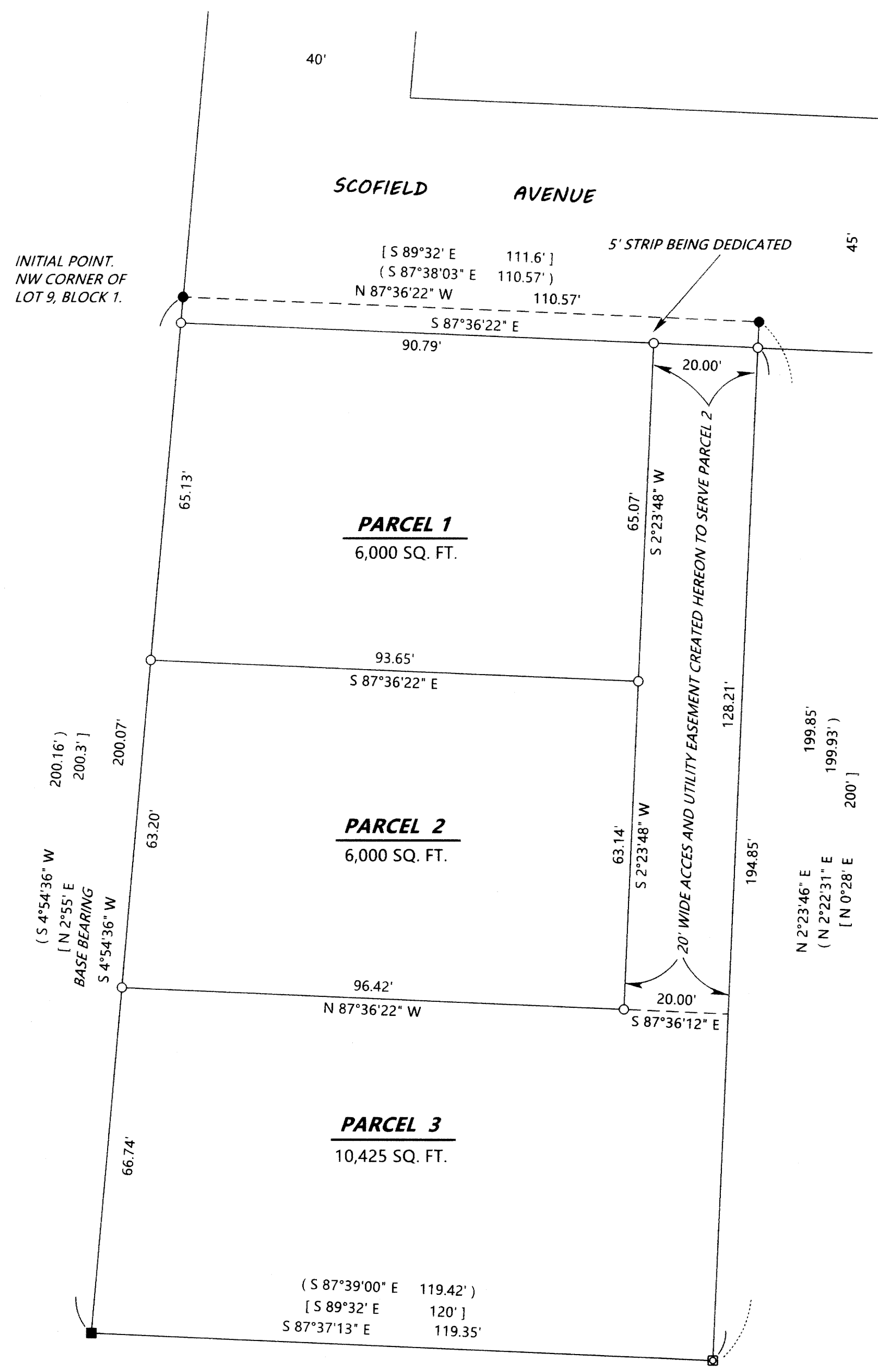


# LAND PARTITION

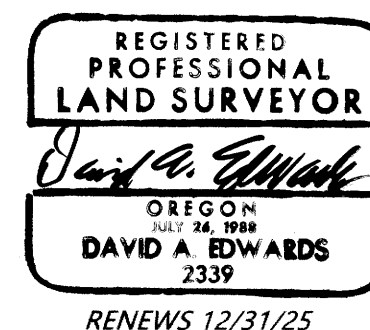
LOCATED in the SW 1/4 of Section 17, T27 S., R. 5 W., W.M. in Douglas County, Oregon.

November, 2024



**SURVEYED FOR:** RANDY ST. CLAIR  
5892 MAIN STREET #6  
SPRINGFIELD, OREGON 97478

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



### LEGEND

- INDICATES 3/4" DIAM. IRON PIPE FOUND PER PLAT OF THREE PINES ( VOL. 7, PG. 6 ).
- INDICATES 5/8" DIAMETER STEEL REBAR WITH MY CAP FOUND PER M 183-21.
- ⊠ INDICATES 5/8" DIAM. IRON ROD WITH CAP FOUND PER PARTITION PLAT NO. 1994-0022.
- INDICATES 5/8" X 30" STEEL REBAR W/RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
- [ ] DENOTES RECORD DATA PER PLAT OF THREE PINES ( VOL. 7, PG. 6 ).
- ( ) DENOTES RECORD DATA PER PARTITION PLAT NUMBER 1994-0022.

SCALE: 1" = 20'  
BASIS OF BEARINGS: MY SURVEY M 183-21 AS SHOWN.

### NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF THE PARENT TRACT INTO THREE SEPARATE PARCELS, TO DEDICATE A 5 FOOT WIDE STRIP TO WIDEN THE PUBLIC STREET AND TO CREATE A 20 FOOT WIDE ACCESS AND UTILITY EASEMENT ACROSS A PORTION OF PARCEL 3 FOR THE BENEFIT OF PARCEL 2 AS SHOWN HEREON. EXISTING FOUND AND SET MONUMENTS AND RECORD DATA PER MY SURVEY M 183-21 WERE USED TO CONTROL THIS SURVEY AS SHOWN.

FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

**NOTE:** ANY REFERENCE TO A LOT HEREON REFERS TO THE PLAT OF THREE PINES. ( VOL. 7, PG. 6 ).

**NOTE:** THE MEASURED BEARINGS AND DISTANCES SHOWN HEREON FOR THE EXTERIOR BOUNDARY ARE ALSO THE RECORD BEARINGS AND DISTANCES SHOWN ON MY SURVEY M 183-21.