

MAP OF SURVEY

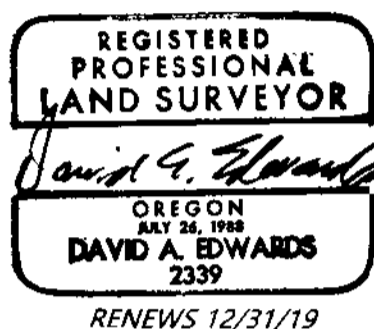
LOCATED in the NW 1/4 of Section 14 & the NE 1/4 of Section 15, T. 25 S., R. 5 W., W.M.
in Douglas County, Oregon.

June 25, 2018

FILED
DATE: 8-21-2018 BY: Di
THIS SURVEY CONSISTS OF
MAP: M174-56
DOUGLAS COUNTY SURVEYOR

SURVEYED FOR: JERRY UPTON
P.O. BOX 306
SUTHERLIN, OREGON 97479

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



ADJUSTMENT DOCUMENT: 2018-012786

ORIGINAL ACREAGES: UNIT 1 = 4.50 ACRES.
UNIT 2 = 7.97 ACRES.

LEGEND

- INDICATES 1/2" DIAM. IRON ROD FOUND PER M 11-46.
- INDICATES 5/8" DIAM. IRON ROD FOUND AS NOTED.
- INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MARKED "D.A. EDWARDS-L.S. 2339" SET.
- + INDICATES A POINT COMPUTED PER RECORD DATA.
- () DENOTES RECORD DATA PER M 11-46 UNLESS OTHERWISE NOTED.
- [] DENOTES RECORD DATA PER S.L. & W. CO. PLAT D, VOL. 3, PAGE 18.

SCALE: 1" = 200'

COMP. = COMPUTED

BASIS OF BEARINGS: M 11-46 AS SHOWN.

W.M. = WITNESS MONUMENT.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE AND MONUMENT THE "NEW BOUNDARY" SHOWN HEREON AND TO PREPARE A LEGAL DESCRIPTION FOR EACH OF THE ADJUSTED UNITS. THE TWO FOUND 1/2" DIAMETER IRON RODS PER M 11-46 WERE HELD FOR CONTROL OF THE LINES OF LOTS 5 AND 19, BLOCK 2 OF S.L. & W. CO. PLAT D. THE TIE TO THE NORTHWEST CORNER OF PARCEL 1 OF VOL. 1, PAGE 134 OF "MINOR LAND PARTITIONS" WAS MADE TO SATISFY THE STATUTORY REQUIREMENT. COMPUTATIONS WERE MADE USING RECORD DATA FROM M 11-46, S.L. & W. CO. PLAT D AND DOCUMENT NUMBER 2008-22381 TO DERIVE THE EXISTING EXTERIOR BOUNDARY OF THE SUBJECT PROPERTY. THE FOUND 1/2" DIAMETER IRON RODS WERE HELD FOR THE NORTHERLY LINE OF THE FORMER SUTHERLIN, COOS BAY AND EASTERN RAILROAD RIGHT OF WAY AS SHOWN.

FIELD CREW: DAVID EDWARDS, BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

ACCEPTED NORTH LINE OF RAILROAD RIGHT OF WAY PER M 11-46 MONUMENTATION. THESE MONUMENTS FIT THE LOCATION OF THE RAISED ROADBED WHICH SUPPORTED THE RAILROAD TIES AND RAILS AND THIS EVIDENCE HAS MORE WEIGHT TO ME THAN THE DESCRIPTION IN TORRENS CERT. NO. 7294.

NW CORNER PARCEL 1 OF VOL. 1, PAGE 134 OF "MINOR LAND PARTITIONS" FD. 5/8" DIAM. IRON ROD

MONUMENT SET ON WEST LINE OF LOT 2, BLOCK 2, S.L. & W. CO. PLAT D PER M 11-46.

