PROPERTY LINE ADJUSTMENT

MAP OF SURVEY

LOCATED in the East 1/2 of Section 34, T. 21 S., R. 5 W., W.M. in Douglas County, Oregon.

January, 2021

FILED
DATE: 2/11/2021 BY: X
THIS SURVEY CONSISTS OF
MAP: M179-2
DOUGLAS COUNTY SURVEYOR

MAP FILE M179-2

REGISTERED PROFESSIONAL LAND SURVEYOR
David A. Edwards
OREGON
JULY 26, 1988
DAVID A. EDWARDS
2339
RENEWS 12/31/21

SURVEYED FOR: *SAGE KITTLEMAN AND BRUCE TIPPERY*
3040 UMPQUA HIGHWAY 99
DRAIN, OREGON 97435

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

LEGEND

- ● INDICATES 5/8" DIAM. IRON ROD FOUND PER M 78-34.
- ◉ INDICATES 1989 D.C.S. BRASS CAP FOUND AT EAST 1/4 CORNER SECTION 34 PER RENEWAL 500140.
- ◆ INDICATES 5/8" DIAM. IRON ROD W/ALUM. CAP STATE HWY. R/W MONUMENT PER STATE HIGHWAY ROLL MAP 9B-2-27.
- ○ 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 M 78-34.
- ( ) DENOTES RECORED DATA PER O.S.H.D. MAP 9B-2-28.

SCALE: 1" = 200'

COMP. = COMPUTED.

BASIS OF BEARINGS: M 78-34 AS SHOWN.

APPROVAL

FILE NO. M20-0051

DOUGLAS COUNTY PLANNING DIRECTOR — DATE 2/11/2021

ORIGINAL ACREAGES: *UNIT 1 = 2.50 ACRES; UNIT 2 = 27.0 +/- ACRES.*

ADJUSTMENT DOCUMENT: *2021-002437*

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE AND MONUMENT THE "NEW BOUNDARY" SHOWN HEREON AND TO PREPARE LEGAL DESCRIPTIONS OF THE ADJUSTED UNITS. FOUND MONUMENTS AND RECORD DATA PER M 78-34 WERE HELD FOR CONTROL WITH THE EXCEPTION OF THE SE CORNER OF ADJUSTED UNIT 1 WHICH WAS SET ONLINE BETWEEN THE FOUND RIGHT OF WAY MONUMENTS..

FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

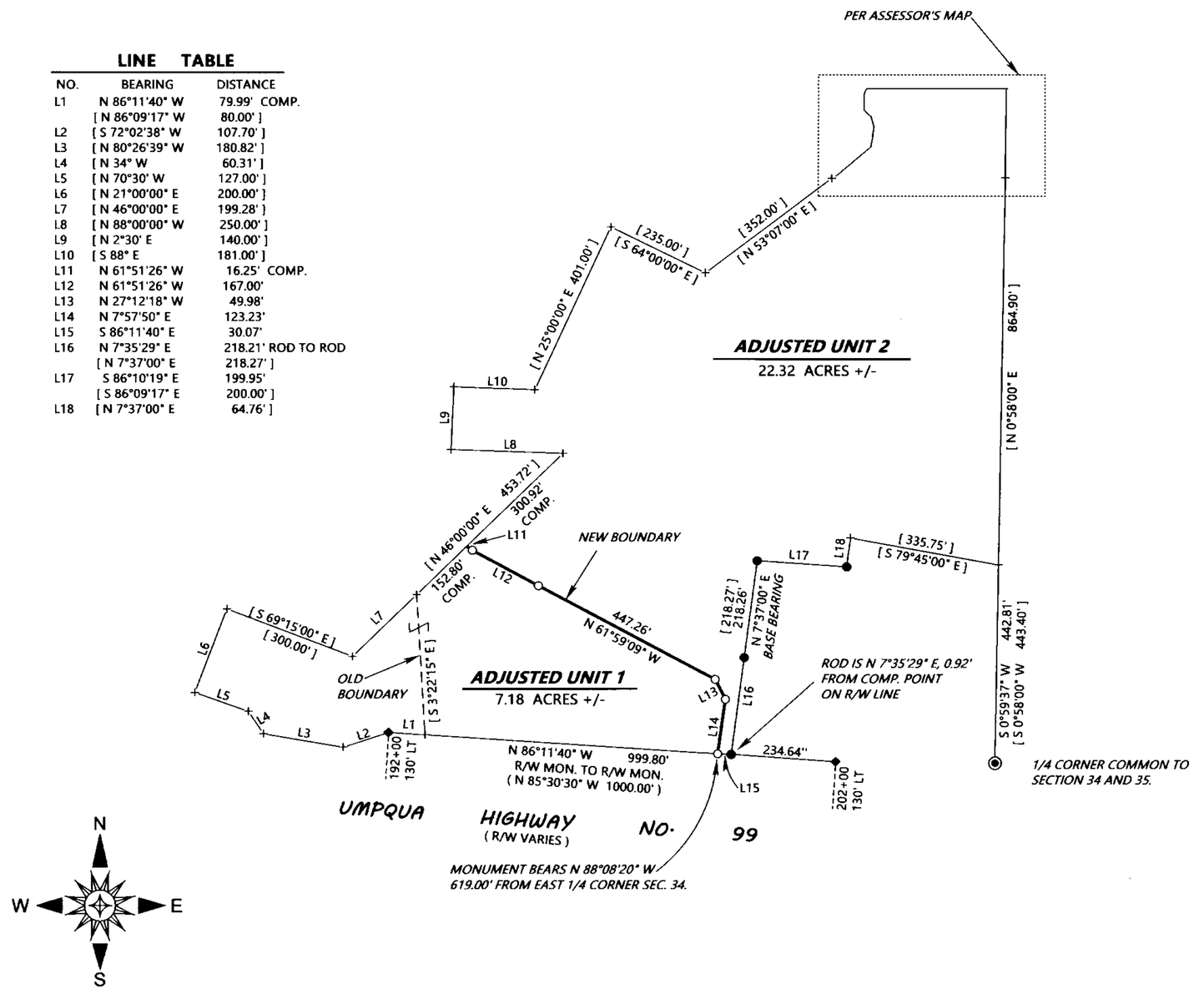
NOTE: THE ACREAGES OF THE ADJUSTED UNITS ARE BASED UPON COUNTY ASSESSOR DATA.

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

MAP FILE M179-2

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 86°11'40" W	79.99' COMP.
	[N 86°09'17" W	80.00']
L2	[S 72°02'38" W	107.70']
L3	[N 80°26'39" W	180.82']
L4	[N 34° W	60.31']
L5	[N 70°30' W	127.00']
L6	[N 21°00'00" E	200.00']
L7	[N 46°00'00" E	199.28']
L8	[N 88°00'00" W	250.00']
L9	[N 2°30' E	140.00']
L10	[S 88° E	181.00']
L11	N 61°51'26" W	16.25' COMP.
L12	N 61°51'26" W	167.00'
L13	N 27°12'18" W	49.98'
L14	N 7°57'50" E	123.23'
L15	S 86°11'40" E	30.07'
L16	N 7°35'29" E	218.21' ROD TO ROD
	[N 7°37'00" E	218.27']
L17	S 86°10'19" E	199.95'
	[S 86°09'17" E	200.00']
L18	[N 7°37'00" E	64.76']



TIPPERY.TRV

Traverse PC