

PROPERTY LINE ADJUSTMENT SURVEY

MAY 2023

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO COMPLETE A PROPERTY LINE ADJUSTMENT BETWEEN LOTS 10, 11 AND 12 OF PLAT E THE SUTHERLIN LAND & WATER CO.

THE NORTHWEST AND SOUTHWEST CORNERS OF LOT 12 WERE FOUND AS PER M112-28; THE NORTHEAST CORNER OF THE REMAINING LOT 10 (EXCEPTING TAYLOR ST.) WAS FOUND AS PER M115-76; THE SOUTHEAST CORNER OF REMAINING LOT 10 AS PER M112-28 WAS NOT FOUND. A MONUMENT SET AS PER M112-28 ON THE WESTERLY RIGHT-OF-WAY OF TAYLOR WAS FOUND, IT ALONG WITH THE SOUTHEAST CORNER OF LOT 10 WERE USED TO DETERMINE THE WESTERLY RIGHT-OF-WAY. THE NORTHERLY RIGHT-OF-WAY OF PAGE AVE. WAS DETERMINED BY HOLDING THE SOUTHWEST CORNER OF LOT 12 AND THE ANGLE BETWEEN THE RIGHT-OF-WAYS FOR TAYLOR ST. AND PAGE LANE. THE SOUTHEAST CORNER OF THE REMAINING LOT 10 WAS CALCULATED AT THE INTERSECTION OF THE TWO RIGHT-OF-WAY LINES.

NO STRUCTURES ARE WITHIN TEN FEET OF ANY LINE.

ANY EASEMENTS SERVING OR CROSSING THE UNITS SHALL NOT BE AFFECTED.

RESTRICTIVE COVENANT RECORDED AT 2023- 6182

FILED
Date: 6/8/2023 By: JC
This survey consists of:
Map: M182-35
Narrative:
Corner Rpt:
DOUGLAS COUNTY SURVEYOR

