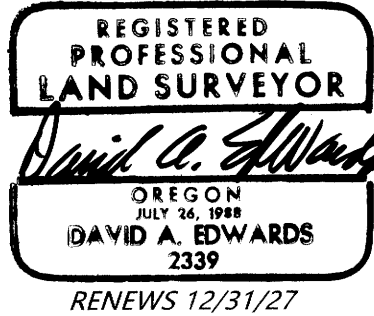


LAND PARTITION

LOCATED in the SE 1/4 of Section 20 & in the NE 1/4 of Section 29,
T. 25 S., R. 5 W., W.M. in Douglas County, Oregon.

December, 2025

SURVEYED FOR: TIM ROGERS
1096 MOUNTAIN VIEW DRIVE
SUTHERLIN, OREGON 97479

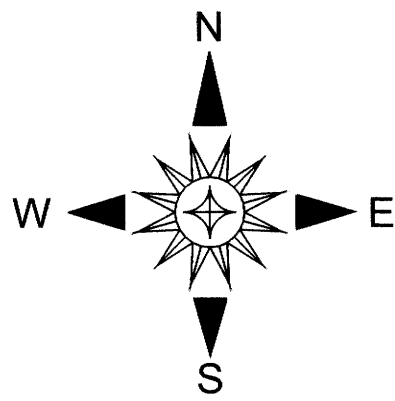


SURVEYED BY: DAVID EDWARDS LAND SURVEYING
P.O. BOX 361
OAKLAND, OREGON 97462
PHONE: (541) 459-0512

VARIABLE WIDTH A & U AND EMERGENCY VEHICLE EASEMENT CREATED ON P.P. 2021-0023. SEE THAT PLAT FOR B & D. EASEMENT PER DOC. NO. 2021-011875 WAS CREATED TO SERVE PARCEL 3 OF P.P. 2019-0039, WHICH CONSISTS OF BOTH PARCELS CREATED HEREON AS WELL AS PARCEL 2 OF P.P. 2022-0031. SEE DETAIL BELOW LEFT.

LEGEND

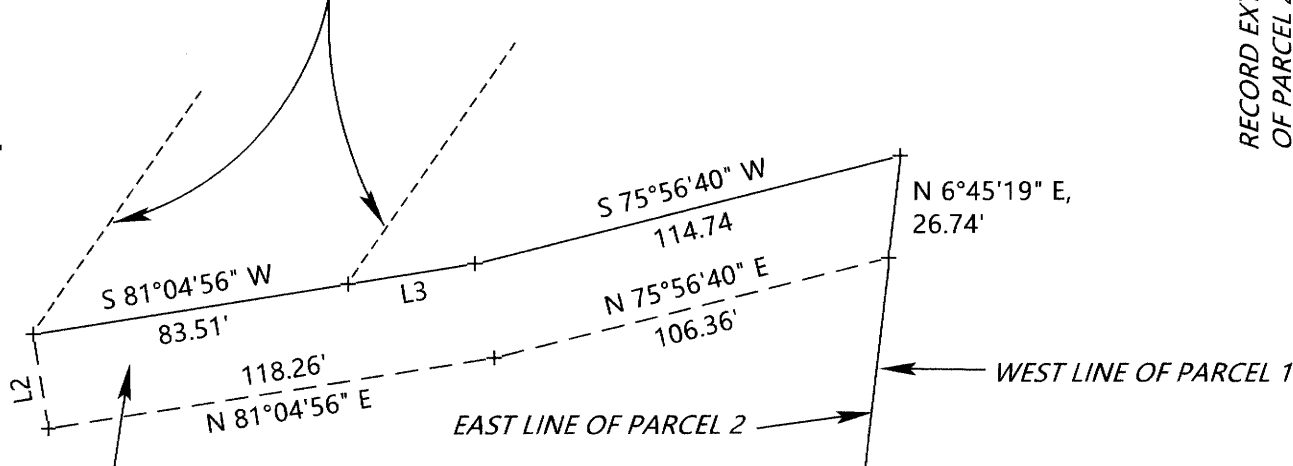
- INDICATES 5/8" DIAM. IRON ROD WITH CAP FOUND PER PARTITION PLAT NUMBER 2019-0039.
- + INDICATES A COMPUTED POINT.
- [] DENOTES RECORD DATA PER PARTITION PLAT NUMBER 2019-0039.
- () DENOTES RECORD DATA PER P.P. 2022-0031.
- P.P. = PARTITION PLAT NUMBER.
- SCALE: 1" = 200'
- B & D = BEARINGS AND DISTANCES.
- ⊙ INDICATES A SHARED WELL
- A & U = ACCESS AND UTILITY.
- BASIS OF BEARINGS: PARTITION PLAT NUMBER 2021-0023 AS SHOWN.



VARIABLE WIDTH A & U AND EMERGENCY VEHICLE EASEMENT CREATED ON P.P. 2021-0023. SEE THAT PLAT FOR B & D. EASEMENT PER DOC. NO. 2021-011875 WAS CREATED TO SERVE PARCEL 3 OF P.P. 2019-0039, WHICH CONSISTS OF BOTH PARCELS CREATED HEREON AS WELL AS PARCEL 2 OF P.P. 2022-0031.

DETAIL

1" = 50'



25' WIDE A & U EASEMENT CREATED HEREON OVER SAME LOCATION AS A PORTION OF THE 97-7747 EASEMENT AND THE EXISTING ROAD TO THE EAST LINE OF PARCEL 2. THIS EASEMENT IS TO BENEFIT PARCEL 1 HEREON.

LINE TABLE

	BASE BEARING	
L1	S 50°56'43" W	249.36'
	[S 50°55'01" W	249.36']
L2	S 8°55'04" E	25.00'
L3	S 81°04'56" W	33.63'
L4	S 50°56'43" W	48.00'
L5	N 48°00'00" W	34.00'

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SHOW THE PARTITIONING OF PARCEL 1 OF P.P. 2022-0031 INTO TWO SEPARATE PARCELS AND TO CREATE THE 25' A & U EASEMENT SHOWN HEREON TO SERVE PARCEL 1. NEITHER PARCEL WAS SURVEYED WITH DATA SHOWN BEING DERIVED FROM PREVIOUS CONTROL TIES BY THIS OFFICE ON P.P. 2021-0023 AND P.P. 2022-0031. FIELD MEASUREMENTS WERE TAKEN TO LOCATE THE WELL AND WATERLINE.

FIELD CREW: DAVID EDWARDS AND WALT ROGERS.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

