

LAND PARTITION

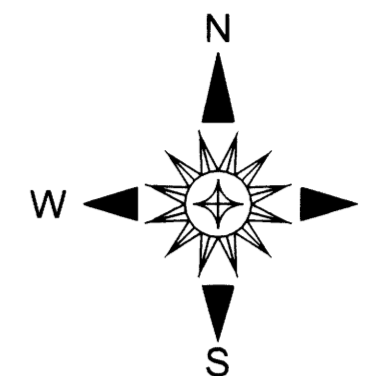
LOCATED in the SE 1/4 of Sec. 3 and the SW 1/4 of Sec. 2, T. 27 S., R. 6 W., W.M.
in Douglas County, Oregon.

November, 2025

SURVEYED FOR: JOHN AND LEIGH ANN CADDOCK
756 DARLEY DRIVE
ROSEBURG, OREGON 97471

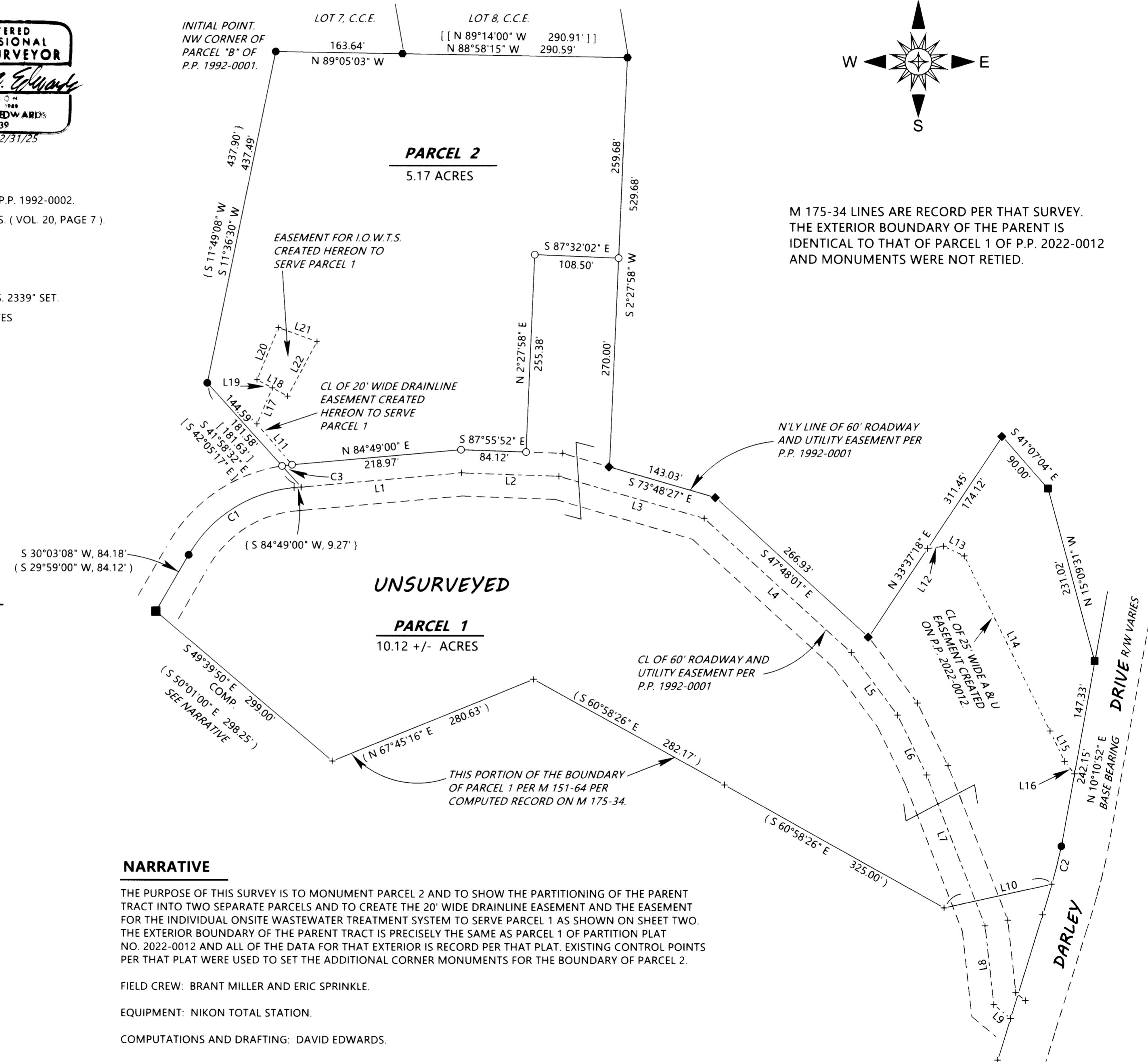


SURVEYED BY: DAVID EDWARDS LAND SURVEYING
P.O. BOX 361
OAKLAND, OREGON 97462
PHONE: (541) 459-0512



LEGEND

- INDICATES 5/8" DIAM. IRON ROD WITH CAP FOUND AS SHOWN ON P.P. 1992-0001 OR P.P. 1992-0002.
- INDICATES 5/8" DIAM. IRON ROD WITH CAP FOUND PER PLAT OF CROSS CREEK ESTATES. (VOL. 20, PAGE 7)
- INDICATES 5/8" DIAM. IRON ROD FOUND PER M 151-64.
- + INDICATES A COMPUTED POINT.
- ◆ INDICATES 5/8" DIAM. STEEL REBAR WITH MY CAP PER P.P. 2022-0012.
- INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MARKED "D.A. EDWARDS-L.S. 2339" SET.
- () DENOTES RECORD DATA PER M 151-64. C.C.E. = CROSS CREEK ESTATES
- [] DENOTES RECORD DATA PER P.P. 1992-0001.
- [[]] DENOTES RECORD DATA PER PLAT OF CROSS CREEK ESTATES.
- { } DENOTES RECORD DATA PER P.P. 1992-0002. COMP. = COMPUTED
- P.P. = PARTITION PLAT NUMBER
- I.O.W.T.S. = INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM.
- SCALE: 1" = 100' A & U = ACCESS AND UTILITY
- BASIS OF BEARINGS: PARTITION PLAT NUMBER 1992-0001 AS SHOWN.



LINE	TABLE				
L1	[N 84°49'00" E	207.80'	L12	N 81°50'25" E	20.90'
L2	[S 87°55'52" E	125.80'	L13	S 64°55'26" E	29.51'
