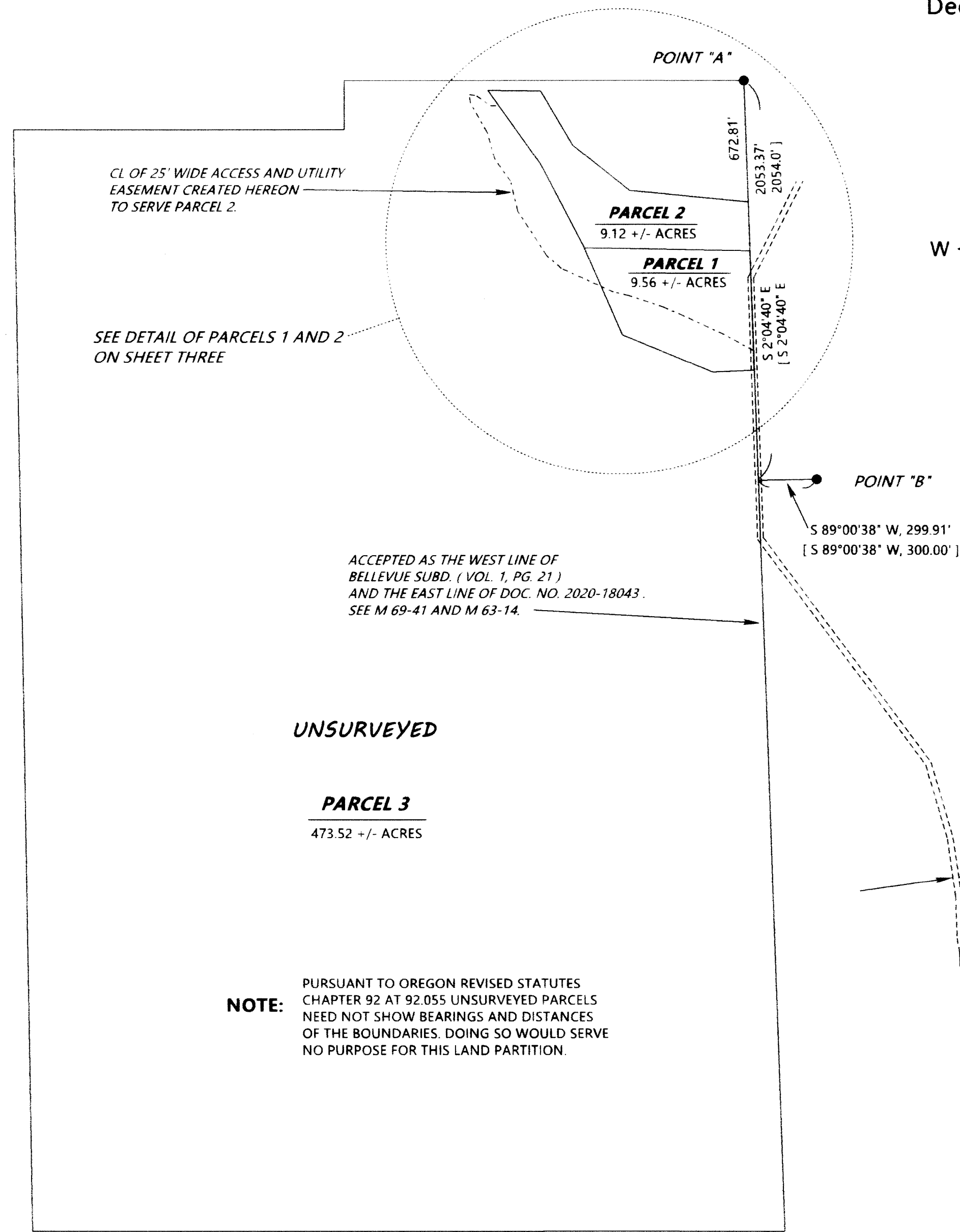


LAND PARTITION

LOCATED in the SW 1/4 of Section 8, the West 1/2 of Section 9, the West 1/2 of Section 16 and the East 1/2 of Section 17, T. 27 S., R. 5 W., W.M. in Douglas County, Oregon.

December, 2024



SURVEYED FOR: SHEILA LUND
444 NE WINCHESTER, PMB21C
ROSEBURG, OREGON 97470

SURVEYED BY: DAVID EDWARDS LAND SURVEYING
P.O. BOX 361
OAKLAND, OREGON 97462
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NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF THE PARENT TRACT INTO THREE SEPARATE PARCELS, TO MONUMENT THE BOUNDARIES OF PARCELS 1 AND TWO AND TO CREATE THE ACCESS AND UTILITY AND WATERLINE EASEMENTS AS SHOWN ON SHEET THREE OF THIS PARTITION. MONUMENTS ON THE EAST LINE OF PARCELS 1 AND 2 WERE SET ON THE ACCEPTED WEST LINE OF BELLEVUE SUBDIVISION AND EAST LINE OF THE PARENT TRACT BY HOLDING TO FOUND MONUMENTS PER M 63-14 AND COMPUTING THE MISSING MONUMENT ON SAID ACCEPTED LINE USING RECORD BEARING PER M 63-14 AS SHOWN HEREON.

FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

KESTER ROAD IS A 30' WIDE GATEWAY ROAD PER COUNTY COURT RECORDS VOLUME 10, PAGE 596

KESTER CO. RD. NO. 86
(60' R/W)

LEGEND

● INDICATES 5/8" DIAM. IRON ROD FOUND PER M 63-14.

[] DENOTES RECORD DATA PER M 63-14.

SCALE: 1" = 500'

BASIS OF BEARINGS: COMPUTED RECORD BEARING BETWEEN POINTS "A" AND "B" PER M 63-14.
MEASURED = $S 10^{\circ}21'48'' E$, 2080.78' RECORD = $S 10^{\circ}21'48'' E$, 2081.42'.

POINT "A" IS ACCEPTED AS THE NW CORNER OF LOT 12, BELLEVUE SUBD. (VOL. 1, PG. 21).

NOTE: PURSUANT TO OREGON REVISED STATUTES CHAPTER 92 AT 92.055 UNSURVEYED PARCELS NEED NOT SHOW BEARINGS AND DISTANCES OF THE BOUNDARIES. DOING SO WOULD SERVE NO PURPOSE FOR THIS LAND PARTITION.

NOTE: THE ACREAGE SHOWN FOR PARCEL 3 IS BASED UPON COUNTY ASSESSOR DATA.