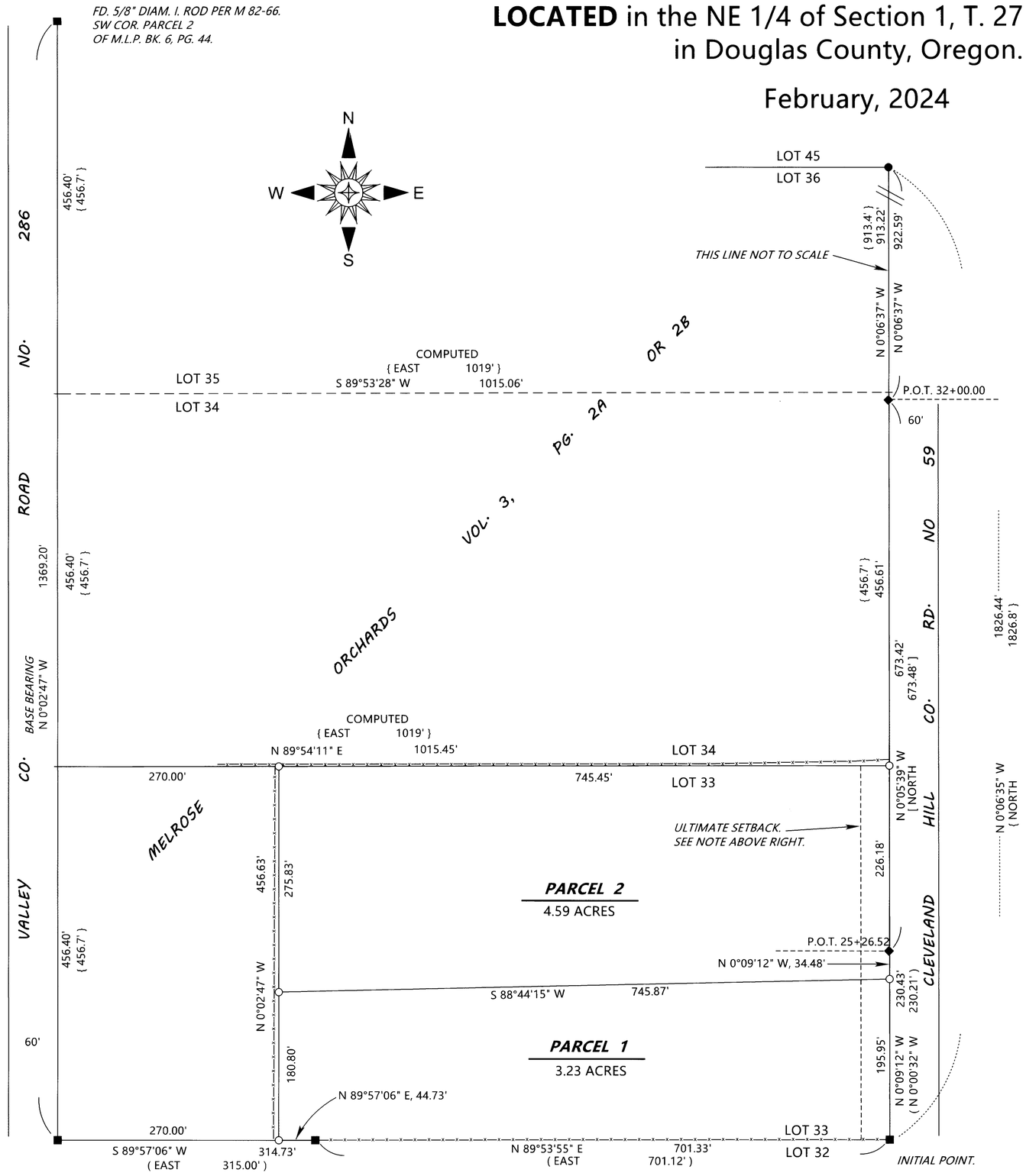
LAND PARTITION

LOCATED in the NE 1/4 of Section 1, T. 27 S., R. 7 W., W.M.
in Douglas County, Oregon.

February, 2024

2024–0009 B



SURVEYED FOR: *TERRY AND JACKIE IRELAND*
600 CLEVELAND HILL ROAD
ROSEBURG, OREGON 97471

NOTE REGARDING ULTIMATE SETBACK: FOR THAT PORTION OF CLEVELAND HILL ROAD WHICH IS DEFICIENT IN RIGHT-OF-WAY WIDTH, NO STRUCTURE OTHER THAN A FENCE OR SIGN SHALL BE LOCATED CLOSER THAN 35 FEET FROM THE RIGHT-OF-WAY OF THE COUNTY ROAD.

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

REGISTERED PROFESSIONAL LAND SURVEYOR
David G. Edwards
OREGON
JULY 26, 1989
DAVID A. EDWARDS
2339
RENEWS 12/31/25

LEGEND

- ● INDICATES 1 1/2" DIAM. I. PIPE FD. ON NORTH LINE LOT 36 PER M 82-66.
- ■ INDICATES 5/8" DIAM. IRON ROD FOUND PER M 38-35 UNLESS OTHERWISE NOTED.
- ◆ INDICATES 3/4" DIAM. IRON ROD FOUND PER 1959 COUNTY ROAD PLANS.
- \+ INDICATES A COMPUTED POINT.
- ○ INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.

[ ] DENOTES RECORD DATA PER 1959 COUNTY ROAD PLANS.

( ) DENOTES RECORD DATA PER M 38-35.

{ } DENOTES RECORD DATA PER PLAT OF MELROSE ORCHARDS. (VOL. 3, PAGE 2 A OR 2B).

—x—x—x—x—x—x— FENCE LINE

SCALE: 1" = 100'

BASIS OF BEARINGS: MY SURVEY M 182-19 AS SHOWN.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF THE IRELAND PARENT TRACT INTO TWO SEPARATE PARCELS. THIS PARENT IS DESCRIBED AS LOT 33, MELROSE ORCHARDS, LESS THE WEST 300 FEET THEREOF. HAVING RECENTLY COMPLETED FILED SURVEY M 182-19 IN THIS AREA I MAINTAIN THE LATITUDINAL POSITIONS FOR THE LOT LINES FROM THAT SURVEY ALONG VALLEY DRIVE. FOUND MONUMENTS PER THAT SURVEY WERE NOT RETIED AND I USE EXISTING CONTROL POINTS AND DATA TO EXPAND THIS SURVEY TO THOSE FOUND CORNERS ALONG CLEVELAND HILL ROAD. AS CAN BE SEEN THE MEASURED DATA COMPARES VERY WELL TO THE PLAT RECORD OF MELROSE ORCHARDS. I COMPUTE A PROPORTIONATE POSITION FOR THE NORTH LINE OF LOT 33 AS SHOWN AND, USING HALF OF THE RIGHT OF WAY WIDTH OF VALLEY DRIVE, COMPUTE THE WEST LINE OF THE PARENT TRACT AS SHOWN HEREON. MONUMENTS WERE THEN SET FOR THE PARCEL CORNERS.

FIELD CREW: BRANT MILLER AND CHANDLER MILLER.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

2024–0009 B

IRELANDSHEET2.TRV

Traverse PC