Kristi Gilbert
SUTHERLIN COMMUNITY DEVELOPMENT DIRECTOR DATE
PLANNING DEPT. FILE NO. 23-S004

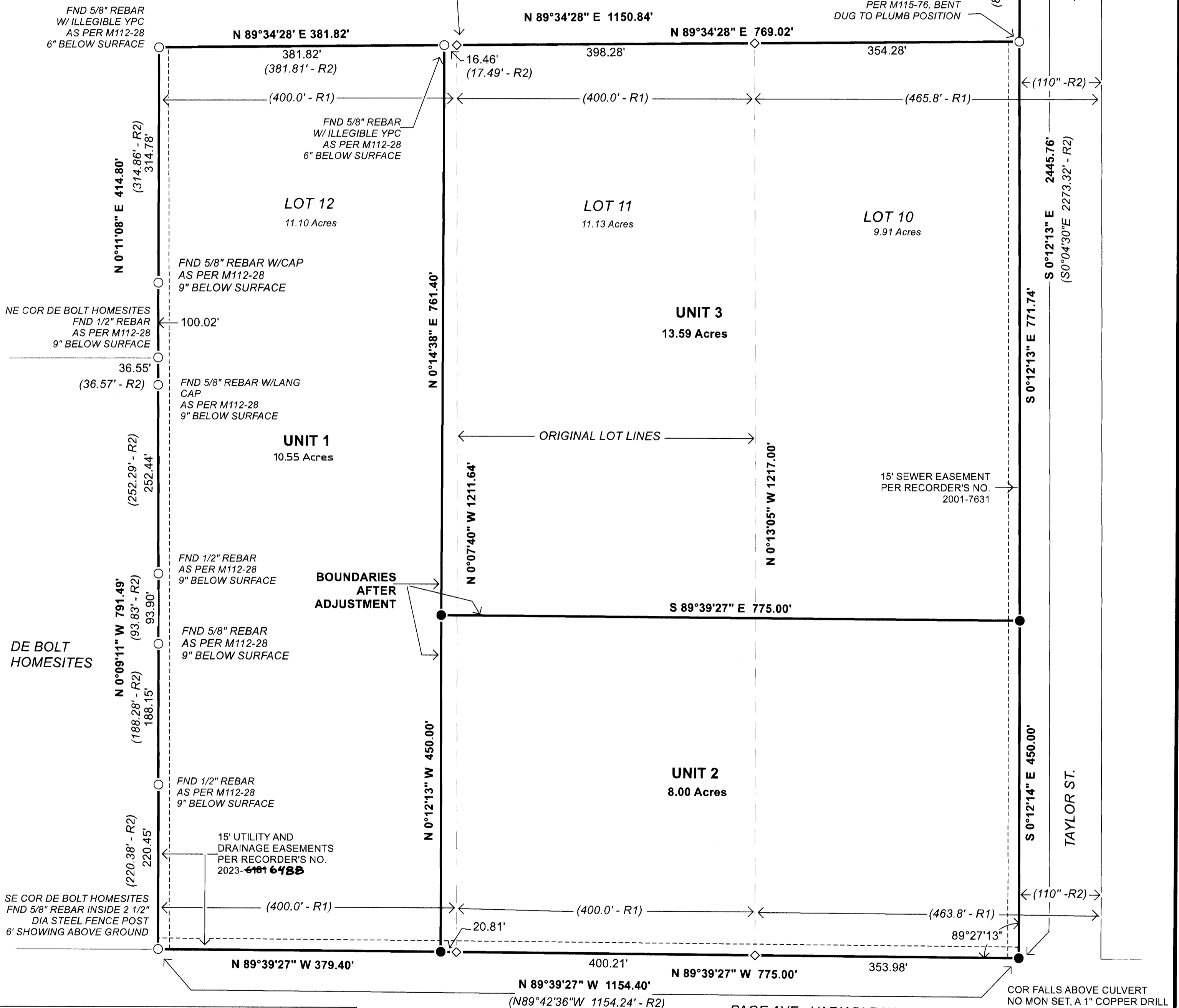
SURVEY FOR:
DOUGLAS COUNTY LAND DEPT.
1036 SE DOUGLAS AVE.
ROSEBURG, OR 97470

FND 5/8" REBAR
W/ ILLEGIBLE YPC
AS PER M112-28

FND UNRECORDED 5/8"
REBAR W/LANDMARK CAP
2.79' WEST OF LINE
DID NOT USE

FND 5/8" REBAR W/ ILLEGIBLE
YPC 0.48' SOUTH OF LINE
DID NOT USE

FND 5/8" REBAR AS
PER M115-76, BENT
DUG TO PLUMB POSITION



LEGEND	
◇	CALCULATED - NO MONUMENT SET
○	FOUND MONUMENT AS DESCRIBED
●	SET 5/8" X 30" REBAR WITH YPC (STAMPED "DOUG CO SURVEYOR" UNLESS OTHERWISE NOTED)
YPC	YELLOW PLASTIC CAP
(R1)	1910 - PLAT E, THE SUTHERLIN LAND & WATER CO., V3 P17, HICKS
(R2)	1991 - M112-28, LANG
(R3)	1991 - M115-76, LANG

BASIS OF BEARINGS:
OREGON COORDINATE REFERENCE
SYSTEM (OCRS)
COTTAGE GROVE - CANYONVILLE ZONE

PROPERTY LINE ADJUSTMENT SURVEY			
LOCATED IN SOUTHEAST QUARTER, SECTION 19 TOWNSHIP 25 SOUTH, RANGE 5 WEST WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON			
DOUGLAS COUNTY SURVEYOR'S OFFICE RM 105 JUSTICE BUILDING 1036 SE DOUGLAS AVE. ROSEBURG, OR 97470		DRAWN BY KALB	CREW FLAUSE & LORSUNG
DATE 6-7-2023	SCALE 100 Ft/In	SHEET 1/1	REGISTERED PROFESSIONAL LAND SURVEYOR <i>Evelyn R. Kalb</i> OREGON EVELYN R. KALB 7/25/1990 LICENSE #2456 EXPIRES: 6/30/2023
			EQUIPMENT: LEICA TS10 TOTAL STATION & GS16 GPS