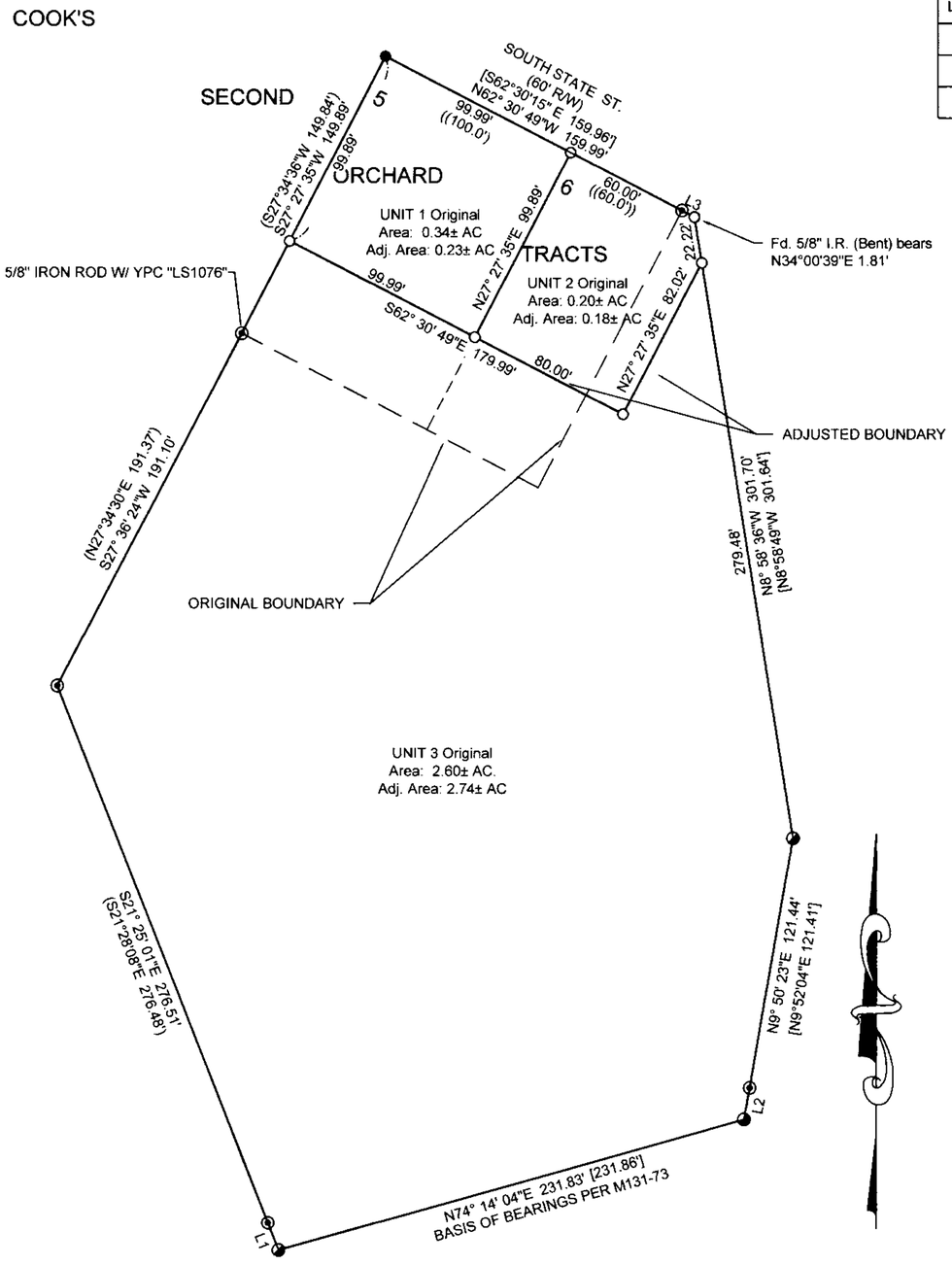
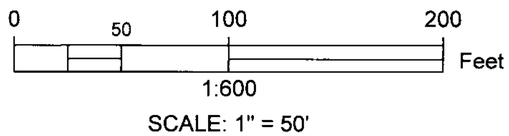
FILED
Date: 7/17/2018 By: JC
This survey consists of:
Map: M174-49
Narrative:
Corner Rpt:
DOUGLAS COUNTY SURVEYOR

MAP FILE M174-49



Parcel Line Table			
Line #	Length	Direction	RECORD INFO
L1	14.09	S21° 30' 32"E	[S21°28'08"E 14.07']
L2	15.49	N10° 06' 13"E	[N9°52'04"E 15.53']
L3	6.80	N62° 30' 33"W	[S62°30'15"E 6.80']



SCALE: 1" = 50'

DESCRIPTION

UNIT 1: Beginning at a 3/4 inch iron pipe at the Northwest corner of Lot 5, Cook's Second Orchard Tracts; thence along the westerly boundary of said Lot 5 South 27°27'35" West 99.89 feet to a 5/8 inch iron rod with plastic cap marked "LAND MARK PLS2287"; thence leaving said westerly line South 62°30'49" East 99.99 feet to a 5/8 inch iron rod with plastic cap marked "LAND MARK PLS2287"; thence North 27°27'35" East 99.89 feet to a 5/8 inch iron rod with plastic cap marked "LAND MARK PLS2287" said point being on the South Right of Way line of South State Street; thence along said Right of Way line North 62°30'49" West 99.99 feet to the Point of Beginning, containing 0.23 acres more or less, all situated in the Southeast One-Quarter of Section 20, Township 25 South, Range 5 West, Willamette Meridian, City of Sutherlin, Douglas County, Oregon.

