

PROPERTY LINE ADJUSTMENT

MAP OF SURVEY

LOCATED Lots 3, 4 and 5, Block 13, TOWN OF YONCALLA and in the SW 1/4 of Section 3, T. 23 S., R. 5 W., W.M. in Douglas County, Oregon.

February, 2020

FILED

DATE: 3-23-2020 BY: [Signature]
THIS SURVEY CONSISTS OF

MAP: M176-57

DOUGLAS COUNTY SURVEYOR

SURVEYED FOR: WALT COWAN
P.O. BOX 396
YONCALLA, OREGON 97499

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 12/31/21

LEGEND

- INDICATES D.C.S. BRASS CAP FOUND AT CL INTERSECTION THIRD AND BIRCH STREETS.
- INDICATES 3/4" DIAM. IRON PIPE FOUND AS SHOWN ON M 7-1 AND M 14-65.
- INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MARKED "D.A. EDWARDS-L.S. 2339" SET.
- + INDICATES A COMPUTED POINT.
- () DENOTES RECORD DATA PER PLAT OF TOWN OF YONCALLA. (VOL. 2, PAGE 17).
- [] DENOTES RECORD DATA PER M 7-1. COMP. = COMPUTED.

SCALE: 1" = 40'

BASIS OF BEARINGS: CL OF MAIN TRACK OF RAILROAD PER PLAT OF TOWN OF YONCALLA.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE AND MONUMENT THE NEW BOUNDARY SHOWN HEREON, TO PREPARE THIS MAP AND TO PREPARE A LEGAL DESCRIPTION FOR EACH OF THE ADJUSTED UNITS. THE PLAT OF THE TOWN OF YONCALLA SHOWS THAT BLOCKS WERE LAID OUT PARALLEL TO THE RAILROAD WITH STREETS RUNNING BOTH PARALLEL AND PERPENDICULAR THERETO. I HOLD TO THE CENTER OF THE MAIN TRACK AS A MONUMENT AND ALLOT BOTH THE RAILROAD AND EAGLE VALLEY ROAD THEIR RESPECTIVE RIGHT OF WAY WIDTHS TO ESTABLISH THE EAST LINE OF BLOCK 13. I HOLD TO THE FOUND MONUMENTS IN THE THIRD STREET CENTERLINE TO POSITION THE NORTH LINE OF BLOCK 13. SURVEY M 7-1 HAD ESTABLISHED A MONUMENT AT THE CENTERLINE INTERSECTION OF THIRD STREET AND "A" STREET, (NOW ALDER STREET), WHICH WE DID NOT FIND. I THEREFORE COMPUTE A PROPORTIONATE POSITION FOR THAT INTERSECTION AND USE THAT AS A BASIS FOR COMPUTING THE EAST LINE OF THE ALLEY AS SHOWN. THERE BEING NO MONUMENTS FOUND IN THIS AREA OF FOURTH STREET I USE PLAT RECORD DISTANCE ALONG THE EAST LINE OF THE BLOCK AND PLAT RECORD BEARING ALONG WITH MY PROPORTIONATE DISTANCE ALONG THE SOUTH LINE OF THE BLOCK. I SET THE NW CORNER OF LOT 3 AS WELL, SATISFYING THE STATUTORY REQUIREMENT. THIS CORNER FALLS 0.2 FEET SOUTHERLY OF THE SW CORNER OF A CINDER BLOCK WALL. A TIE TO THE EASTERLY END OF THE BLOCK WALL REVEALS A SIMILAR RELATIONSHIP TO THE NORTH LINE OF LOT 3.

FIELD CREW: DAVID EDWARDS AND ERIC SPRINKLE.

