

PROPERTY LINE ADJUSTMENT

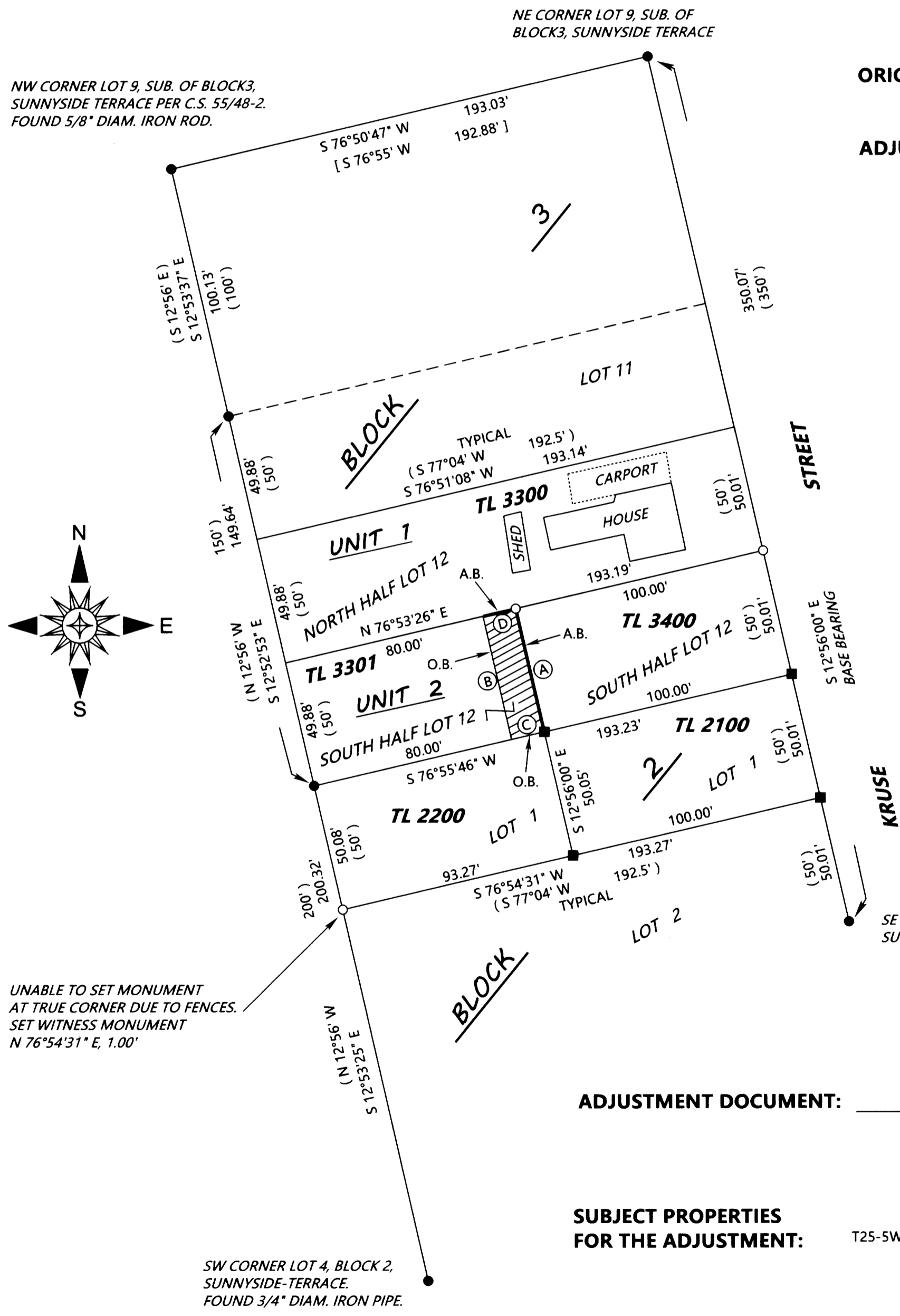
# MAP OF SURVEY

LOCATED in the NE 1/4 of Section 19 and in the SE 1/4 of Section 18, T. 25 S., R. 5 W., W.M.  
City of Sutherlin, in Douglas County, Oregon.

