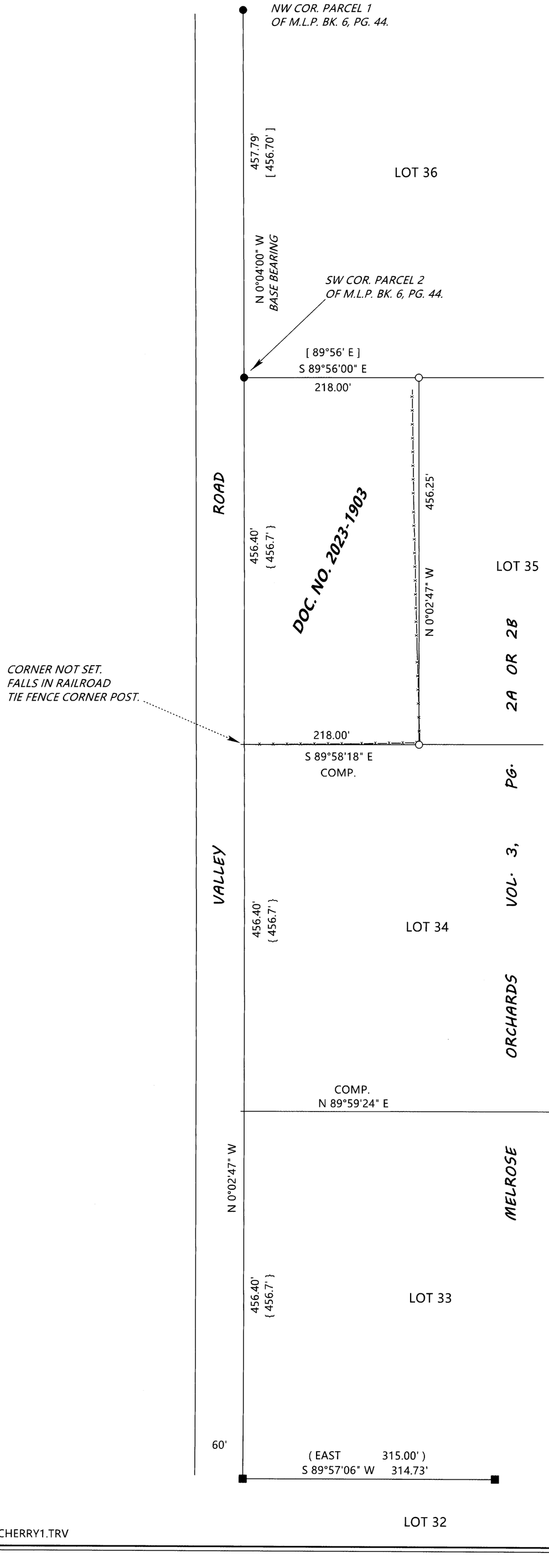
MAP FILE M 182-19

MAP OF SURVEY

LOCATED in the NE 1/4 of Section 1, T. 27 S., R. 7 W., W.M.
in Douglas County, Oregon.

April, 2023

FILED
DATE: 4/19/2023 BY: JC
This survey consists of:
MAP: M 182-19
DOUGLAS COUNTY SURVEYOR



SURVEYED FOR: *AARON CHERRY*
549 VALLEY ROAD
ROSEBURG, OREGON 97471

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

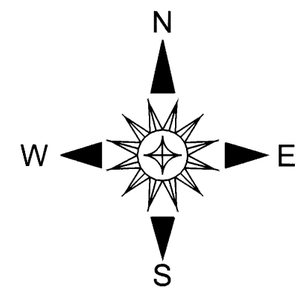
REGISTERED PROFESSIONAL LAND SURVEYOR
David A. Edwards
OREGON
JULY 26, 1988
DAVID A. EDWARDS
2339
RENEWS 12/31/23

LEGEND

- ● INDICATES 5/8" DIAM. IRON ROD FOUND PER M 82-66. (M.L.P. BOOK 6, PAGE 44).
- ■ INDICATES 5/8" DIAM. IRON ROD FOUND PER M 38-35.
- ○ INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
- \+ INDICATES A COMPUTED POINT.
- [ ] DENOTES RECORD DATA PER M 82-66.
- ( ) DENOTES RECORD DATA PER M 38-35.
- { } DENOTES RECORD DATA PER PLAT OF MELROSE ORCHARDS. (VOL. 3, PAGE 2 A OR 2B).
- —x—x—x—x—x—x—x—x—x—x—x—x—x—x—x— FENCE LINE

SCALE: 1" = 100' COMP. = COMPUTED.

BASIS OF BEARINGS: M 82-66 AS SHOWN.



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MARK THE BOUNDARIES OF THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2023-1903, OFFICIAL RECORDS FOR DOUGLAS COUNTY. FOUND MONUMENTS PER M38-35 AND M 82-66 WERE HELD FOR CONTROL AS SHOWN HEREON. UTILIZING THE TWO M 82-66 MONUMENTS AS THE BASIS OF BEARINGS I HOLD TO THE RECORD BEARING PER THAT SURVEY FOR THE LINE BETWEEN LOTS 35 AND 36, MELROSE ORCHARDS. I THEN COMPUTE THE DIFFERENCE IN BEARINGS OF THE LINES BETWEEN LOTS 35 AND 36 AND ALSO BETWEEN LOTS 33 AND 32 PER THE FOUND M 38-35 MONUMENTS. I THEN PROPORTION THE BEARING DIFFERENCE TO COMPUTE THE BEARINGS OF THE LINES BETWEEN LOTS 34 AND 35 AS WELL AS BETWEEN LOTS 33 AND 34 AS SHOWN HEREON. AS NOTED, THE SOUTHWEST CORNER OF THE TRACT COULD NOT BE SET DUE TO THE LOCATION OF A RAILROAD TIE FENCE CORNER POST. DUE TO A MASSIVE CONCRETE BASE FOR THIS POST IT IS IMPRACTICAL TO SET A WITNESS MONUMENT. IT SHOULD BE NOTED THAT THE SUBJECT DEED CALLS FOR AN EAST-WEST DIMENSION OF 233.0 FEET "FROM THE EAST RIGHT OF WAY LINE OF VALLEY COUNTY ROAD NUMBER 286 AS ESTABLISHED ON JUNE 3, 1954". THAT RIGHT OF WAY WOULD HAVE BEEN 30 FEET WIDE. AN ADDITIONAL 15 FEET OF RIGHT OF WAY WAS DEEDED TO DOUGLAS COUNTY IN DOCUMENT NUMBER 67-5795 RESULTING IN THE CURRENT TRACT WIDTH OF 218.00 FEET.

FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

AARONCHERRY1.TRV

Traverse PC

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