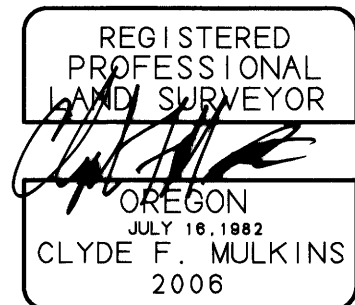


FINAL LAND PARTITION PLAT OF THE S1/2 NE1/4 NE1/4, SE1/4 NE1/4, SECTION 22, AND THE S1/2 NW1/4 NW1/4, SW1/4 NW1/4, SECTION 23, TWP 24 S, RNG 6 W, WM, DOUGLAS CO, OR

SHEET 2 OF 2

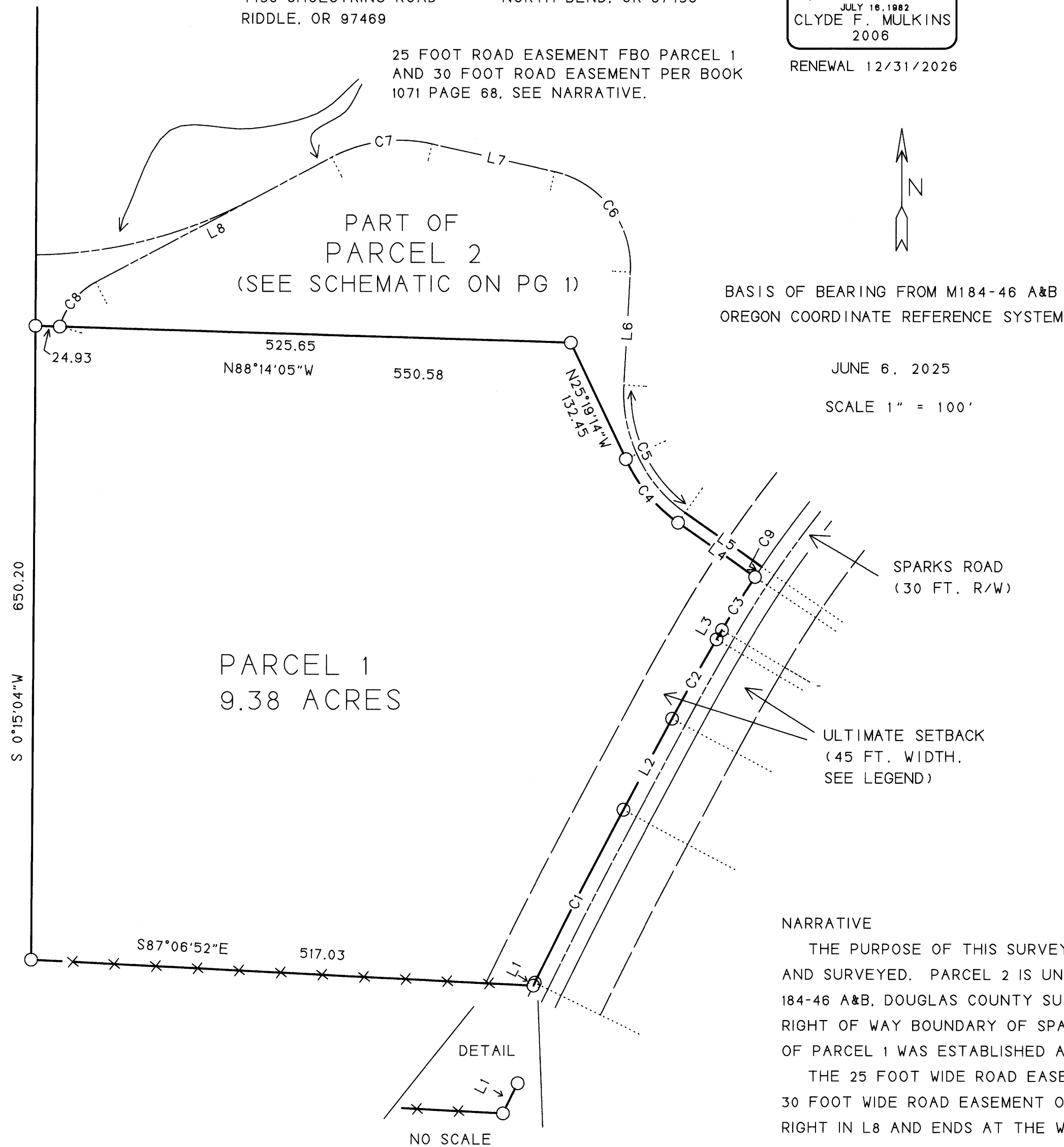
SURVEY FOR:
AARON EUBANK &
AUTUMN SCHULZE
4458 SHOESTRING ROAD
RIDDLE, OR 97469

SURVEY BY:
MULKINS & RAMBO, LLC
P.O. BOX 809
NORTH BEND, OR 97459



RENEWAL 12/31/2026

25 FOOT ROAD EASEMENT FBO PARCEL 1 AND 30 FOOT ROAD EASEMENT PER BOOK 1071 PAGE 68, SEE NARRATIVE.



BASIS OF BEARING FROM M184-46 A&B OREGON COORDINATE REFERENCE SYSTEM

JUNE 6, 2025

SCALE 1" = 100'

SPARKS ROAD LEFT RIGHT OF WAY

CURVE	Δ	R	T	L	C	C BEARING
C1	1°59'00"	5744.58	99.44	198.85	198.84	N27°02'18"E
C2	2°18'57"	2307.01	46.63	93.25	93.24	N29°11'16"E
C3	3°09'23"	1161.28	32.00	63.97	63.97	N31°55'27"E

LINE TABLE

LINE	BEARING	DIST	LINE	BEARING	DIST
L1	N26°02'48"E	3.42	L5	N54°51'03"W	96.48
L2	N28°01'48"E	106.23	L6	N03°09'21"E	115.45
L3	N30°20'45"E	10.83	L7	N77°18'16"E	129.02
L4	N54°51'03"W	96.77	L8	S62°08'45"W	274.25

ROAD EASEMENT OVER PARCEL 2 FBO PARCEL 1

CURVE	Δ	R	T	L	C	C BEARING
C4	30°05'53"	162.50	43.69	85.36	84.38	N39°48'06"W
C5	58°00'24"	150.00	83.16	151.86	145.46	N25°50'51"W
C6	80°27'37"	100.00	84.60	140.43	129.17	N37°04'28"W
C7	40°32'59"	150.00	55.41	106.16	103.96	N82°25'14"W
