L30	N 35°09'12" E 233.11'
L31	S 35°09'12" W 206.42'
L32	S 28°15'20" E 204.21'
L33	N 20°41'41" E 90.59'
L34	N 53°35'20" E 141.93'
L35	N 28°56'29" E 153.05'
L36	N 23°05'29" E 68.97'
L37	S 38°40'28" E 120.00'
L38	S 38°37'46" E 244.12'
L39	S 28°22'41" E 121.38'
L40	S 46°26'53" W 75.77'
L41	S 72°09'21" W 629.01'
L42	S 15°36'57" W 80.26'
L43	N 51°24'21" E 10.00'
L44	S 77°00'00" E 97.99'
L45	N 23°05'29" E 83.97'
L46	S 47°49'45" W 160.44'
L47	N 23°05'29" E 40.57'
L48	S 85°20'59" E 101.70'
L49	S 0°01'33" E 62.64'
L50	S 0°01'33" E 20.00'
L51	N 46°26'53" E 42.87'
L52	N 16°40'43" E 68.92'
L53	S 46°26'53" W 335.25'
L54	S 46°26'53" W 60.00'
L55	N 43°33'07" W 60.00'
L56	S 0°01'33" E 17.24'

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF PARCEL 3 OF P.P. 2021-0023 INTO 3 SEPARATE PARCELS AND TO CREATE THE ACCESS AND UTILITY EASEMENT TO SERVE PARCELS 2 AND 3 AND THE NEW 25 FOOT WIDE EMERGENCY VEHICLE ACCESS AND TURNAROUND EASEMENT SITUATED ON PARCEL 2.

AS STATED IN THE NOTE AT RIGHT, MONUMENTS SHOWN ON THAT PLAT WERE NOT RETIED AND EXISTING CONTROL WAS USED TO SET THE NEW CORNER MONUMENTS SHOWN HEREON. THEREFORE ALL BEARINGS AND DISTANCES SHOWN BETWEEN THE FORMERLY SET OR FOUND MONUMENTS IS RECORD DATA PER MY EARLIER PLAT.

FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

LC = S 46°28'06" E, 68.76'
R = 52.50'
DELTA = 81°49'12"
LENGTH = 74.97'