UNIT 2: Beginning at a 5/8 inch iron rod with plastic cap marked "LAND MARK PLS2287" from which a 3/4 inch iron pipe at the Northwest corner of Lot 5, Cook's Second Orchard Tracts bears North 62°30'49" West 99.99 feet and North 27°27'35" East 99.89 feet; thence South 62°30'49" East 80.00 feet to a 5/8 inch iron rod with plastic cap marked "LAND MARK PLS2287"; thence North 27°27'35" East 82.02 feet to a 5/8 inch iron rod with plastic cap marked "LAND MARK PLS2287"; thence North 8°58'36" West 22.22 feet to a 5/8 inch iron rod with plastic cap marked "LAND MARK PLS2287"; thence North 62°30'33" West 6.80 feet to a 5/8 inch iron rod at the Northeast corner of Lot 6, Cook's Second Orchard Tracts, said point being on the South Right of Way line of South State Street; thence along said Right of Way North 62°30'49" West 60.00 feet to a 5/8 inch iron rod with plastic cap marked "LAND MARK PLS2287"; thence leaving said Right of Way South 27°27'35" West 99.89 feet to the Point of Beginning, containing 0.18 acres more or less, all situated in the Southeast One-Quarter of Section 20, Township 25 South, Range 5 West, Willamette Meridian, City of Sutherlin, Douglas County, Oregon.

UNIT 3: Beginning at a 5/8 inch iron rod with plastic cap marked "LAND MARK PLS2287" from which a 3/4 inch iron pipe at the Northwest corner of Lot 5, Cook's Second Orchard Tracts bears North 27°27'35" East 99.89 feet; thence South 62°30'49" East 179.99 feet to a 5/8 inch iron rod with plastic cap marked "LAND MARK PLS2287"; thence North 27°27'35" East 82.02 feet to a 5/8 inch iron rod with plastic cap marked "LAND MARK PLS2287"; thence South 8°58'36" East 279.48 feet to a 5/8 inch iron rod with plastic cap marked "SWEEDEN LS2752"; thence South 9°50'23" West 121.44 feet to a 5/8 inch iron rod; thence South 10°06'13" West 15.49 feet to a 5/8 inch iron rod with plastic cap marked "SWEEDEN LS2752"; thence South 74°14'04" West 231.83 feet to a 5/8 inch iron rod with plastic cap marked "SWEEDEN LS2752"; thence North 21°30'32" West 14.09 feet to a 5/8 inch iron rod; thence North 21°25'01" West 276.51 feet to a 5/8 inch iron rod; thence North 27°36'24" East 191.10 feet to a 5/8 inch iron rod with plastic cap marked "LS1076"; thence North 27°27'35" East 50.00 feet to the Point of Beginning, containing 2.74 acres more or less, all situated in the Southeast One-Quarter of Section 20, Township 25 South, Range 5 West, Willamette Meridian, City of Sutherlin, Douglas County, Oregon.

APPROVALS:

Community Development Director
City of Sutherlin

July 13, 2018
Date

CITY OF SUTHERLIN COMMUNITY DEVELOPMENT DEPARTMENT FILE NO. 18-S007
ADJUSTMENT RECORDED BY DEED REFERENCE NUMBER: 2018-11411

NARRATIVE:

THE PURPOSE - TO FIND OR REPLACE CORNER MONUMENTS FOR THE PROPERTY DESCRIBED IN DEED REFERENCE NUMBER 1991-06560 AND ADJUSTED PER DEED REFERENCE NUMBERS 1999-19248 & 1999-19249 PER THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

PROCEDURE: AFTER A DILEGENT SEARCH FOR RECORD MONUMENTS, THE FOUND MONUMENTS PER COOK'S 2ND ORCHARD TRACTS, RM2-66 & M131-73 WERE TIED INTO A CLOSED TRAVERSE AND ERRORS ADJUSTED. THE NORTHEASTERLY CORNER WAS SET ON A PROJECTION OF THE SOUTHERLY RIGHT OF WAY OF SOUTH STATE STREET AT RECORD DISTANCE. THE SOUTH LINE OF LOTS 5 & 6, AND THE EAST LINE OF LOT 6, COOK'S 2ND ORCHARD TRACTS WERE ADJUSTED AT THE DIRECTION OF THE OWNER.

FIELD: BARTTON HEICHEL & ANTHONY WELCH

OFFICE: HEIMBURGER

LEGEND

- ⊙ FOUND 5/8" IRON ROD (UNLESS NOTED)
- ◒ FOUND 5/8" IRON ROD W/ CAP MARKED "SWEEDEN LS2752.
- ● FOUND 3/4" IRON PIPE
- ○ SET 5/8" X 30" IRON ROD WITH PLASTIC CAP MARKED "LAND MARK PLS2287"

RECORD INFORMATION

- ( ) M141-25
- [ ] M131-73
- (( )) COOK'S SECOND ORCHARD TRACTS (VOL.7 PG. 23)

Sheet 1 of 1

PROPERTY LINE ADJUSTMENT

In the NE 1/4 & SE 1/4, Section 20
Township 25 South, Range 5 West, W.M.
Douglas County, Oregon
March 7, 2018

REGISTERED PROFESSIONAL LAND SURVEYOR

Mark A. Heimburger

OREGON
JULY 16, 1987
MARK A. HEIMBURGER
2287

RENEWS JUNE 30, 2019

Brent & Jean Kostner
755 S. State Street
Sutherlin, OR 97479

Land Mark Surveying, Inc.
•3317 N.E. Stephens St. •Roseburg, Oregon 97470
•Office (541) 677-9400 •Fax (541) 677-9401

LM Proj. No. 2018-0013

MAP FILE M174-49