C8	45°49'12"	75.00	31.70	59.98	58.39	S39°14'09"W
C9	0°37'01"	1161.28	6.25	12.50	12.50	N33°48'38"E

LEGEND

- SET 5/8" X 30" IRON ROD W/ PLASTIC CAP MARKED "LS2006"
- PARCEL 1 & 2 BOUNDARY
- CENTER LINE SPARKS ROAD, A 25 FOOT ACCESS ROAD EASEMENT FBO PARCEL 1 PER OWNERS DECLARATION, AND A 30 FOOT ROAD EASEMENT PER BOOK 1071 PAGE 68, DOUGLAS COUNTY DEED RECORDS.
- ULTIMATE SETBACK BOUNDARY WHERE NO STRUCTURE OTHER THAN A FENCE OR SIGN SHALL BE LOCATED CLOSER THAN 45 FEET FROM THE RIGHT OF WAY OF SPARKS ROAD FOR PARCELS 1 AND 2.
- FENCE
- FOR BENEFIT OF

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SHOWN PROPERTY PER PLANNING FILE NO. 24-021. PARCEL 1 IS UNDER 10 ACRES AND SURVEYED. PARCEL 2 IS UNSURVEYED. THE WEST BOUNDARY OF PARCEL 1 WAS ESTABLISHED BETWEEN MONUMENTS SET PER MAP 184-46 A&B, DOUGLAS COUNTY SURVEY RECORDS. THE SOUTH BOUNDARY FALLS ALONG A FENCE. THE EAST BOUNDARY IS THE WESTERLY RIGHT OF WAY BOUNDARY OF SPARKS ROAD. SAID ROAD WAS MEASURED USING THE CONSTRUCTED CENTERLINE. THE NORTH BOUNDARY OF PARCEL 1 WAS ESTABLISHED AS DIRECTED BY OWNERS.

THE 25 FOOT WIDE ROAD EASEMENT OVER PARCEL 2 FBO OF PARCEL 1 FOLLOWS THE PATH L5, C5, L6, C6, L7, C7, L8, AND C8. THE 30 FOOT WIDE ROAD EASEMENT OVER PARCELS 1 AND 2 PER BOOK 1071 PAGE 68 FOLLOWS THE SAME PATH EXCEPT IT DIVERTS TO THE RIGHT IN L8 AND ENDS AT THE WEST BOUNDARY OF PARCEL 2.