

PROPERTY LINE ADJUSTMENT

MAP OF SURVEY

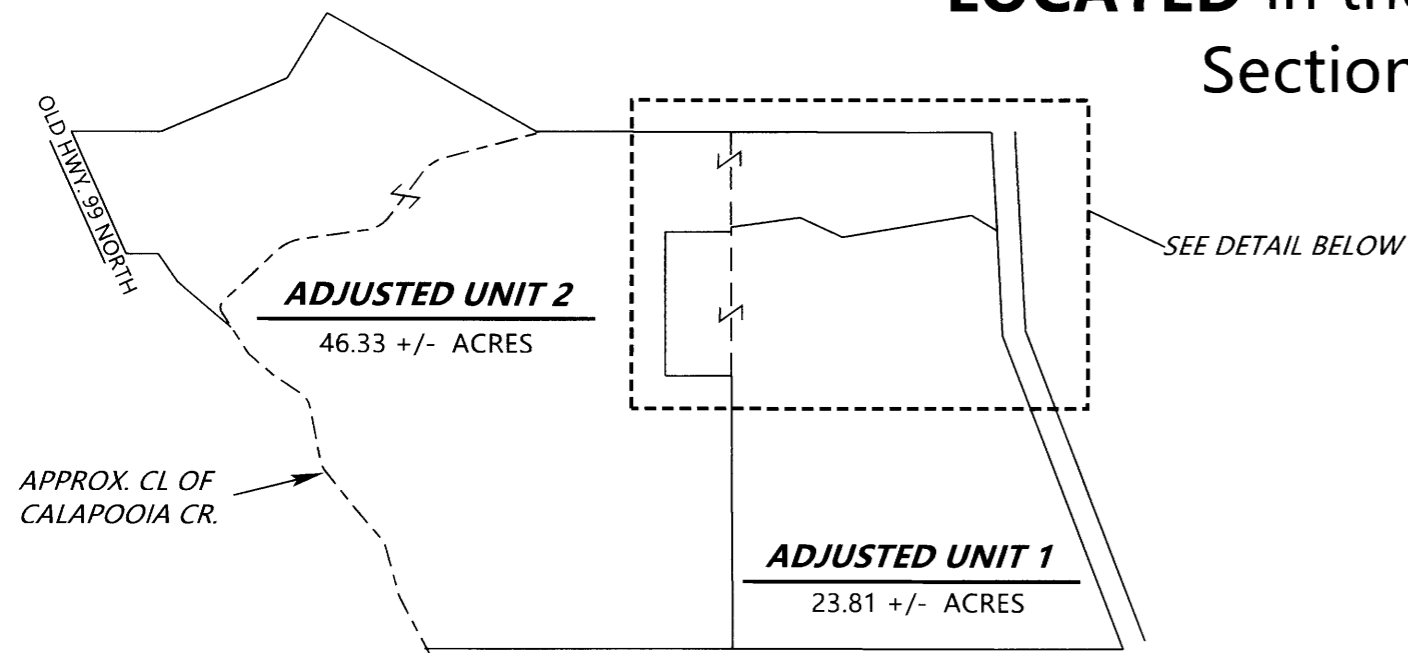
LOCATED in the West 1/2 of Section 4, T. 25 S., R. 5 W., W.M. & in the SW 1/4 of Section 33, T. 24 S., R. 5 W., W.M. in Douglas County, Oregon.

November, 2023

FILED

DATE: 11-16-2023 BY: DE
This survey consists of:

MAP: M183-6
DOUGLAS COUNTY SURVEYOR



SCHMATIC VIEW

ORIGINAL ACREAGES: UNIT 1 = 26.08 +/- ACRES; UNIT 2 = 44.06 +/- ACRES.

NOTE: ORIGINAL AND ADJUSTED ACREAGES ARE BASED UPON COUNTY ASSESSOR DATA.

EXISTING DEEDS: UNIT 1: INST. NO. 77825. UNIT 2: PART OF DOC. NO. 87-5239.

NOTE: THERE ARE NO STRUCTURES WITHIN 10 FEET OF THE ADJUSTED BOUNDARIES.

