

PROPERTY LINE ADJUSTMENT

MAP OF SURVEY

LOCATED in the NE and SE 1/4's of Section 21, T 28 S., R. 5 W., W.M.
in Douglas County, Oregon.

May, 2022

FILED

DATE: 8-11-2022 BY: [Signature]
This survey consists of:

MAP: M181-20

SURVEYED FOR: NATHAN AND DENISE BRADY
6409 CLARKS BRANCH ROAD
ROSEBURG, OREGON 97470

APPROVAL FILE NO. M21-082

[Signature] 8/11/2022
DOUGLAS COUNTY PLANNING DIRECTOR DATE

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

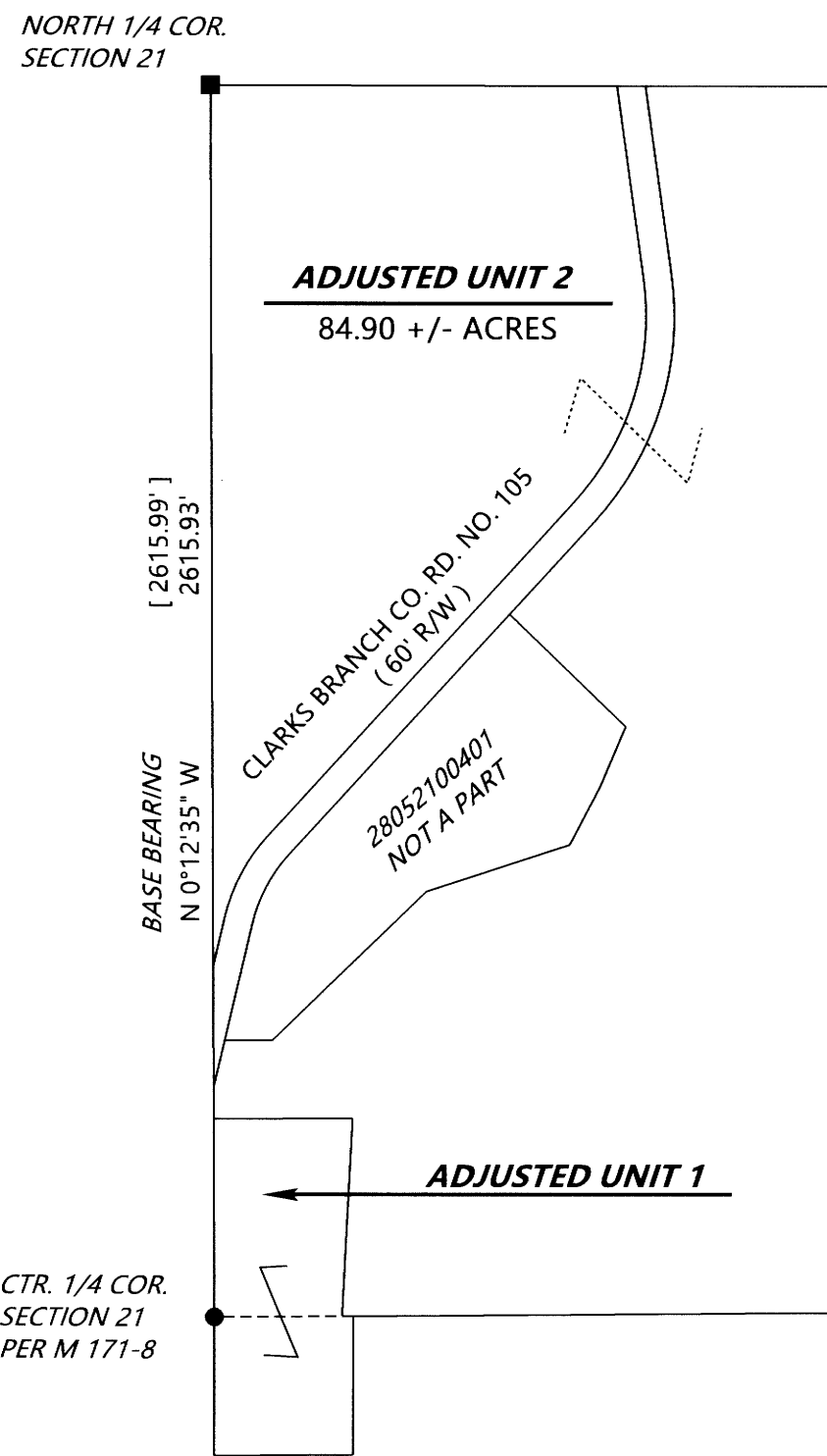
REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]

