PROPERTY LINE ADJUSTMENT

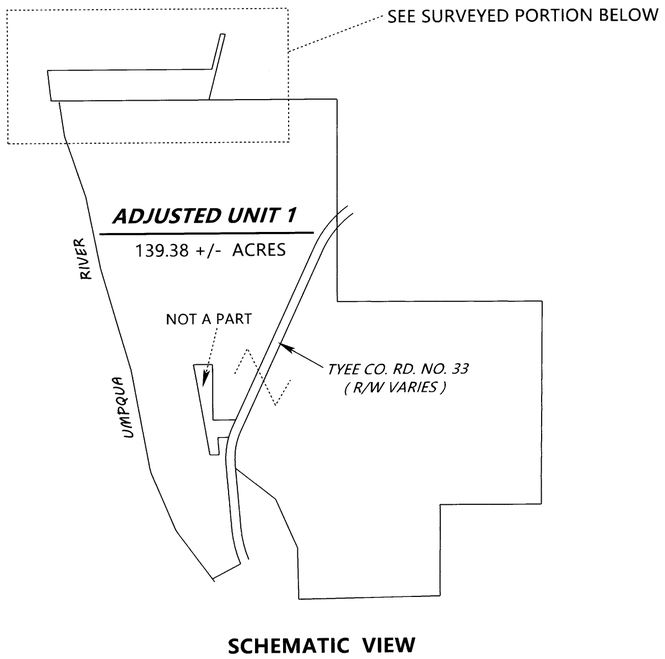
MAP OF SURVEY

LOCATED in the SE 1/4 of Section 30, NE 1/4 of Section 31 and NW 1/4 of Section 32, T. 24 S., R. 7 W., W.M. in Douglas County, Oregon.

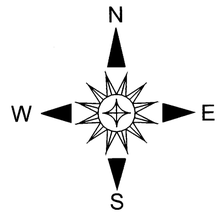
June, 2023

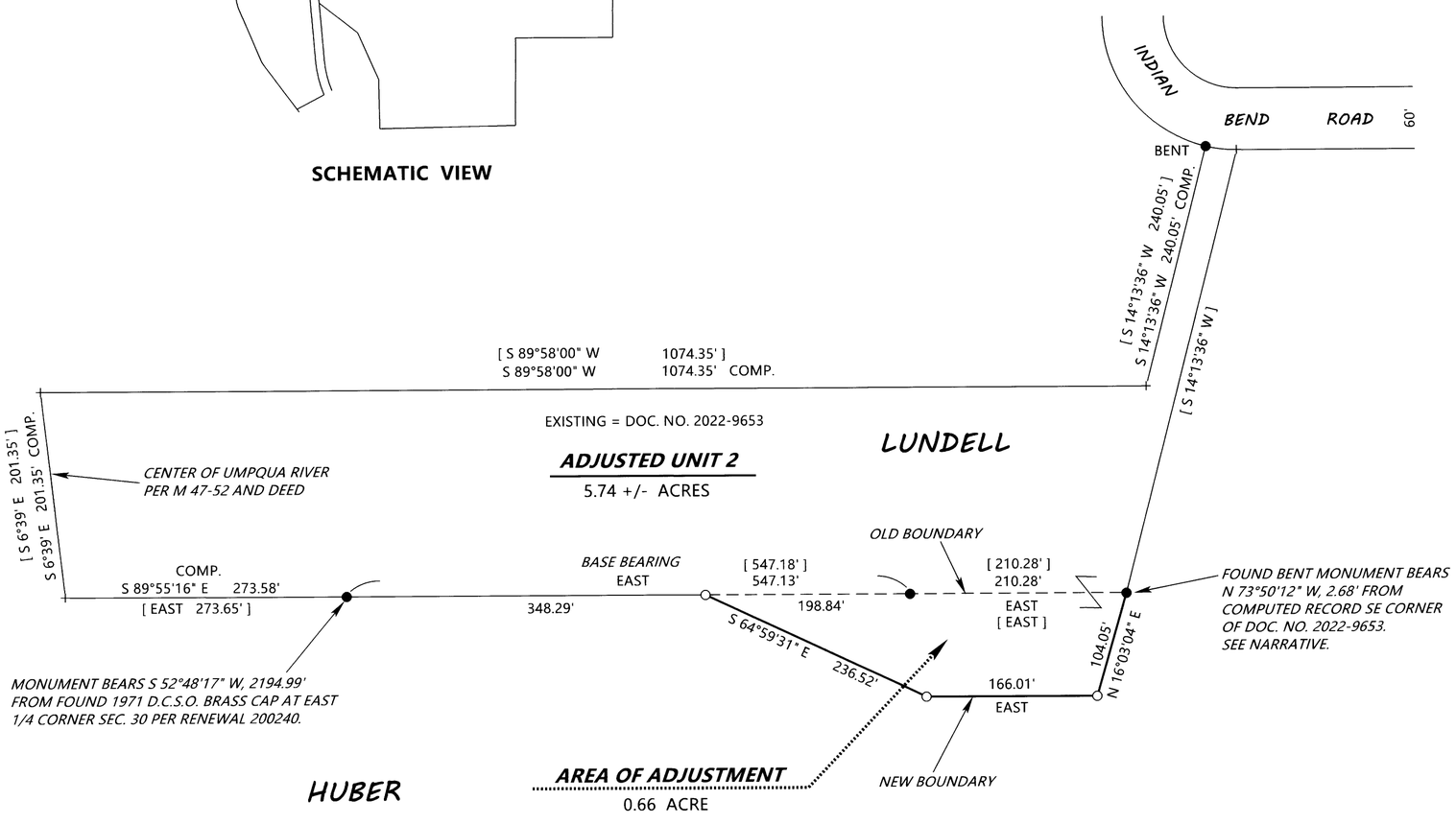
FILED
DATE: 7-6-2023 BY: DA
This survey consists of:
MAP: M182-40
DOUGLAS COUNTY SURVEYOR

MAP FILE M182-40



SCHEMATIC VIEW





SURVEYED FOR: *JACOB HUBER*
14174 TYEE ROAD
UMPQUA, OREGON 97486

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 47-52.
- ○ 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 47-52.

SCALE: 1" = 100'
COMP. = COMPUTED.
BASIS OF BEARINGS: M 47-52 AS SHOWN.

ORIGINAL ACREAGES: UNIT 1 = 140.04 +/- ACRES; UNIT 2 = 5.08 +/- ACRES. BOTH PER COUNTY ASSESSOR DATA.

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

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE AND MONUMENT THE ADJUSTED BOUNDARY AND TO PREPARE A LEGAL DESCRIPTION OF THE AREA TO BE CONVEYED FROM HUBER TO LUNDELL. FOUND MONUMENTS PER M 47-52 WERE HELD TO CONTROL THE EXISTING SOUTH BOUNDARY OF THE LUNDELL PROPERTY. THE MONUMENT NEAR THE SOUTHEAST CORNER OF LUNDELL WAS FOUND BENT AND IS PROBABLY NOT IN IT'S ORIGINAL POSITION AND WAS NOT HELD FOR SAID SOUTH LINE. THE LEGAL DESCRIPTION I WRITE FOR THE AREA TO BE CONVEYED WILL CALL FOR THE RECORD SE CORNER OF LUNDELL BASED UPON THE HELD MONUMENTS TO THE WEST.

FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

ADJUSTMENT DOCUMENT: 2023-006659

APPROVAL FILE NO. M23-014

DOUGLAS COUNTY PLANNING DIRECTOR — DATE 7/6/23

HUBER2023PLA.TRV

MAP FILE M182-40

Traverse PC