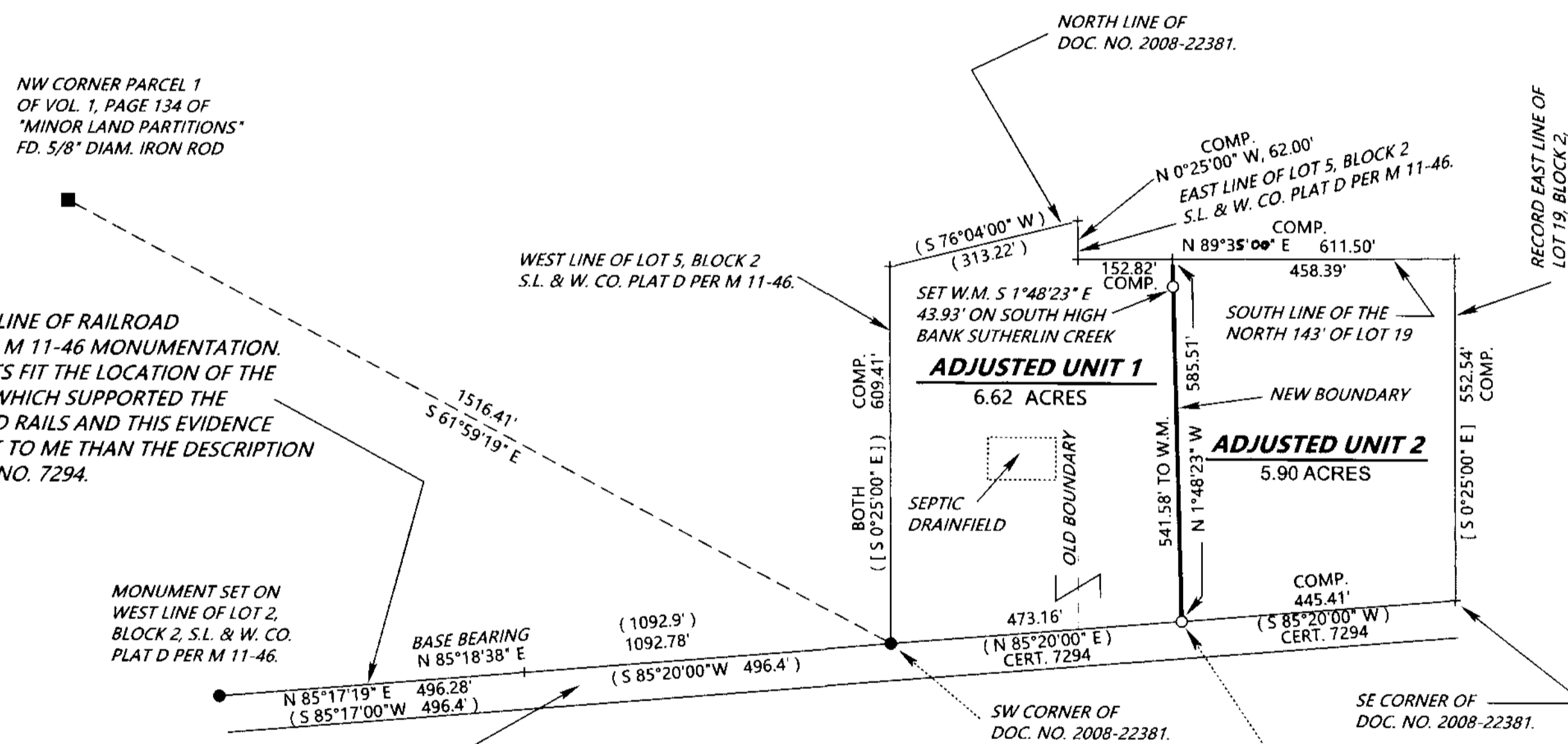
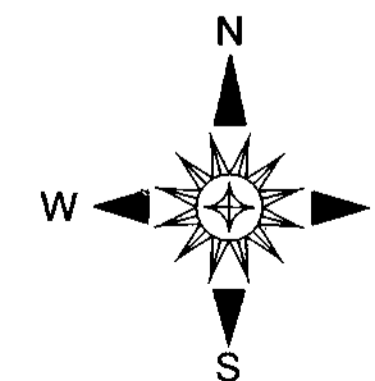
RED ROAD = 60' WIDE FORMER SUTHERLIN, COOS BAY AND EASTERN RAILWAY. DOC. NO. 68-486 REFERS TO TORRENS CERT. NO. 7294 WHICH DESCRIBES THE NORTH LINE OF THE 60' WIDE STRIP AS A STRAIGHT LINE BEARING N 85°20' E THROUGH THE SUBJECT PROPERTIES. DOC. NO. 2008-22381 AND THE DESCRIPTIONS I PREPARED EXCLUDE ANY PORTION OF THE 60' STRIP IN ANY CASE.

NOTE: REFERENCES TO S.L. & W. CO. PLAT D HEREON ALL INFER THE VOL. 3, PAGE 18 RECORDING IDENTIFICATION AND REFER TO SUTHERLIN LAND & WATER COMPANY PLAT D.

NOTE: THERE ARE NO STRUCTURES WITHIN 10 FEET OF THE NEW BOUNDARY.

APPROVAL FILE NO. M18-017.

Keith L. Cubic 8/21/18
DOUGLAS COUNTY PLANNING DIRECTOR DATE



MAP FILE M174-56

MAP FILE M174-56