October 15, 2018

FILED  
Date: 10-18-18 By: *DE*  
This survey consists of:  
Map: M174-70  
Narrative: \_\_\_\_\_  
Corner Rpt: \_\_\_\_\_  
DOUGLAS COUNTY  
SURVEYOR

MAP FILE M174-70



ORIGINAL UNIT ACREAGES: UNIT 1 = 0.237 ACRE  
UNIT 2 = 0.092 ACRE

ADJUSTED UNIT ACREAGES: UNIT 1 = 0.221 ACRE  
UNIT 2 = 0.107 ACRE

SURVEYED FOR: MIKE AND LINDA BLOCHER  
P.O. BOX 148  
OAKLAND, OREGON 97462

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



### TAX LOT TO DEED CORRELATION

TAX LOT 3300 IS DOC. NO. 2015-19199.  
TAX LOT 3301 IS DOC. NO. 2009-9838.  
TAX LOT 3400 IS DOC. NO. 2017-17446.  
TAX LOT 2200 IS DOC. NO. 2009-9838.  
TAX LOT 2100 IS DOC. NO. 2004-27703.

### LINE TABLE

LINE	BEARING	DISTANCE
(A)	S 12°56'00" E	49.94'
B	N 12°52'53" W	49.93'
C	S 76°55'46" W	13.23'
D	N 76°53'26" E	13.19'

NOTE: THE PROPOSED AREA OF RELEASE IS SHOWN AS THE HATCHED AREA AND IS BOUNDED BY THE FOUR COURSES CONTAINED IN THE LINE TABLE.

### LEGEND

- INDICATES EITHER A 3/4" DIAM. OR 1" DIAM. IRON PIPE FOUND PER EITHER SUNNYSIDE-TERRACE OR SUBDIVISION OF BLOCK 3 OF SUNNYSIDE TERRACE UNLESS OTHERWISE NOTED.
- 5/8" DIAM. STEEL REBAR WITH CAP FOUND PER MY SURVEY C.S. 65/18-4. SEE NARRATIVE.
- INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MARKED "D.A. EDWARDS-L.S. 2339" SET.
- ( ) DENOTES RECORD DATA PER EITHER SUNNYSIDE-TERRACE OR SUBDIVISION OF BLOCK 3 OF SUNNYSIDE TERRACE.
- [ ] DENOTES RECORD DATA PER C.S. 55/48-2. O.B. = OLD BOUNDARY
- A.B. = ADJUSTED BOUNDARY

SCALE: 1" = 40'

BASIS OF BEARINGS: PLATS OF SUNNYSIDE-TERRACE & SUBDIVISION OF BLOCK 3 OF SUNNYSIDE TERRACE.  
(VOL. 6, PAGE 34) (VOL. 7, PAGE 55)

### NARRATIVE

THE PRIMARY PURPOSE OF THIS SURVEY IS TO MONUMENT THE ADJUSTED BOUNDARY AND TO PREPARE A LEGAL DESCRIPTION OF THE PROPOSED AREA OF RELEASE. DURING MY CURRENT ANALYSIS OF THE FOUND MONUMENTS IN THIS AREA I DETERMINE TO IGNORE THE 3/4" DIAM. IRON BAR WHICH I HAD PREVIOUSLY HELD ON C.S. 65/18-4. THIS IS BECAUSE THE PLAT OF THE SUBDIVISION OF BLOCK 3 OF SUNNYSIDE TERRACE CALLS ONLY FOR IRON PIPES AND THE FIT BETWEEN THE FOUND PIPES ALONG KRUSE STREET IS MUCH CLOSER TO PLAT RECORD. TAX LOT 2100, WHICH WAS THE SUBJECT TRACT ON MY FORMER SURVEY, IS NOW BANK OWNED AND VACANT. I ADJUST THE POSITIONS OF MY FOUND EARLIER MONUMENTS SLIGHTLY TO FIT THE CURRENT SURVEY. THE WEST LINE OF TAX LOT 2100 WAS ALSO AFFECTED BY THE FINDING OF AN ADDITIONAL IRON PIPE AT THE SW CORNER OF LOT 4, BLOCK 2, SUNNYSIDE-TERRACE, WHICH WAS PREVIOUSLY NOT FOUND. THE PROPOSED AREA OF RELEASE IS A REMAINDER TRACT LEFT OVER FROM DEEDS CONVEYING THE "EASTERLY 100 FEET" AND THE "WESTERLY 80 FEET" OF THE SOUTH HALF OF LOT 12. DOC. NO. 2004-27703 IS A REMAINDER TRACT BEING LOT 1, BLOCK 2, LESS THE EASTERLY 100 FEET.

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

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

ADJUSTMENT DOCUMENT: 2018-16638

SUBJECT PROPERTIES FOR THE ADJUSTMENT: T25-5W-18DD TAX LOTS 3300 AND 3301.

APPROVAL FILE: 18-S001

*David Edwards* 10-17-2018  
COMMUNITY DEVELOPMENT DIRECTOR DATE  
CITY OF SUTHERLIN

MAP FILE M174-70