

PROPERTY LINE ADJUSTMENT

MAP OF SURVEY

LOCATED in the SE 1/4 of Section 20, T. 29 S., R. 8 W., W.M.
in Douglas County, Oregon.

May, 2019

Filed

Date: 7-16-2019 By: DA
This survey consists of:

Map: M175-64
Douglas County Surveyor

SURVEYED FOR: PRESTON POPE
2426 SE WALDON AVENUE
ROSEBURG, OREGON 97470

EXISTING ACREAGES: UNIT 1: 1.09 +/- ACRES
UNIT 2: 0.25 +/- ACRES

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David A. Edwards
OREGON
JULY 26, 1988
DAVID A. EDWARDS
2339
RENEWS 12/31/19

LEGEND

- INDICATES 1 1/4" DIAMETER IRON PIPE FOUND AT THE CENTER 1/4 CORNER OF SECTION 20.
- INDICATES A 5/8" DIAMETER STEEL REBAR WITH MY CAP SET BY THIS OFFICE ON SURVEY M 165-65. (NOT RE-TIED THIS SURVEY).
- INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MARKED "D.A. EDWARDS-L.S. 2339" SET.
- () DENOTES DEED RECORD DATA.
- [] DENOTES RECORD DATA PER M 165-65.

SCALE: 1" = 40'

BASIS OF BEARINGS: EXISTING CONTROL PER MY SURVEY M 165-65.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE AND MONUMENT THE NEW BOUNDARY SHOWN HEREON AND TO PREPARE A LEGAL DESCRIPTION OF EACH ADJUSTED UNIT AND TO PREPARE THIS MAP SHOWING SAID ADJUSTED UNITS. EXISTING CONTROL POINTS AND DATA DERIVED DURING MY PREVIOUS SURVEY M 165-65 WERE UTILIZED TO CONTROL THIS SURVEY. DURING MY REVIEW OF DOCUMENT NUMBER 2013-11200, WHICH CONVEYED LANDS TO PRESTON POPE AS PART OF THE PROPERTY LINE ADJUSTMENT RELATED TO MY PREVIOUS SURVEY, NOTICE WAS MADE OF A TYPOGRAPHICAL ERROR IN THE LEGAL DESCRIPTION CONTAINED IN SAID DEED. MY ORIGINAL DESCRIPTION CALLED FOR THE NORTHWEST AND SOUTHWEST CORNERS OF DOCUMENT NUMBER 2003-30863. THE DESCRIPTION USED IN DOCUMENT NUMBER 2013-11200 CALLS OUT DOCUMENT NUMBER "2003-20863". I BELIEVE THERE IS PLENTY OF OTHER VERBIAGE IN DOCUMENT NUMBER 2013-11200 WHICH ACCURATELY DESCRIBES THE INTENDED TRACT BEING CONVEYED BUT, SINCE I AM LABELING CORNERS ON THIS MAP FROM DOCUMENT NUMBER 2013-11200, I FEEL COMPELLED TO POINT OUT THE ERROR. I HAVE ALSO NOTIFIED MY CLIENT OF THIS SITUATION.

FIELD CREW: DAVID EDWARDS.

EQUIPMENT: NILON TOTAL STATION.