OREGON JULY 26, 1958
DAVID A. EDWARDS
2339

RENEWS 12/31/23

ADJUSTMENT DOCUMENT: 2022-012217

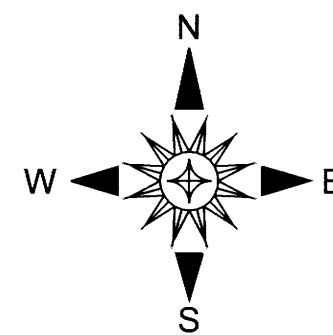
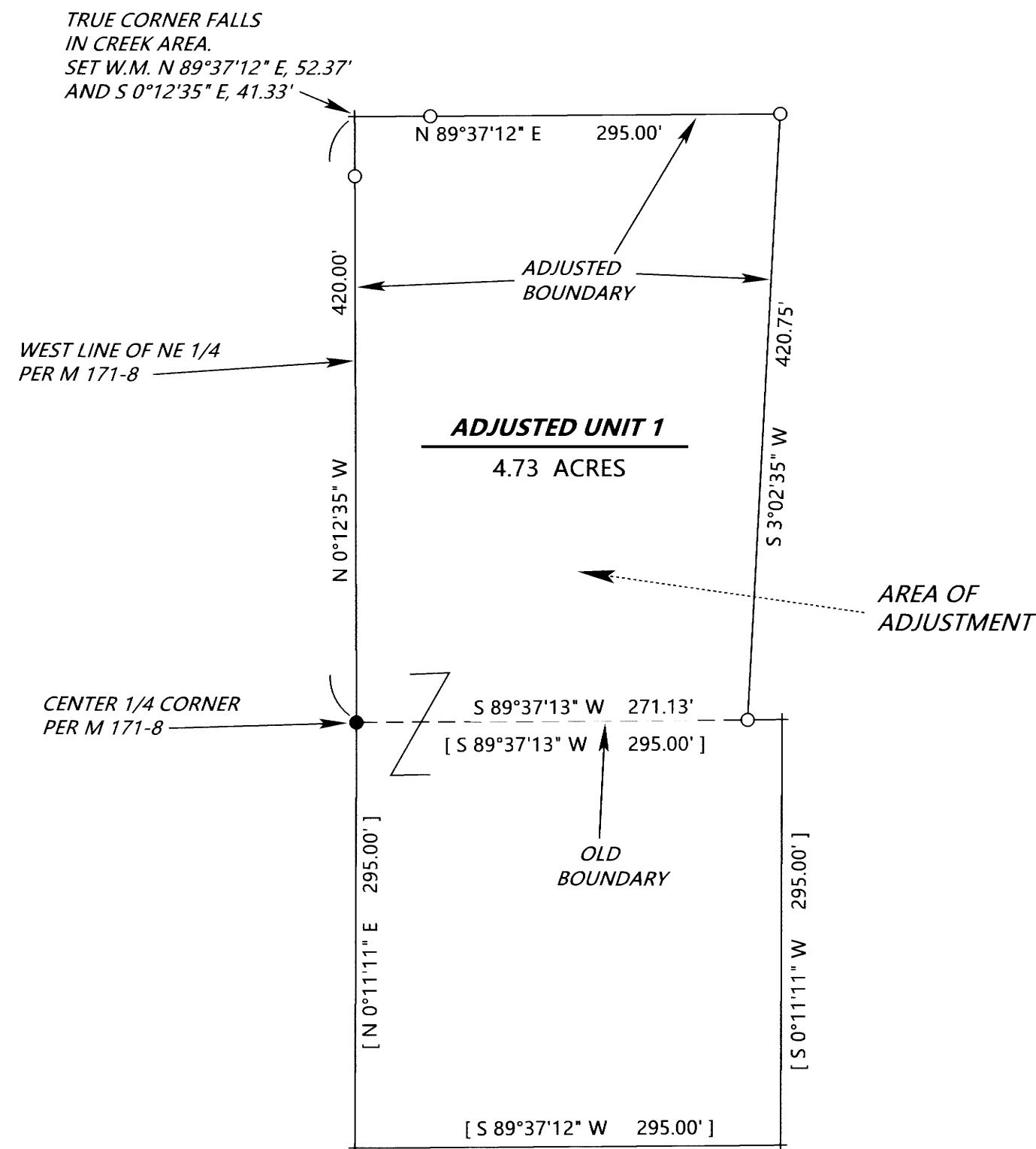


SCHEMATIC VIEW

1" = 400'

ORIGINAL ACREAGES: UNIT 1 = 2.00 ACRES.
UNIT 2 = 87.63 +/- ACRES.

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



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE AND MONUMENT THE ADJUSTED BOUNDARIES AS SHOWN HEREON AND TO PREPARE A LEGAL DESCRIPTION OF THE AREA OF ADJUSTMENT FOR USE IN A CONVEYANCE WHICH WILL PERFECT THE PROPERTY LINE ADJUSTMENT. I HOLD TO THE FOUND CENTER 1/4 CORNER AND NORTH 1/4 CORNER OF SECTION 21 FOR CONTROL. THE SOUTHEAST CORNER OF THE AREA OF ADJUSTMENT WAS SET USING THE RECORD BEARING PER M 171-8 FOR THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 21 PER THAT SURVEY. THE BRADY'S HAVE SOME RESERVATIONS ABOUT THE VALIDITY OF THE CENTER 1/4 CORNER PER M 171-8 BUT IT IS BEYOND THE SCOPE OF THIS SURVEY TO DELVE INTO THAT MATTER. THEY HAVE OCCUPIED CERTAIN AREAS THAT DO NOT CONFORM TO THE M 171-8 CORNER POSITION FOR MANY YEARS AND HAVE LIKELY ACCRUED RIGHTS BASED UPON THAT OCCUPATION IN ANY CASE.

FIELD CREW: BRANT MILLER AND CHANDLER MILLER.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

LEGEND

- INDICATES 5/8" DIAM. IRON ROD WITH ALUMINUM CAP FOUND PER M 171-8.
- INDICATES 1961 D.C.S.O. BRASS CAP FOUND AS PER M 171-8.
- + INDICATES A COMPUTED POINT.
- INDICATES 5/8" X 30" STEEL REBAR W/RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
- [] DENOTES RECORD DATA PER M 171-8.
- W.M. = WITNESS MONUMENT.
- SCALE: 1" = 100'
- BASIS OF BEARINGS: M 171-8 AS SHOWN.

BRADY2022PLA.TRV

MAP FILE M181-20

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