

# MAP OF SURVEY

DATE: 8-13-2019 BY: [Signature]

LOCATED in the SW 1/4 Sec. 18 and NW 1/4 Sec. 19, T. 25 S., R. 5 W, W.M. & in the SE 1/4 Sec. 13 and NE 1/4 Sec. 24, T. 25 S., R. 6 W., W.M in the City of Sutherlin, Douglas County, Oregon.

MAP M175-68

DOUGLAS COUNTY SURVEYOR

**SURVEYED FOR:** UMPQUA GOLF MANAGEMENT LLC  
1919 RECREATION LANE  
SUTHERLIN, OREGON 97479

February 4, 2019

**EXISTING ACREAGES:** UNIT 2: 123.09 +/- ACRES  
UNIT 1: 9.11 ACRES

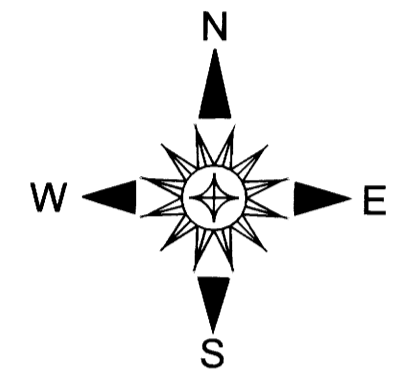
**NOTE:** THE ACREAGE OF ADJUSTED UNIT 2 IS BASED UPON COUNTY ASSESSOR DATA.

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



### NOTE REGARDING ADJUSTED UNIT 2:

UNIT 2 CONTAINS ADDITIONAL PROPERTY, NAMELY PROPERTY I.D. NOS. R21696, R131752, R46454 AND R46727 AS DEPICTED ON PROPERTY LINE ADJUSTMENT SURVEY M 173-80 IN THE OFFICE OF THE DOUGLAS COUNTY SURVEYOR.



### LEGEND

- INDICATES 5/8" DIAM. IRON ROD WITH CAP FD. PER PLAT OF OAK HILLS PLAZA PLANNED UNIT DEVELOPMENT. ( VOL. 20, PAGE 59 ) UNLESS OTHERWISE NOTED.
  - INDICATES 5/8" DIAM. IRON ROD WITH CAP FOUND PER PARTITION PLAT NO. 2009-0037.
  - ( ) DENOTES RECORD DATA PER PARTITION PLAT NO. 2009-0037. + = COMPUTED POINT
  - [ ] DENOTES RECORD DATA PER PLAT OF OAK HILLS PLAZA P.U.D. ( VOL. 20, PG. 59 ).
- SCALE: 1" = 100' P.P. = PARTITION PLAT NO.  
BASIS OF BEARINGS: PARTITION PLAT NO. 2009-0037 AS SHOWN.

### NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE EXISTING MONUMENTS PER THE PLAT OF OAK HILLS PLAZA PLANNED UNIT DEVELOPMENT AS RECORDED IN VOL. 20, PAGE 59 AS WELL AS MONUMENTS PER PARTITION PLAT NUMBER 2009-0037 AND TO PREPARE THIS MAP SHOWING THE ADJUSTED BOUNDARY AND TO PREPARE A LEGAL DESCRIPTION OF THE AREA OF ADJUSTMENT TO BE USED IN THE CONVEYANCE OF SAID AREA OF ADJUSTMENT. THE FOUND MONUMENTS WERE FOUND TO FIT THE PLAT RECORDS SATISFACTORILY AND WERE ACCEPTED IN PLACE AS SHOWN. PLAT RECORD DATA WAS THEN USED TO COMPUTE THE ACREAGE OF ADJUSTED UNIT 1. THE ACREAGE OF ADJUSTED UNIT 2 IS BASED UPON COUNTY ASSESSOR DATA.