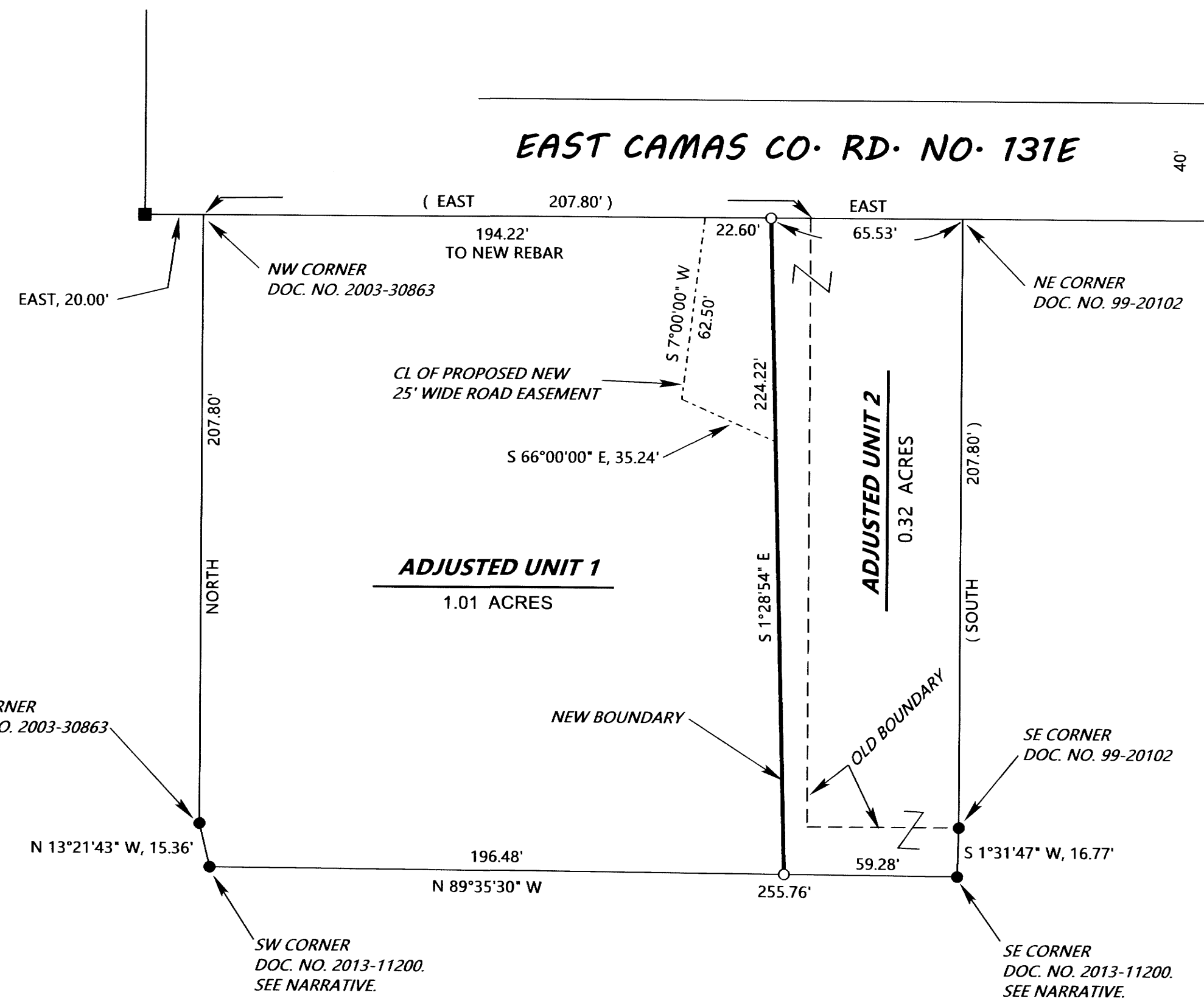
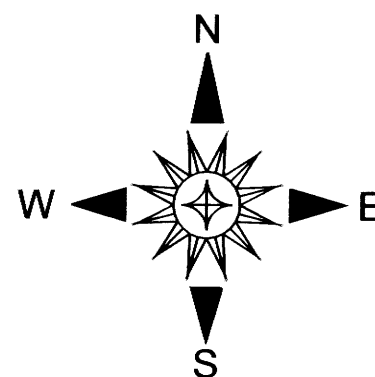
COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

APPROVAL

PLANNING FILE NO. M 19-003

DM
DOUGLAS COUNTY PLANNING DIRECTOR

7/16/19
DATE



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

ADJUSTMENT DOCUMENT: 2019-7570