

MAP OF SURVEY

LOCATED in the SE 1/4 of Section 12, T. 27 S., R. 6 W., W.M.
in Douglas County, Oregon.

April, 2020

FILED

DATE: 4-30-2020 BY: DE
This survey consists of:

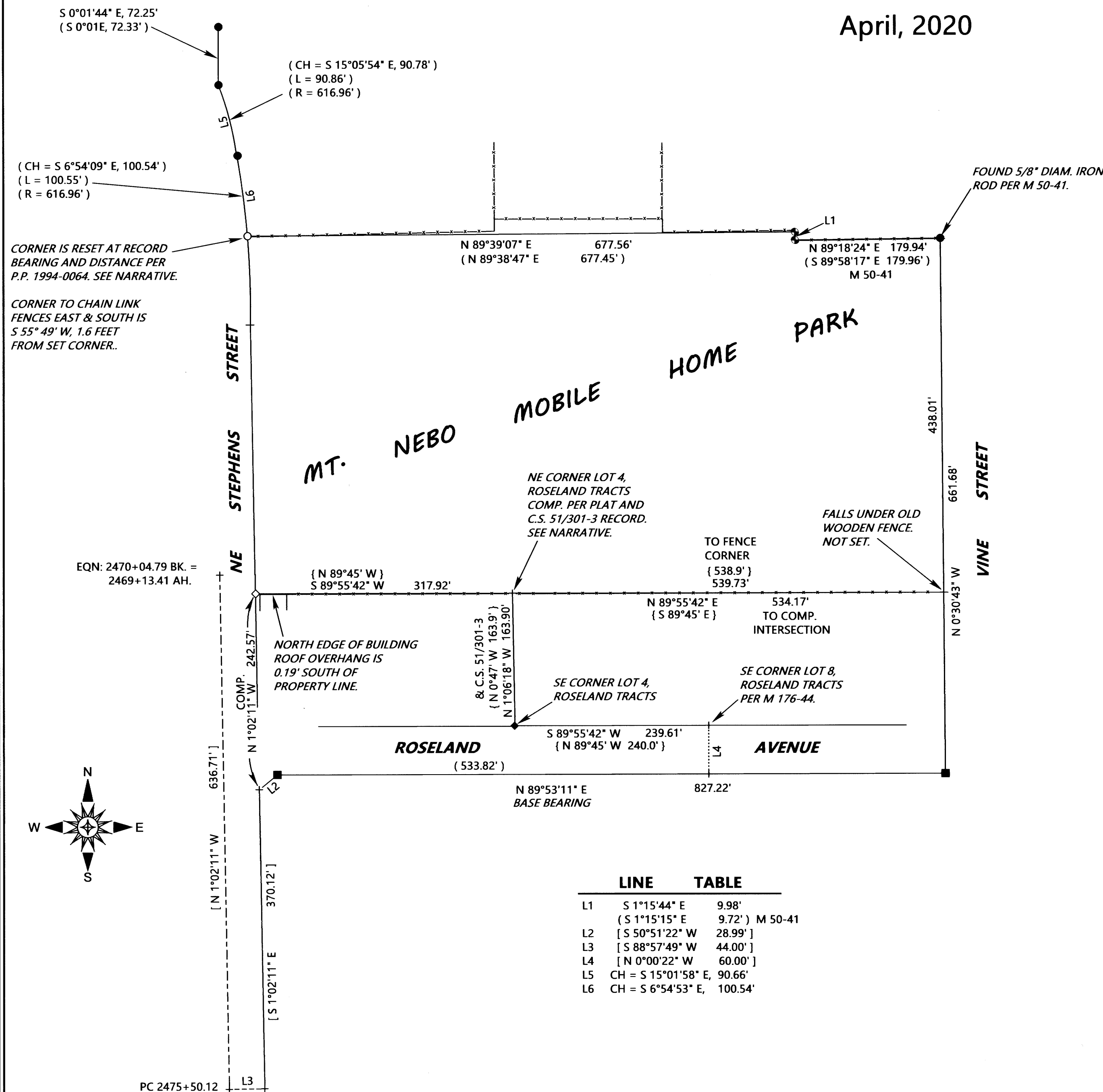
MAP: M176-74
DOUGLAS COUNTY SURVEYOR

SURVEYED FOR: ORMHP 2051 LLC
ONE POST STREET SUITE 2210
SAN FRANCISCO, CA. 94104

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 5/8" DIAM. IRON ROD WITH NO CAP FOUND PER P.P. 1994-0064 UNLESS OTHERWISE NOTED.
- INDICATES 5/8" DIAM. IRON ROD WITH CAP FOUND PER M 176-44.
- ⊕ INDICATES 1/2" DIAM. "STEEL TUBE" WITH ALUMINUM CAP FOUND PER M 15-69.
- ◆ INDICATES 3/4" DIAM. IRON PIPE WITH FLANGE FOUND PER PLAT OF ROSELAND TRACTS. (VOL. 8, PAGE 56).
- ◇ INDICATES CONCRETE NAIL WITH RED PLASTIC WASHER MKD. "D.A. EDWARDS-L.S. 2339" SET.
- INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
- + INDICATES COMPUTED POINT. P.P. = PARTITION PLAT NUMBER.
- () DENOTES RECORD DATA PER P.P. 1994-0064 EXCEPT WHERE NOTED.
- [] DENOTES RECORD DATA PER M 176-44.
- { } INDICATES RECORD DATA PER PLAT OF ROSELAND TRACTS.

SCALE: 1" = 100'

BASIS OF BEARINGS: M 176-44 AS SHOWN.

COMP. = COMPUTED

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO RESET THE SOUTHWEST CORNER OF PARCEL 1 OF PARTITION PLAT NUMBER 1994-0064 BEING ALSO THE NORTHWEST CORNER OF THE MOUNT NEBO MOBILE HOME PARK TRACT, TO SET A MONUMENT AT THE SOUTHWEST CORNER OF SAID TRACT AND TO IDENTIFY ANY PROBLEM AREAS WITH REGARD TO THE PARK BOUNDARIES, OF WHICH I FIND NONE. AFTER TYING IN THE PARTITION PLAT 1994-0064 MONUMENTS AS SHOWN I