FIELD CREW: DAVID EDWARDS AND BRANT MILLER.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

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

**ADJUSTED UNIT 2**  
126.68 +/- ACRES

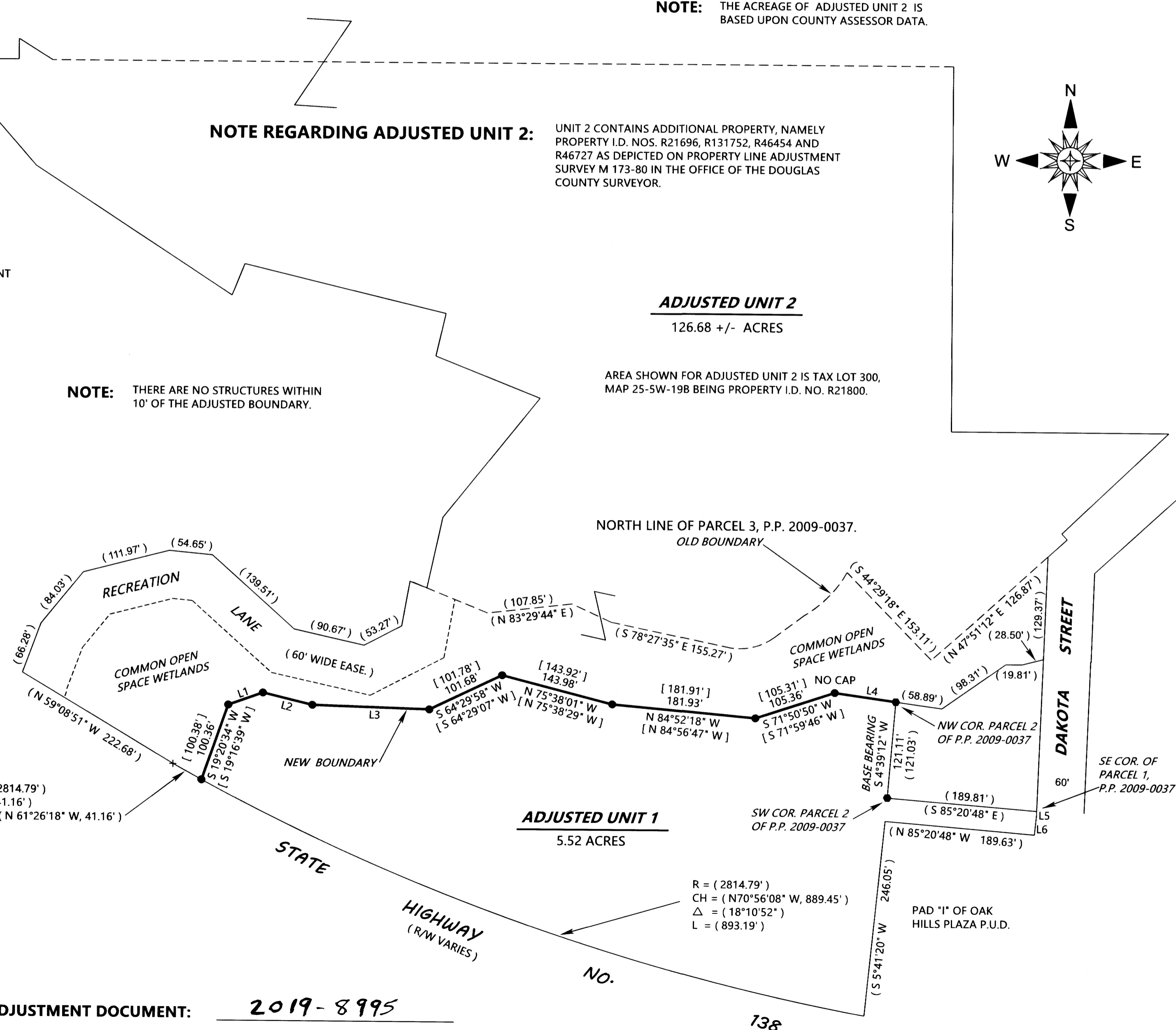
AREA SHOWN FOR ADJUSTED UNIT 2 IS TAX LOT 300, MAP 25-5W-19B BEING PROPERTY I.D. NO. R21800.

NO.	BEARING	DISTANCE
L1	S 70°27'17" W	46.35'
	[ S 70°25'23" W	46.29' ]
L2	N 76°28'03" W	64.42'
	[ N 76°29'24" W	64.55' ]
L3	N 88°14'22" W	148.05'
	[ N 88°18'49" W	147.97' ]
L4	N 82°00'56" W	78.01'
	[ N 82°13'01" W	
L5	( S 2°02'58" W	5.82' )
L6	( S 5°43'35" W	24.19' )

**APPROVAL** FILE NUMBER: 19-5001

[Signature] 8-13-2019  
SUTHERLIN COMMUNITY DEVELOPMENT DIRECTOR DATE

**ADJUSTMENT DOCUMENT:** 2019-8995



MAP FILE M175-68

MAP FILE M175-68