

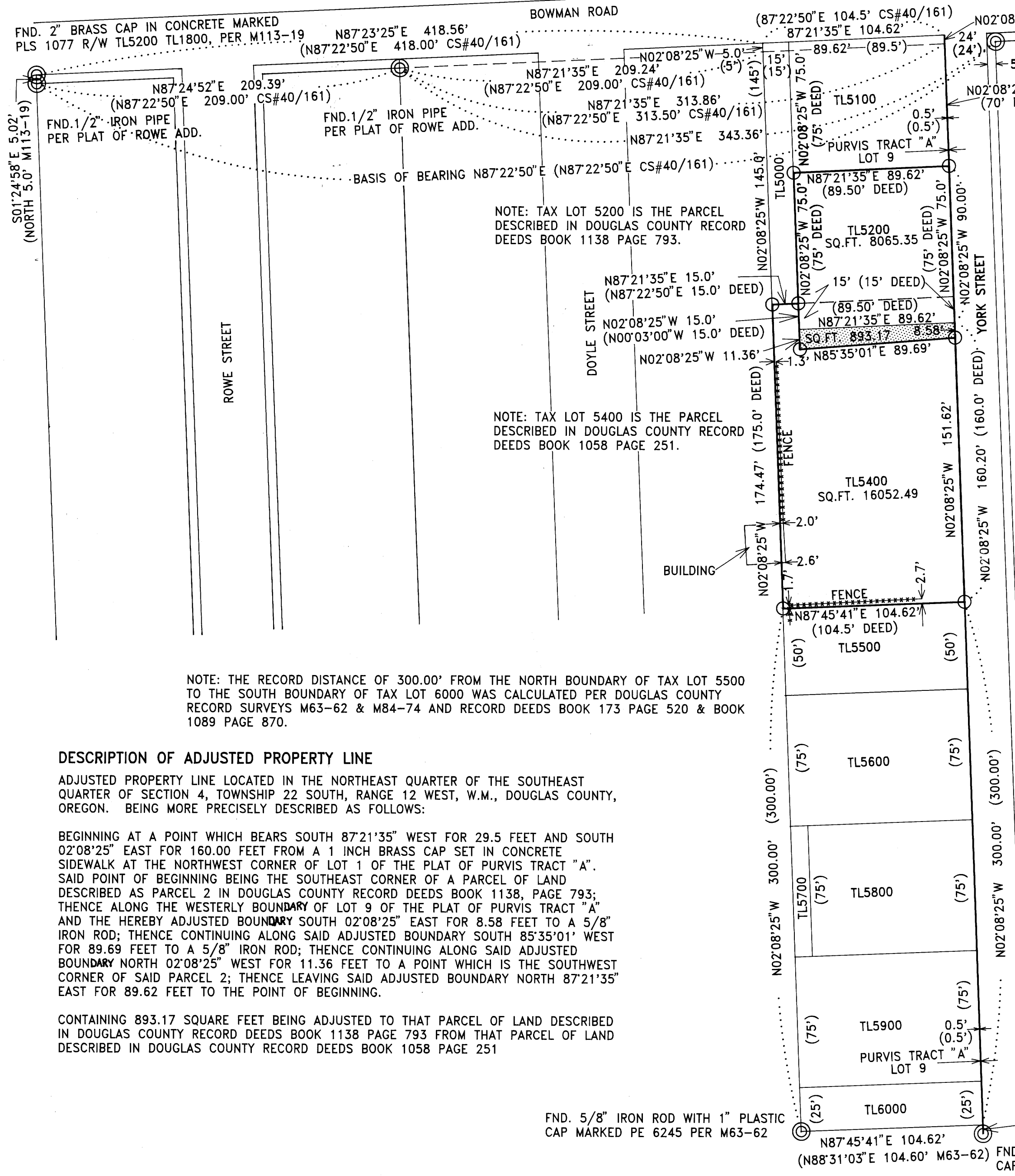
PROPERTY LINE ADJUSTMENT SURVEY  
LOCATED IN THE CITY OF REEDSPORT, IN THE NE1/4 OF THE SE1/4 OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 12 WEST, W.M.,  
DOUGLAS COUNTY, OREGON.

FILED

Date: 2/26/97 By: JP  
This survey consists of:  
Map: M/26-42  
Narrative:  
Corner Rpt:

SURVEY FOR: JAMIE BRADLEY  
6324 ASTER STREET  
SPRINGFIELD OR 97478

DOUGLAS COUNTY SURVEYOR



FND. 1" BRASS CAP SET IN CONCRETE  
SIDEWALK SET BY PROPERTY OWNER, TO  
PERPETUATE THE NORTHWEST CORNER  
OF LOT 1 OF THE PLAT OF PURVIS TRACT "A"

NOTE: TAX LOT 5100 IS THE PARCEL  
DESCRIBED IN DOUGLAS COUNTY RECORD  
DEEDS BOOK 1348 PAGE 516.

**NARRATIVE**  
THE PURPOSE OF THIS SURVEY WAS TO MAKE A PROPERTY LINE ADJUSTMENT BETWEEN  
TAX LOT 5200 DESCRIBED IN DOUGLAS COUNTY RECORD DEEDS BOOK 1138 PAGE 793  
AND TAX LOT 5400 DESCRIBED IN DOUGLAS COUNTY RECORD DEEDS BOOK 1058 PAGE 251.