SURVEYED FOR: OAKLAND SCHOOL DISTRICT NO. 1
P.O. BOX 390
OAKLAND, OREGON 97462

AND

LARRY AND DIANA MATHIS
262 LINCOLN LANE
OAKLAND, OREGON 97462

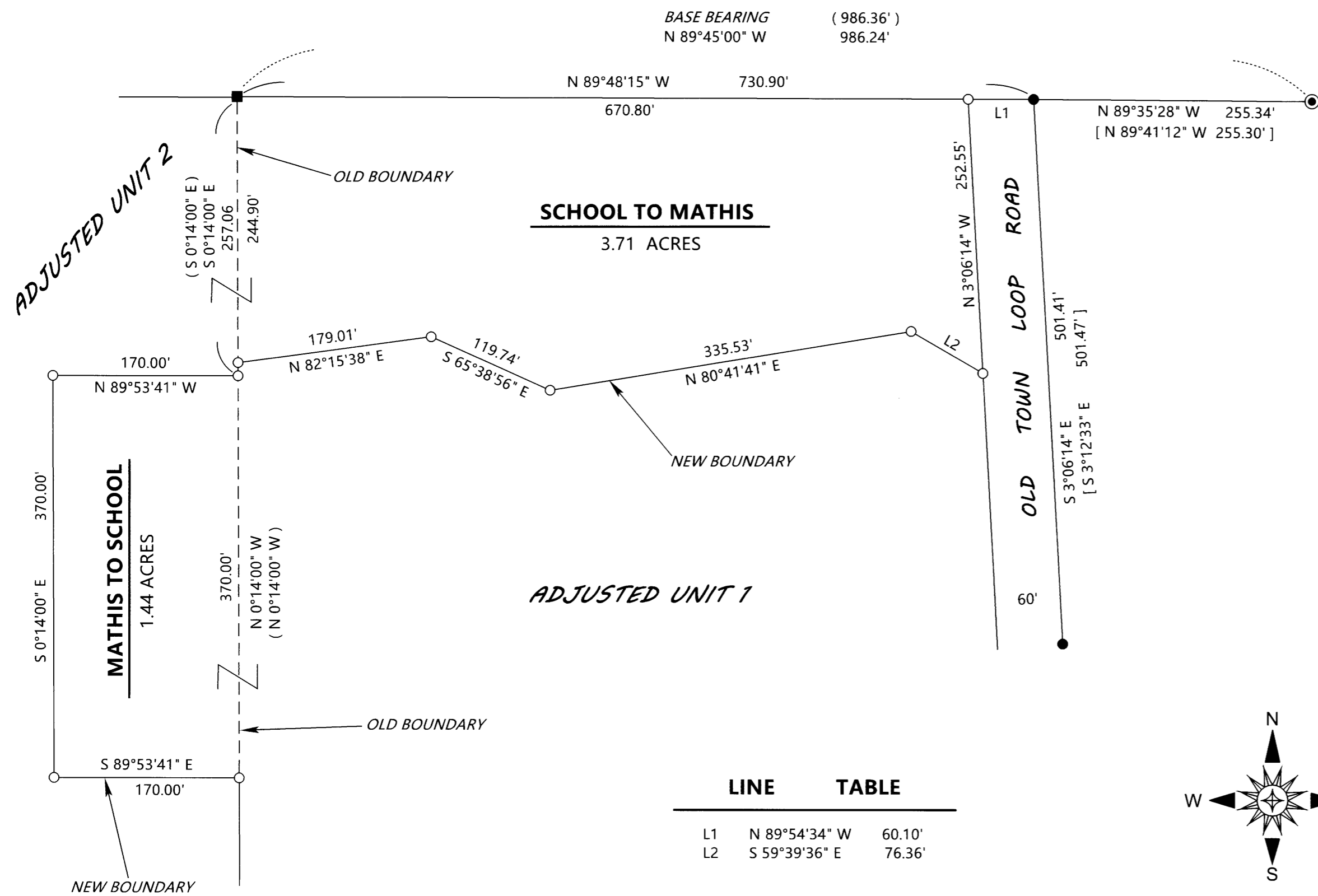
SURVEYED BY: DAVID EDWARDS LAND SURVEYING
P.O. BOX 361
OAKLAND, OREGON 97462
PHONE: (541) 459-0512

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David A. Edwards

OREGON
JULY 16, 1989
DAVID A. EDWARDS
2339

RENEWS 12/31/23



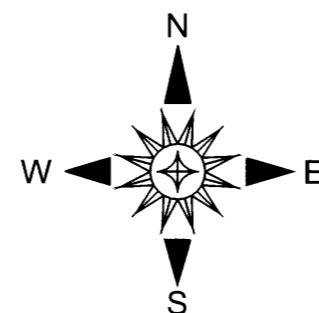
BASE BEARING (986.36')
N 89°45'00" W 986.24'

SCHOOL TO MATHIS
3.71 ACRES

ADJUSTED UNIT 1
1.44 ACRES

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°54'34" W	60.10'
L2	S 59°39'36" E	76.36'



LEGEND

- INDICATES 1958 D.C.S.O. BRASS CAP FOUND AT NORTH 1/4 CORNER SECTION 4.
 - INDICATES 5/8" DIAM. IRON ROD FOUND PER M 62-45. (BOOK 2, PAGE 271 OF M.L.P.'S).
 - INDICATES 1" DIAM. IRON PIPE FOUND PER M 9-71.
 - INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
 - [] DENOTES RECORD DATA PER M 62-45.
 - () DENOTES RECORD DATA PER M 9-71.
- SCALE: 1" = 100'
BASIS OF BEARINGS: M 9-71 AS SHOWN.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE, MONUMENT AND DESCRIBE THE TWO AREAS OF ADJUSTMENT TO BE CONVEYED BETWEEN THE TWO PARTIES. USING THE LINE BETWEEN THE FOUND 1/4 CORNER BRASS CAP AND THE FOUND 1" IRON PIPE AS A BASIS OF BEARING PER M 9-71 I COMPUTE THE EXISTING NORTH-SOUTH BOUNDARY BETWEEN THE TWO PARTIES USING THE RECORD BEARING OF THAT LINE PER SAID M 9-71. THE MONUMENTS SET ON THIS COMPUTED LINE FALL WITHIN ABOUT A FOOT OF THE EXISTING FENCE. A SEARCH WAS MADE FOR THE 1" IRON PIPE SHOWN ON M 9-71 TO BE S. 0° 14' E. 1330.25' FROM THE FOUND 1" IRON PIPE TO NO AVAIL. THE COMPUTED POSITION OF THAT SOUTHERLY PIPE FALLS 1 FOOT EAST OF A FENCE CORNER POST. THE WESTERLY RIGHT OF WAY LINE OF OLD TOWN LOOP ROAD WAS MONUMENTED USING THE FOUND IRON RODS PER M 62-45 AS SHOWN. I HOLD THE NORTHERLY OF THESE TWO RODS TO SET THE NORTHEAST CORNER OF THE SCHOOL TO MATHIS TRACT.

FIELD CREW: DAVID EDWARDS AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

ADJUSTMENT DOCUMENTS: 2023-12080 and 2023-12081

APPROVAL FILE NO. LLA22-29

Dr. Eric P. Pannings
CITY OF OAKLAND ZONING ADMINISTRATOR

11 November, 2023
DATE

MAP FILE M183-6

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