

# MAP OF SURVEY BOUNDARY LINE ADJUSTMENT LOCATED IN:

THE NW 1/4 AND THE NE 1/4 OF SECTION 19,  
TOWNSHIP 26 SOUTH, RANGE 4 WEST,  
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON  
TAX LOTS 400, 500, AND 600 (26S 4W 19A)  
BEING LOTS 2-4, PLAT OF EAGLE POINT ESTATES

FILED  
Date: 1-4-2024 By: JC  
This survey consists of:  
Map: M183-25  
Narrative:  
Corner Rpt:  
DOUGLAS COUNTY  
SURVEYOR

SURVEY FOR:  
BARNEY BISHOP  
9750 S. BANK DRIVE  
ROSEBURG, OR. 97470

APPROVALS: DOUGLAS COUNTY PLANNING FILE NO. M23-006

*[Signature]*  
DOUGLAS COUNTY PLANNING DIRECTOR

1/4/2024  
DATE:

### LEGEND:

- ⊙ = FOUND MONUMENT AS SHOWN
- = SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "STUNTZNER ENG."
- = CALCULATED POINT (NOTHING FOUND OR SET)
- [ ] = RECORD INFORMATION PER EAGLE POINT ESTATES, VOLUME 13, PAGE 23, DCR
- { } = RECORD INFORMATION PER M173-71
- M = RECORD SURVEY NUMBER
- M/L = MORE OR LESS
- AC = ACRES
- DCR = DOUGLAS COUNTY RECORDS
- V,P = VOLUME, PAGE OF DCR
- DCDR = DOUGLAS COUNTY DEED RECORDS
- INT. NO. = INSTRUMENT NUMBER

NOTE #1) UNIT 2, OF THIS SURVEY, PREVIOUS AREA = 1.93 AC., M/L, RESULTING AREA = 0.00 AC., (GONE)

NOTE #2) UNIT 3, OF THIS SURVEY, PREVIOUS AREA = 2.78 AC., M/L, RESULTING AREA = 3.74 AC., M/L

### RECORDING:

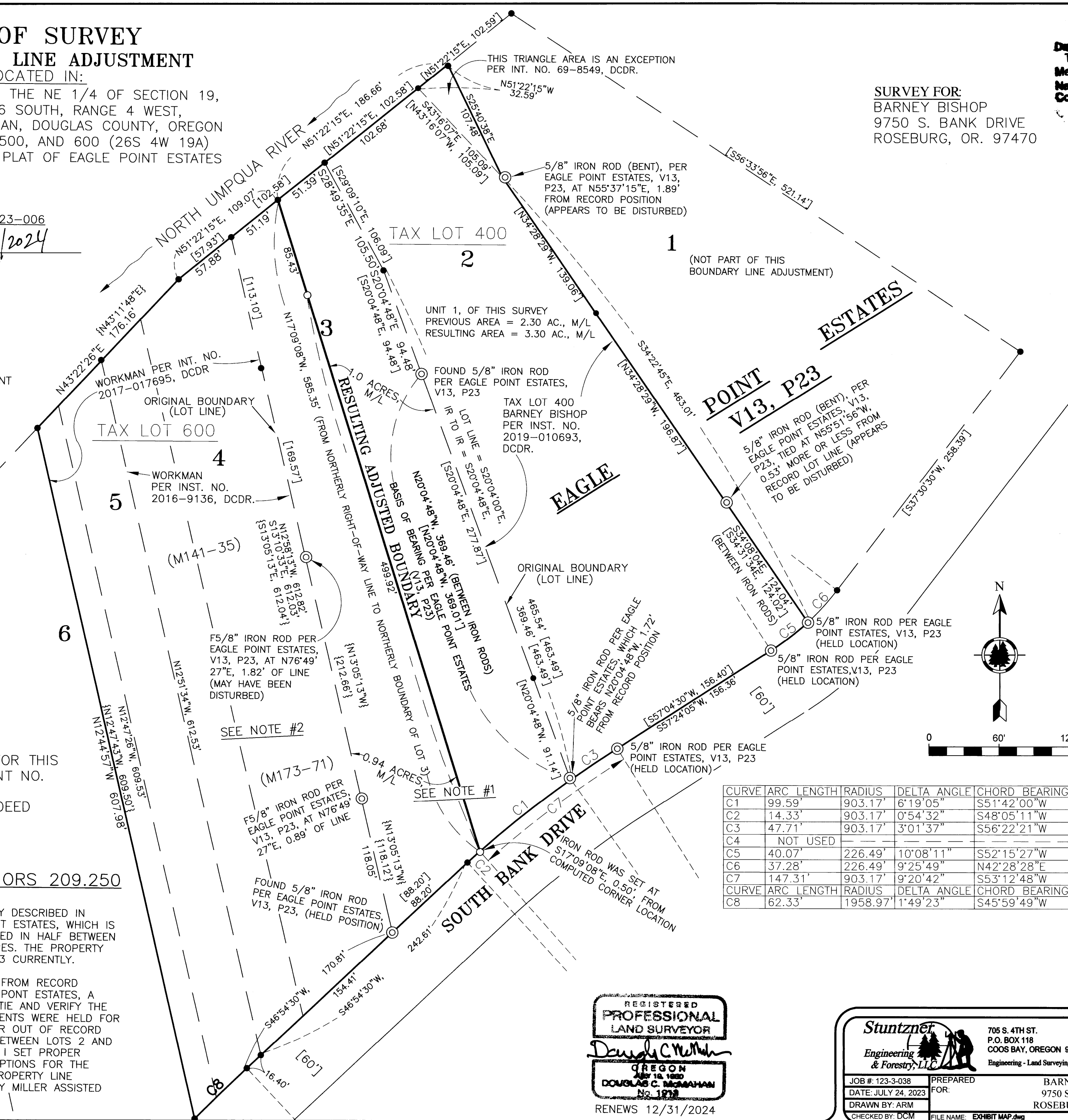
THE PROPERTY LINE ADJUSTMENT DEED FOR THIS APPROVAL WAS RECORDED AS INSTRUMENT NO.