THE PROCEDURE USED WAS TO TIE EXISTING MONUMENTS OF RECORD ALONG THE SOUTH  
BOUNDARY OF BOWMAN ROAD. I USED THESE MONUMENTS TO CONTROL THE POSITION OF  
NORTH-SOUTH PROPERTY LINES ON THE NORTHERN SIDE OF THE ADJUSTED PARCELS.  
I THEN TIE EXISTING MONUMENTS OF RECORD ESTABLISHED BY RON STUNTZNER IN  
M63-62 FOR CONTROL OF SAID NORTH-SOUTH PROPERTY LINES ON THE SOUTHERN SIDE  
OF SAID ADJUSTED PARCELS. I THEN CALCULATED THE EAST-WEST BOUNDARIES OF  
THOSE PARCELS TO THE SOUTH AND THE NORTH OF TAX LOT 5400 AT RECORD DEED  
DISTANCES ALONG THE NORTH-SOUTH BOUNDARY LINES. SAID TAX LOT 5400 BEING A  
REMAINDER PARCEL.

EQUIPMENT USED IN THIS SURVEY WAS A TOPCON 303 THEODOLITE AND E.D.M. WITH A  
HP48/TDS DATA COLLECTOR.

ASSISTING PERSONNEL WAS DON PORTERFIELD.

**BASIS OF BEARINGS**  
BASIS OF BEARING IS PER CS#40/161 BEARING ALONG THE SOUTH BOUNDARY OF BOWMAN ROAD.

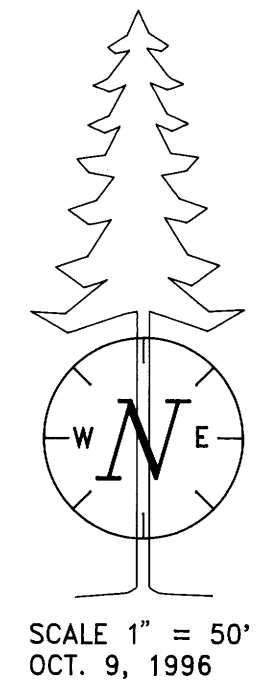
**REFERENCE INFORMATION**  
CS#40/161, BY BEN IRVING, DATED JULY 9, 1949  
M113-19, BY PHILIP R. EKELUND, DATED MAY 1, 1991  
M63-62, BY RONALD E. STUNTZNER, DATED DEC. 20, 1976  
THE PLAT OF PURVIS TRACT "A"  
THE PLAT OF ROWE ADD.  
DOUGLAS COUNTY RECORD DEEDS: VOLUME 106 PAGE 132,  
VOLUME 163 PAGE 359, BOOK 1138 PAGE 793, BOOK 1058 PAGE 251,  
BOOK 1348 PAGE 516, BOOK 1089 PAGE 870, VOLUME 173 PAGE 520,  
VOLUME 234 PAGE 722 AND VOLUME 316 PAGE 745.

- LEGEND**
- FOUND CORNER AS SHOWN
  - SET 5/8" X 30" I. ROD W/ PLASTIC CAP MKD "ESTABROOK LS2703"
  - ( ) RECORD INFORMATION
  - ▨ UNIT OF LAND BEING ADJUSTED TO TL5200 FROM TL5400

NOTE: THE RECORD DISTANCE OF 300.00' FROM THE NORTH BOUNDARY OF TAX LOT 5500 TO THE SOUTH BOUNDARY OF TAX LOT 6000 WAS CALCULATED PER DOUGLAS COUNTY RECORD SURVEYS M63-62 & M84-74 AND RECORD DEEDS BOOK 173 PAGE 520 & BOOK 1089 PAGE 870.

**DESCRIPTION OF ADJUSTED PROPERTY LINE**  
ADJUSTED PROPERTY LINE LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 12 WEST, W.M., DOUGLAS COUNTY, OREGON. BEING MORE PRECISELY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT WHICH BEARS SOUTH 87°21'35" WEST FOR 29.5 FEET AND SOUTH 02°08'25" EAST FOR 160.00 FEET FROM A 1 INCH BRASS CAP SET IN CONCRETE SIDEWALK AT THE NORTHWEST CORNER OF LOT 1 OF THE PLAT OF PURVIS TRACT "A". SAID POINT OF BEGINNING BEING THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AS PARCEL 2 IN DOUGLAS COUNTY RECORD DEEDS BOOK 1138, PAGE 793; THENCE ALONG THE WESTERLY BOUNDARY OF LOT 9 OF THE PLAT OF PURVIS TRACT "A" AND THE HEREBY ADJUSTED BOUNDARY SOUTH 02°08'25" EAST FOR 8.58 FEET TO A 5/8" IRON ROD; THENCE CONTINUING ALONG SAID ADJUSTED BOUNDARY SOUTH 85°35'01" WEST FOR 89.69 FEET TO A 5/8" IRON ROD; THENCE CONTINUING ALONG SAID ADJUSTED BOUNDARY NORTH 02°08'25" WEST FOR 11.36 FEET TO A POINT WHICH IS THE SOUTHWEST CORNER OF SAID PARCEL 2; THENCE LEAVING SAID ADJUSTED BOUNDARY NORTH 87°21'35" EAST FOR 89.62 FEET TO THE POINT OF BEGINNING.  
CONTAINING 893.17 SQUARE FEET BEING ADJUSTED TO THAT PARCEL OF LAND DESCRIBED IN DOUGLAS COUNTY RECORD DEEDS BOOK 1138 PAGE 793 FROM THAT PARCEL OF LAND DESCRIBED IN DOUGLAS COUNTY RECORD DEEDS BOOK 1058 PAGE 251

**APPROVAL**  
*Jerry Lee Estabrook*  
REEDSPORT COMMUNITY PLANNING DIRECTOR



REGISTERED PROFESSIONAL LAND SURVEYOR  
*Jerry Lee Estabrook*  
OREGON JUNE 30, 1995  
JERRY LEE ESTABROOK 2703  
RENEWAL 12/31/97

*Wilcox & Estabrook*  
Surveying  
7500 HWY 101 North Bend, Oregon 97459 Phone (541) 759-4467