USE RECORD BEARING AND DISTANCE FROM THE MOST SOUTHERLY OF THOSE MONUMENTS TO RESET THE SOUTHWEST CORNER OF PARCEL 1 OF THAT PLAT. I THEN TIE INTO ALL OF THE OTHER FOUND MONUMENTS AND ROTATE MY COMPUTATIONS TO MATCH SURVEY M 176-44. FOR THE NORTH LINE OF THE MOBILE HOME PARK TRACT I HOLD TO THE FOUND MONUMENTS AS SHOWN PER SURVEYS M 15-69 AND M 50-41. I COMPUTE A POSITION FOR THE FLANGED PIPE FOUND AT THE SOUTHEAST CORNER OF LOT 8 ON M 176-44 USING RECORD DATA FROM THAT SURVEY AS SHOWN. I HOLD TO THE COMPUTED BEARING BETWEEN THAT CORNER AND THE FOUND FLANGED PIPE AT THE SOUTHEAST CORNER OF LOT 4 FOR THE NORTH LINE OF ROSELAND TRACTS. NO MONUMENTS COULD BE FOUND ALONG THE NORTH LINE OF ROSELAND TRACTS. IN REVIEWING SURVEY C.S. 51/301-3 I NOTE THAT ROGERS HAD FOUND ORIGINAL MONUMENTS FROM ROSELAND TRACTS AND FOUND THE NORTH-SOUTH DIMENSIONS OF THE LOTS TO BE RECORD DISTANCE. I THEREFORE HOLD TO THAT RECORD NORTH-SOUTH DISTANCE ON A BEARING WHICH MAINTAINS THE RECORD RELATIONSHIP BETWEEN THE FOUND MONUMENTS ON THE NORTH LINE OF ROSELAND AVENUE AND THE EAST LINE OF LOT 4. THIS RESOLUTION POSITIONS THE SOUTH BOUNDARY OF THE PARK TRACT VERY CLOSE TO THE EXISTING FENCE ALONG SAID SOUTH LINE AS SHOWN.

FIELD CREW: DAVID EDWARDS AND BRANT MILLER.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

LINE	TABLE
L1	S 1°15'44" E 9.98' (S 1°15'15" E 9.72') M 50-41
L2	[S 50°51'22" W 28.99']
L3	[S 88°57'49" W 44.00']
L4	[N 0°00'22" W 60.00']
L5	CH = S 15°01'58" E, 90.66'
L6	CH = S 6°54'53" E, 100.54'

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