

PROPERTY LINE ADJUSTMENT

MAP OF SURVEY

LOCATED in the North 1/2 of Section 2, T. 27 S., R. 6 W., W.M.
in Douglas County, Oregon.

January, 2019

FILED

DATE: 2-20-2019 BY: DE

THIS SURVEY CONSISTS OF:

MAP: M175-21

DOUGLAS COUNTY SURVEYOR

MAP FILE M175-21

SURVEYED FOR: HENRY STRAIN
1684 DARLEY DRIVE
ROSEBURG, OREGON 97471

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



NOTE: THERE ARE NO STRUCTURES WITHIN 10' OF THE ADJUSTED BOUNDARY.

LEGEND

- INDICATES 5/8" DIAM. IRON ROD WITH CAP FOUND PER PARTITION PLAT NUMBER 1991-0049.
 - INDICATES 5/8" IRON ROD WITH CAP FOUND PER MY SURVEY M 154-6 UNLESS OTHERWISE NOTED.
 - INDICATES 5/8" DIAM. STEEL REBAR WITH CAP FOUND PER P.P. 2015-0002.
 - INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
 - + INDICATES A COMPUTED POINT.
 - () DENOTES RECORD DATA PER P.P. 1995-0051 UNLESS NOTED OTHERWISE.
 - [] DENOTES RECORD DATA PER P.P. 2017-0024. W.M. = WITNESS MONUMENT
- SCALE: 1" = 100' P.P. = PARTITION PLAT NO.
BASIS OF BEARINGS: EXISTING CONTROL PER MY SURVEY M 154-6.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE AND MONUMENT THE ADJUSTED BOUNDARY, TO PREPARE THIS MAP SHOWING SAID MONUMENTATION AND TO PREPARE A LEGAL DESCRIPTION OF THE AREA OF ADJUSTMENT TO BE USED IN CONVEYING SAME. FOUND MONUMENTS PER THE VARIOUS SURVEYS NOTED HEREON WERE HELD FOR CONTROL AS SHOWN.

FIELD CREW: DAVID EDWARDS AND BRANT MILLER.

EQUIPMENT: NIKON TOTAL STATION.

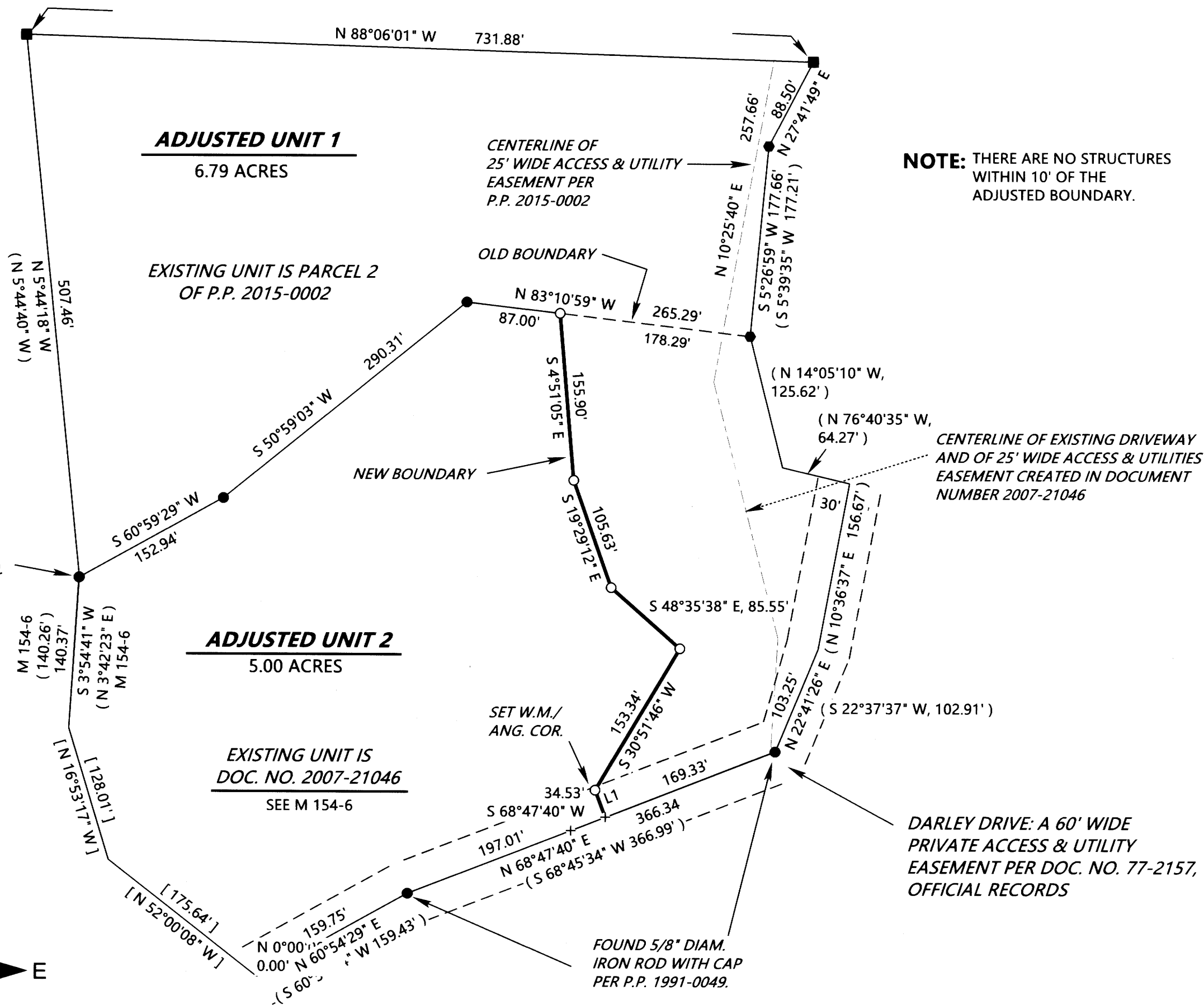
COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

ADJUSTMENT DOCUMENT 2019-002705

APPROVAL PLANNING FILE NO. M18-034

DOUGLAS COUNTY PLANNING DIRECTOR

2/19/19
DATE



LINE TABLE

L1 = S 21°00'00" E, 26.99'

EXISTING ACREAGES: UNIT 1 = 5.01 ACRES
UNIT 2 = 6.78 ACRES

FOUND 5/8" DIAM. IRON ROD WITH CAP PER P.P. 1992-0011. (ANGLE POINT IN WEST LINE OF PARCEL 2 THEREON).

CENTERLINE OF 25' WIDE ACCESS & UTILITY EASEMENT PER P.P. 2015-0002

OLD BOUNDARY

NEW BOUNDARY

CENTERLINE OF EXISTING DRIVEWAY AND OF 25' WIDE ACCESS & UTILITIES EASEMENT CREATED IN DOCUMENT NUMBER 2007-21046

SET W.M./ ANG. COR.

DARLEY DRIVE: A 60' WIDE PRIVATE ACCESS & UTILITY EASEMENT PER DOC. NO. 77-2157, OFFICIAL RECORDS

FOUND 5/8" DIAM. IRON ROD WITH CAP PER P.P. 1991-0049.

ADJUSTED UNIT 1
6.79 ACRES

EXISTING UNIT IS PARCEL 2 OF P.P. 2015-0002

ADJUSTED UNIT 2
5.00 ACRES

EXISTING UNIT IS DOC. NO. 2007-21046
SEE M 154-6

MAP FILE M175-21

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Traverse PC