PROPERTY LINE ADJUSTMENT

MAP OF SURVEY

LOCATED in the NE 1/4 of Sec. 20 & the NW 1/4 of Sec. 21, T. 27 S., R. 5 W., W.M. in Douglas County, Oregon.

May, 2019

FILED

DATE: 6/25/2019 BY: JC

THIS SURVEY CONSISTS OF

MAP: M175-56

DOUGLAS COUNTY SURVEYOR

MAP FILE M175-56

SURVEYED FOR: *SULLIVAN AND SHIPLEY, LLC*
4303 TAMI LANE
CENTRAL POINT, OREGON 97502

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

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 26, 1988
DAVID A. EDWARDS
2339
RENEWS 12/31/19

NARRATIVE

THE SOLE PURPOSE OF THIS SURVEY IS TO LEGITIMIZE THE ADJUSTED UNITS OF LAND. DOCUMENT NUMBER 94-25702 CONVEYED LANDS LYING SOUTH OF THE CENTER OF DEER CREEK WITHOUT BENEFIT OF THE PROPERTY LINE ADJUSTMENT PROCESS. IN ORDER TO COMPUTE AN AREA FOR ADJUSTED UNIT 1 MONUMENTS WERE TIED IN AND RECORD DATA PER M 85-4 AND THE PLAT OF THIRD BROOKSIDE ADDITION TO ROSEBURG WAS USED TO COMPUTE THE WEST AND EAST LINES OF SAID ADJUSTED UNIT 1 AS SHOWN HEREON. TIES WERE ALSO MADE TO THE CENTER OF DEER CREEK FOR THAT PURPOSE. THE COMPUTED RECORD EAST LINE OF PARCEL 2 ON M 85-4 FALLS VERY NEAR THE EAST EDGE OF A CONCRETE SLAB PARKING AREA ON SAID PARCEL 2. A LARGE AMOUNT OF FILL MATERIAL HAS BEEN PLACED TO THE EAST OF SAID SLAB, RENDERING OUR DILIGENT SEARCH FOR THE 3/4" DIAMETER IRON PIPE FOUND ON M 85-4 AT THE NE CORNER OF SAID PARCEL 2 UNSUCCESSFUL. THE CENTER OF DEER CREEK WILL UNDOUBTEDLEY CONTINUE TO BE IN FLUX, AND THE ADJUSTED BOUNDARY WILL OBVIOUSLY MOVE WITH THOSE CHANGES. WE SEARCHED IN VAIN FOR OTHER MONUMENTS SET ON M 85-4. IT IS HEREBY NOTED THAT THE CENTER OF THE CREEK IS ITSELF A MONUMENT, SATISFYING THE STATUTORY REQUIREMENT.

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

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

LEGEND

- ● INDICATES 3/4" DIAMETER (1" OUTSIDE) IRON PIPE FOUND AS SHOWN ON M 85-4.
- ◉ INDICATES COUNTY SURVEYOR ALUMINUM CAP FOUND AT THE INTERIOR ELL CORNER OF D.L.C. NO. 45.
- \+ INDICATES A POINT COMPUTED PER RECORD DATA.
- ( ) DENOTES RECORD DATA PER M 85-4 UNLESS OTHERWISE NOTED.
- [ ] DENOTES RECORD DATA PER PLAT OF THIRD BROOKSIDE ADD. TO ROSEBURG. (VOL. 1, PG. 27)

SCALE: 1" = 60' COMP. = COMPUTED

BASIS OF BEARINGS: M 85-4 AS SHOWN.

ORIGINAL ACREAGES: *UNIT 1 = 1.97 ACRES.*
UNIT 2 = 13.78 ACRES.

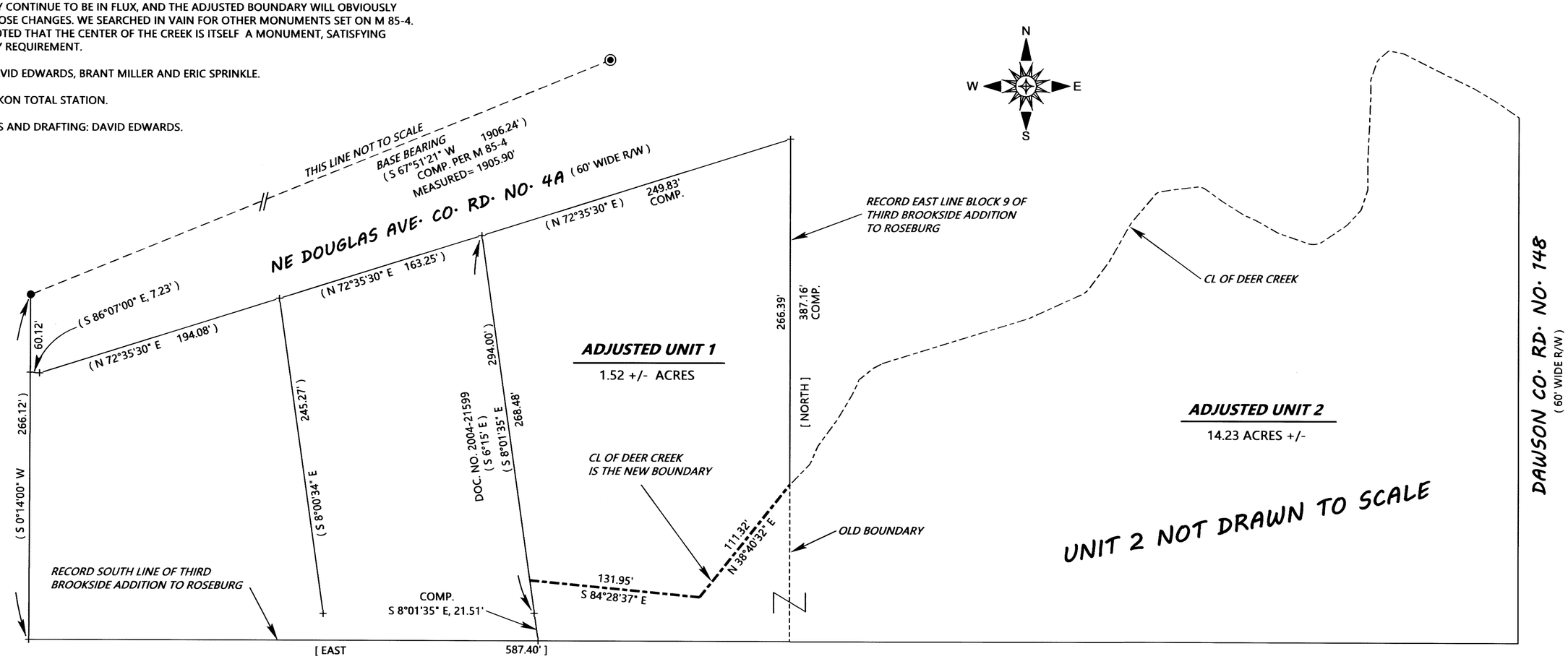
NOTE: THE ACREAGE OF ADJUSTED UNIT 1 IS BASED UPON COUNTY ASSESSOR DATA.

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

ADJUSTMENT DOCUMENT: *94-25702*

APPROVAL FILE NO. M19-011

DOUGLAS COUNTY PLANNING DIRECTOR — DATE 6/25/19



MAP FILE M175-56

SULLIVAN.TRV

Traverse PC