

PROPERTY LINE ADJUSTMENT

MAP OF SURVEY

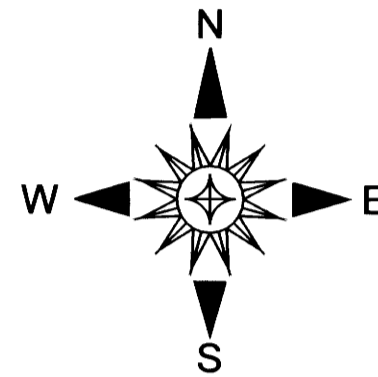
LOCATED in Section 30, T 29 S., R. 5 W., W.M. in Douglas County, Oregon.

July, 2021

FILED
DATE: 8-26-2021 BY: DE
THIS SURVEY CONSISTS OF:
MAP: M179-63

MAP FILE M179-63

BOOMER HILL CO. RD. NO. 40
(R/W VARIES) SEE 1919 CL ALIGNMENT MAP
AND DOC. NO. 83-12600



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ADJUST A PORTION OF THE BOUNDARIES OF THE PARCELS CREATED BY PARTITION PLAT NUMBER 2020-0023. I HOLD TO THE FOUND MONUMENT AS SHOWN AND TO RECORD BEARING ON THE WEST LINE OF SECTION 30 PER RM 3-12 TO SET THE MONUMENTS FOR THE ADJUSTED BOUNDARY.

FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

SURVEYED FOR: GOLDEN GATE PROPERTIES LLC
340 CROSS CREEK DRIVE
ROSEBURG, OREGON 97471

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



ADJUSTMENT DOCUMENT: 2021-015274

ORIGINAL ACREAGES:
UNIT 1 = 161.48 +/-
UNIT 2 = 81.98 +/-
UNIT 3 = 161.94 +/-

35' WIDE COMMON ACCESS AND UTILITY EASEMENT
CREATED ON P.P. 2019-0009 TO SERVE PARCEL 2
OF THAT PLAT AND FUTURE PARCELS SITUATED OVER THE
CL OF EXISTING EASEMENT PER DOC. NO. 81-03015.

LEGEND

- [] INDICATES RECORD DATA PER RM 3-12.
- () INDICATES RECORD DATA PER M 132-34 OR M136-32 UNLESS OTHERWISE NOTED.
- { } INDICATES RECORD DATA PER M 175-54.

————— INDICATES ADJUSTED BOUNDARY.

----- INDICATES OLD BOUNDARY.

P.P. = PARTITION PLAT NUMBER. + INDICATES A COMPUTED POINT.

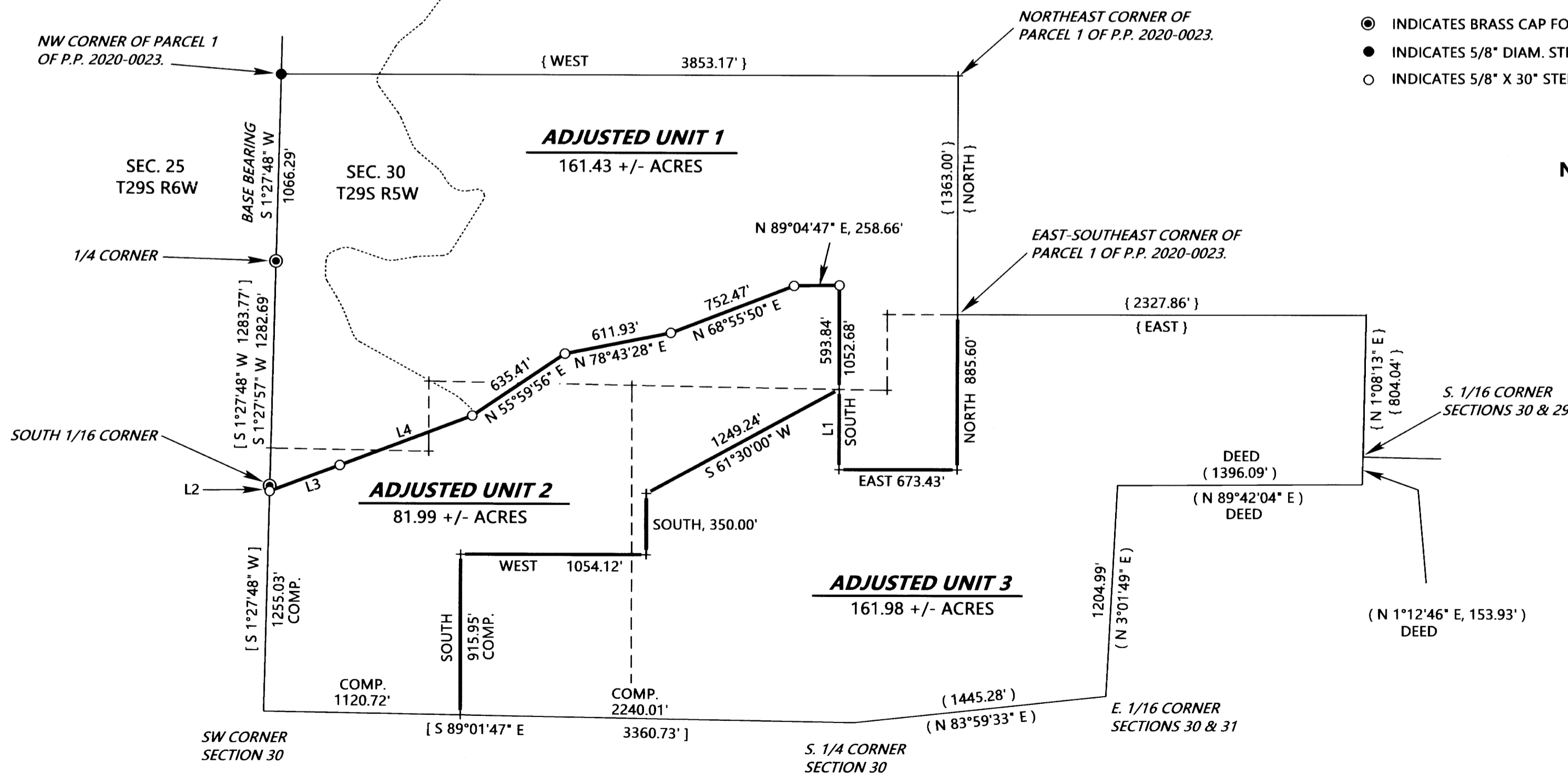
SCALE: 1" = 600' COMP. = COMPUTED.

BASIS OF BEARINGS: RM 3-12 AS SHOWN.

- ⊙ INDICATES BRASS CAP FOUND PER M 68-47.
- INDICATES 5/8" DIAM. STEEL REBAR WITH MY CAP FOUND PER M 175-54.
- INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.

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

NOTE: THE ACREAGES SHOWN HEREON FOR ADJUSTED UNITS 2 AND 3 ARE BASED UPON COUNTY ASSESSOR DATA.



LINE TABLE

Line	Bearing	Distance	Notes
L1	SOUTH	458.84'	
L2	S 1°27'48" W [S 1°27'48" W]	30.00'	
L3	N 69°32'30" E	426.07'	
L4	N 69°22'18" E	805.30'	

APPROVAL FILE M 21-030

Jeff Lehman for JMS 8-25-21
DOUGLAS COUNTY PLANNING DIRECTOR DATE

MAP FILE M179-63