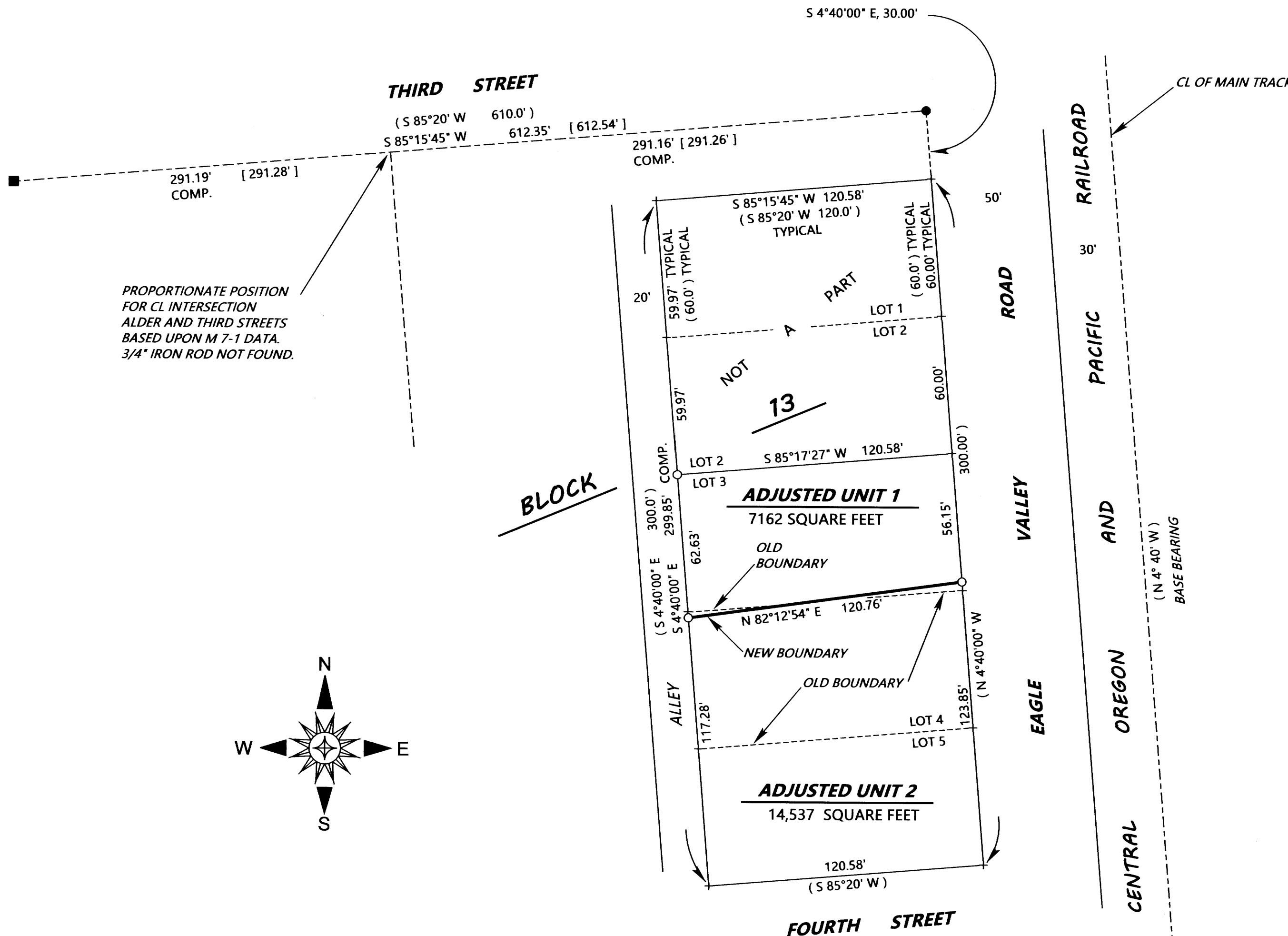
EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

APPROVAL

FILE NO. 19-BLA-001

[Signature] Rhonda Rasmussen 02-24-2020
CITY OF YONCALLA DATE



ADJUSTMENT DOCUMENT:

2020-004583 2020-004584