2023-9383 & 9384 DOUGLAS COUNTY DEED RECORDS.

### SURVEY NARRATIVE TO COMPLY WITH ORS 209.250

**PURPOSE OF SURVEY:** CLIENT REQUESTED THAT THE PROPERTY DESCRIBED IN INSTRUMENT NO. 2023-002457, BEING LOT 3 OF EAGLE POINT ESTATES, WHICH IS OWNED BY CODY L. WORKMAN AND BARNEY BISHOP, BE DIVIDED IN HALF BETWEEN THE TWO, AND BE COMBINED WITH THEIR ADJOINING PROPERTIES. THE PROPERTY LINE ADJUSTMENT WILL ELIMINATE TAX LOT 500, WHICH IS LOT 3 CURRENTLY.

**PROCEDURE:** UTILIZING INFORMATION AND FOUND MONUMENTS FROM RECORD SURVEYS M173-71 AND M141-35, AND THE PLAT OF EAGLE POINT ESTATES, A TRAVERSE WAS RUN WITH AN ELECTRONIC TOTAL STATION TO TIE AND VERIFY THE POSITION OF THE FOUND MONUMENTS. I SHOW WHICH MONUMENTS WERE HELD FOR CONTROL AND THE WHICH ONES APPEAR TO BE DISTURBED OR OUT OF RECORD POSITION. I HELD FOUND MONUMENTS ALONG THE LOT LINE BETWEEN LOTS 2 AND 3 FOR THE ASSUMED BASIS OF BEARING AS SHOWN HEREON. I SET PROPER MONUMENTS ALSO AS SHOWN HEREON AND PREPARED DESCRIPTIONS FOR THE TRANSFER OF OWNERSHIP AS NEEDED TO ACCOMPLISH THE PROPERTY LINE ADJUSTMENT. DANNY DEAN, BRYNDEN MARTINDALE, AND ASHLEY MILLER ASSISTED WITH THIS SURVEY.



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	99.59'	903.17'	6°19'05"	S51°42'00"W	99.54'
C2	14.33'	903.17'	0°54'32"	S48°05'11"W	14.33'
C3	47.71'	903.17'	3°01'37"	S56°22'21"W	47.71'
C4	NOT USED				
C5	40.07'	226.49'	10°08'11"	S52°15'27"W	40.02'
C6	37.28'	226.49'	9°25'49"	N42°28'28"E	37.24'
C7	147.31'	903.17'	9°20'42"	S53°12'48"W	147.14'
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C8	62.33'	1958.97'	1°49'23"	S45°59'49"W	62.33'

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Douglas C. McMahon*  
OREGON  
JULY 18, 1980  
DOUGLAS C. McMAHON  
No. 1878

**Stuntzner**  
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JOB # 123-3-038  
DATE: JULY 24, 2023  
DRAWN BY: ARM  
CHECKED BY: DCM

PREPARED FOR:  
BARNEY BISHOP  
9750 S. BANK DR.  
ROSEBURG, OR 97470

FILE NAME: EXHIBIT MAP.dwg  
SHEET 1 OF 1

RENEWS 12/31/2024

MAP FILE M183-25

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