BOUNDARY LINE ADJUSTMENT SURVEY

IN THE NW 1/4, SECTION 3, T. 25 S., R. 5 W., W. M.

CITY OF OAKLAND, DOUGLAS COUNTY, OREGON - JANUARY 2011

CITY OF OAKLAND PLANNING APPROVAL FILE #LLA10-01

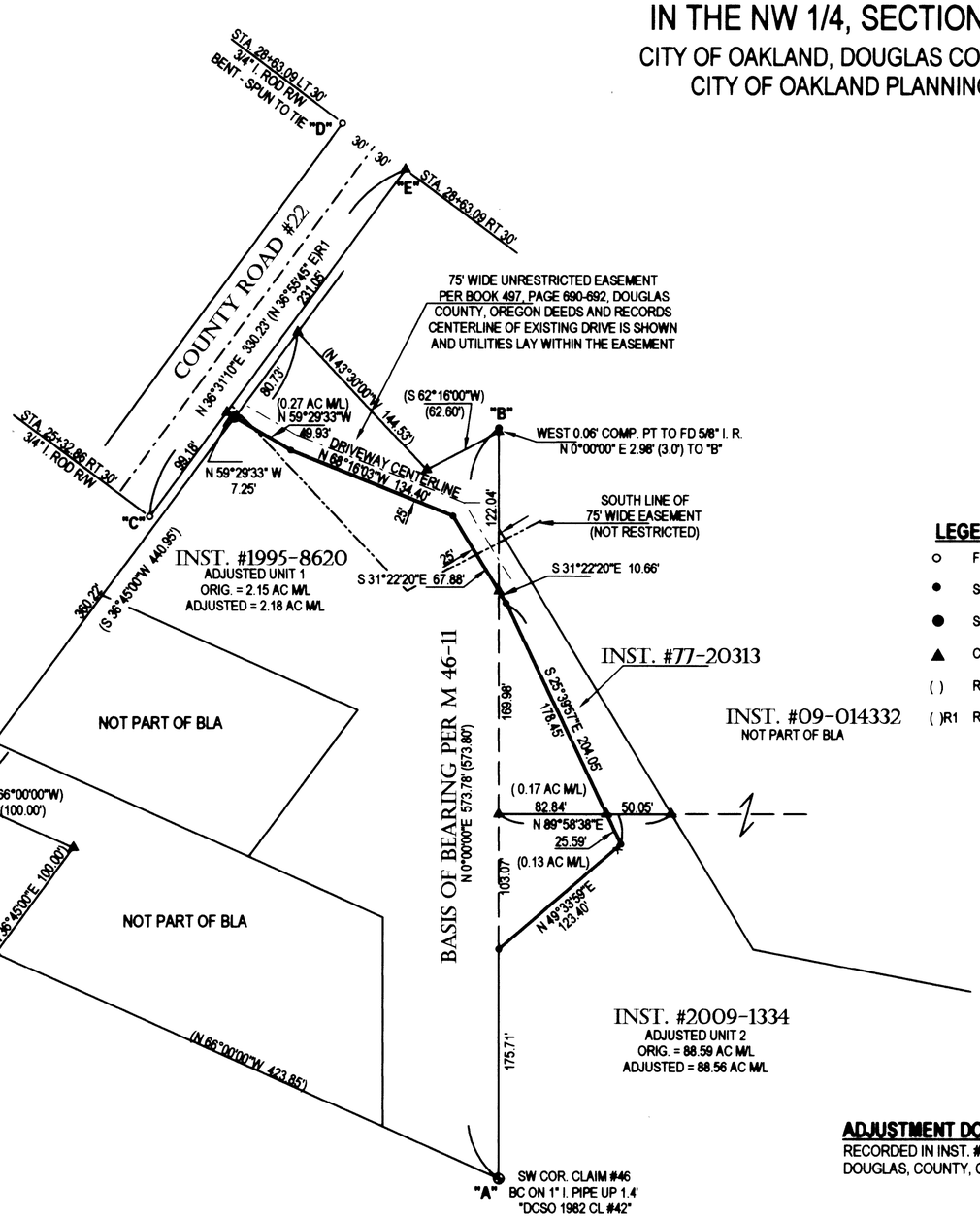
FILED
Date: 1-7-2011 By: DW
This survey consists of:
Map: M161-67
Narrative:
Corner Rpt:

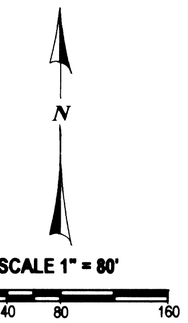
DOUGLAS COUNTY SURVEYOR

MAP FILE M161-67

APPROVALS:

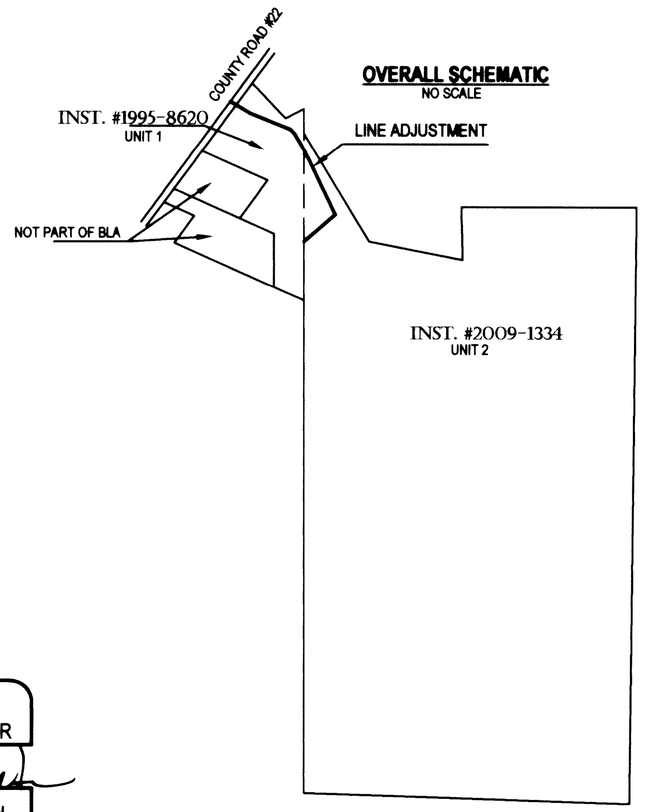
PLANNING COMMISSION, ZONING ADMINISTRATOR — DATE: 6 January 2011





LEGEND:

- ○ FOUND MONUMENT AS SHOWN
- ● SET 5/8" X 30" IRON ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752"
- ● SET R.R. SPIKE W/ "X" STAMPED "LS 2752" BELOW GRADE
- ▲ COMPUTED POINT, NOTHING FOUND OR SET
- ( ) RECORD PER M 46-11
- ( )R1 RECORD PER COUNTY ROAD #22 PLAN



REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
CARL A. SWEEDEN
2752
JANUARY 16, 1996
EXPIRES 6-30-12

ADJUSTMENT DOCUMENTS

RECORDED IN INST. #2010-13015 & 2010-20659
DOUGLAS, COUNTY, OREGON DEEDS & RECORDS

NARRATIVE:

THIS SURVEY WAS COMPLETED AT THE REQUEST OF THE OWNERS SHOWN TO LOCATE AND MARK A LINE BETWEEN THOSE LANDS AS DESCRIBED IN INSTRUMENTS #2009-1331 AND #77-20313 OWNED BY WHITAKER AND INSTRUMENT #1995-8620 OWNED BY CALDER, ALL BEING DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS AS SHOWN. THE NEW LINE RESULTING IN AN ADJUSTMENT OF THE EXISTING LINE BETWEEN SAID LANDS THAT WOULD BE AN EQUAL AREA ADJUSTMENT BETWEEN THE TWO OWNERS. MONUMENTS FROM M 46-11 WERE FOUND AND THE LINE "A" - "B" WAS HELD AS THE BASIS OF BEARING FOR THIS WORK. COUNTY ROAD RIGHT OF WAY MONUMENTS WERE ALSO FOUND AS SHOWN AT "C" AND "D" WHICH WERE USED TO GENERATE POSITION "E" USING DISTANCES / DISTANCE INTERSECTION HOLDING COUNTY ROAD PLAN RECORD INFORMATION. THIS RESULTED IN A GAP BETWEEN THE MONUMENTED COUNTY ROAD RIGHT OF WAY WHICH IS SHOWN ON THE ROAD PLAN AND THE DEED LINE CALLED IN THE DEED AS THE COUNTY ROAD RIGHT OF WAY PER INST. #1995-8620 AND PREVIOUS DEEDS THAT PREDATE THE LOCATION OF THE CURRENT COUNTY ROAD RIGHT OF WAY. THE ADJUSTED LINE HAS BEEN MARKED AND THE END POINT ESTABLISHED HOLDING THE COUNTY ROAD RIGHT OF WAY PER THE DEED DOCUMENT AND AS SHOWN IN M 46-11 AND CS 51/241-8.

ADJUSTED UNIT 1

WATER:	WELL
SEWER:	SEPTIC SYSTEM
ZONING:	R1
COMP. PLAN:	

ADJUSTED UNIT 2

WATER:	WELL
SEWER:	SEPTIC SYSTEM
ZONING:	FG
COMP. PLAN:	EXCLUSIVE FARM USE - GRAZING

NOTE:

NO STRUCTURES ARE WITHIN 25 FEET OF THE PROPOSED ADJUSTMENT LINES.
UTILITIES SERVING INST. #09-14332 & #09-1334 LAY ALONG SOUTH LINE OF GRAVEL ACCESS DRIVE WITHIN UNRESTRICTED EASEMENT AS SHOWN.

SURVEY FOR:

WAYNE CALDER	DON WHITAKER
217 DRIVER VALLEY ROAD	P. O. BOX 40
OAKLAND, OREGON 97462	ROSEBURG, OREGON 97470

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MAP FILE M161-67