L3	[S 73°48'27" E	195.39'	L14	S 26°09'11" E	251.61'
L4	[S 47°48'01" E	257.04'	L15	S 25°41'49" E	43.46'
L5	[S 36°30'49" E	100.18'	L16	S 38°13'18" E	20.68'
L6	[S 25°58'05" E	86.26'	L17	N 23°11'58" E	50.60'
L7	[S 21°21'40" E	208.40'	L18	S 61°37'58" E	45.02'
L8	[S 6°23'40" E	102.75'	L19	S 61°37'58" E	22.51'
L9	[S 50°29'30" E	28.27'	L20	N 22°16'13" E	72.69'
L10	[N 77°29'45" E	142.54'	L21	S 70°12'45" E	52.98'
L11	[N 40°41'15" W	69.64'	L22	N 28°07'03" E	80.18'

CURVE	DATA			
NO.	RADIUS	LENGTH	CHORD	DELTA
C1	175.00'	167.74'	S 57°30'40" W 161.39'	54°55'05"
	(175.00'	167.74'	S 57°15'40" W 161.39')	
C2	924.93'	50.45'	N 13°53'45" E 50.44'	3°07'30"
	(924.93'	50.44'	N 13°53'45" E 50.44')	
C3	205.00	12.89'	N 83°08'38" E 12.89'	3°36'12"

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT PARCEL 2 AND TO SHOW THE PARTITIONING OF THE PARENT TRACT INTO TWO SEPARATE PARCELS AND TO CREATE THE 20' WIDE DRAINLINE EASEMENT AND THE EASEMENT FOR THE INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM TO SERVE PARCEL 1 AS SHOWN ON SHEET TWO. THE EXTERIOR BOUNDARY OF THE PARENT TRACT IS PRECISELY THE SAME AS PARCEL 1 OF PARTITION PLAT NO. 2022-0012 AND ALL OF THE DATA FOR THAT EXTERIOR IS RECORD PER THAT PLAT. EXISTING CONTROL POINTS PER THAT PLAT WERE USED TO SET THE ADDITIONAL CORNER MONUMENTS FOR THE BOUNDARY OF PARCEL 2.

FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.