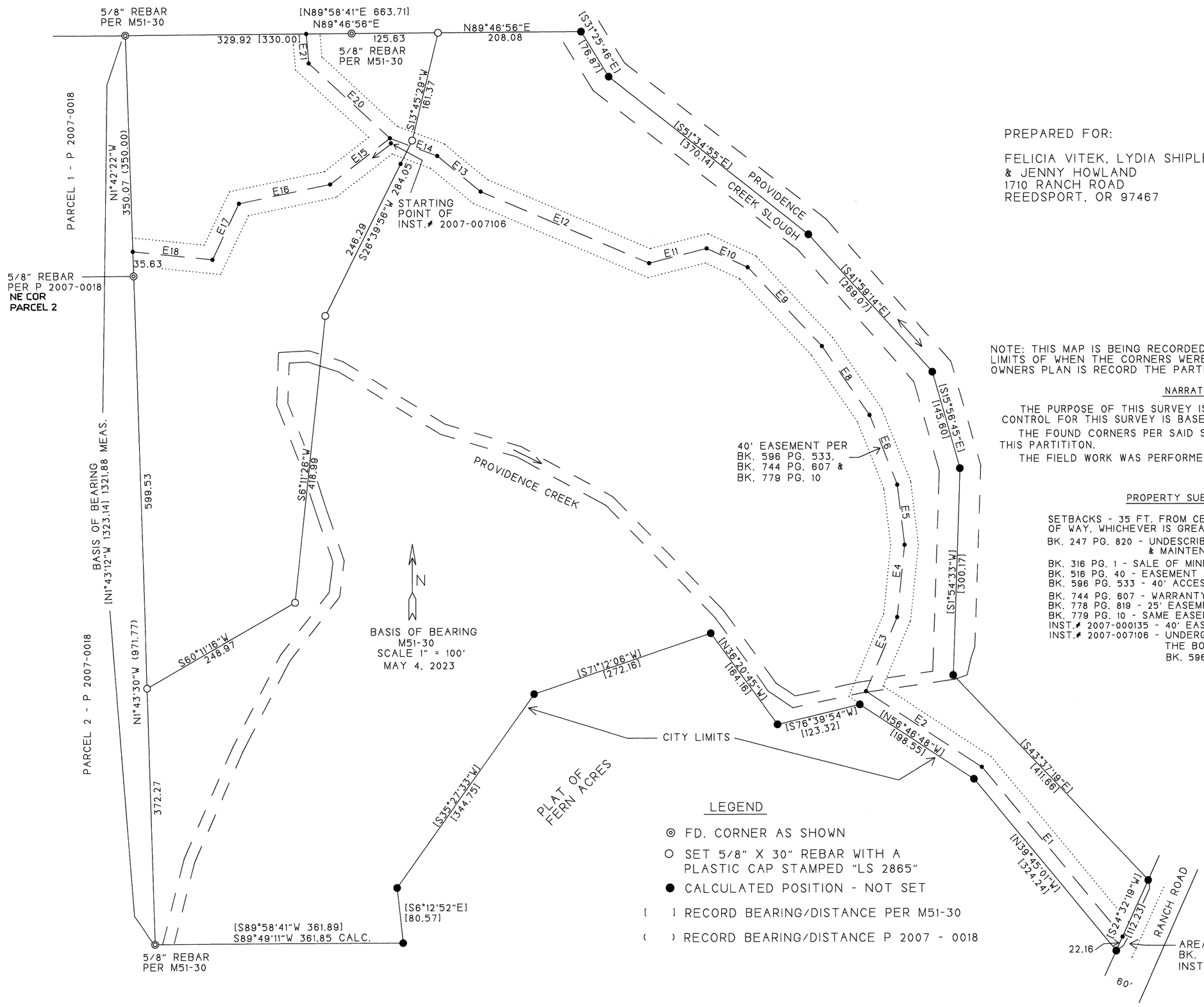
MAP OF SURVEY
LOCATED IN GOV'T LOTS 4 AND 5 OF SECTION 33, T.21S., R.12., W.M.,
DOUGLAS COUNTY, OREGON

FILED
Date: 8-2-2023 By: BJ
This survey consists of:
Map: M182-52
Narrative:
Corner Rpt:
DOUGLAS COUNTY SURVEYOR

MAP FILE M182-52



PREPARED FOR:

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PREPARED BY:

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NORTH BEND, OR 97459

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 14,1998
TROY J. RAMBO
2865
RENEWAL 12-31-2024

NOTE: THIS MAP IS BEING RECORDED AS A "MAP OF SURVEY" DUE TO THE TIME LIMITS OF WHEN THE CORNERS WERE SET FOR THE PROPOSED PARTITION. THE OWNERS PLAN IS RECORD THE PARTITION PLAT WHEN DIFFERENCES ARE RESOLVED.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE SUBJECT PROPERTY AS SHOWN. CONTROL FOR THIS SURVEY IS BASED ON M51-30 AND P 2007 - 0018.

THE FOUND CORNERS PER SAID SURVEY AND PARTITION WERE HELD AS SHOWN FOR THIS PARTITITON.

THE FIELD WORK WAS PERFORMED IN MARCH OF 2023 BY MYSELF.

PROPERTY SUBJECT TO

SETBACKS - 35 FT. FROM CENTERLINE OR 5 FT. FROM THE RIGHT OF WAY, WHICHEVER IS GREATER

BK. 247 PG. 820 - UNDESCRIBED ACCESS EASEMENT FOR POWER LINES & MAINTENANCE

BK. 316 PG. 1 - SALE OF MINERAL RIGHTS & ACCESS FOR MINING, DRILLING, ECT.
BK. 516 PG. 40 - EASEMENT FOR NOW WHAT IS RANCH ROAD
BK. 596 PG. 533 - 40' ACCESS EASEMENT

BK. 744 PG. 607 - WARRANTY DEED - SUBJECT TO EASEMENTS LISTED ABOVE
BK. 778 PG. 819 - 25' EASEMENT
BK. 779 PG. 10 - SAME EASEMENTS DESCRIBD IN BK. 744 PG.607
INST.# 2007-000135 - 40' EASEMENT
INST.# 2007-007106 - UNDERGROUND POWER LINE EASEMENT FALLS WITHIN THE BOUNDARIES OF THE 40' EASEMENT DESCRIBED BK. 596 PG. 533

RECORD EASEMENT CENTERLINE

E1 - N39°45'01"W - 320.66
E2 - N56°46'49"W - 201.54
E3 - N22°54'44"E - 116.47
E4 - N05°54'27"E - 105.51
E5 - N06°51'54"W - 87.96
E6 - N21°43'26"W - 108.60
E7 - N34°39'53"W - 121.79
E8 - N43°08'19"W - 157.78
E9 - N65°12'05"W - 65.59
E10 - S75°51'28"W - 88.51
E11 - N66°56'23"W - 266.23
E12 - N50°24'30"W - 81.70
E13 - N69°15'36"W - 73.59
E14 - S52°36'27"W - 109.88
E15 - S78°19'51"W - 135.68
E16 - S25°46'49"W - 89.73
E17 - N84°01'57"W - 116.90 +/-

E20 - N47°01'6"W - 160.76
E21 - N04°41'16"W - 43.10' +/-

LEGEND

◎ FD. CORNER AS SHOWN
○ SET 5/8" X 30" REBAR WITH A PLASTIC CAP STAMPED "LS 2865"
● CALCULATED POSITION - NOT SET
[ ] RECORD BEARING/DISTANCE PER M51-30
( ) RECORD BEARING/DISTANCE P 2007 - 0018

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