

PROPERTY LINE ADJUSTMENT

MAP OF SURVEY

LOCATED in the SE 1/4 and SW 1/4 of Section 24 and the NE 1/4 and NW 1/4 of Section 25,
T. 26 S., R. 5 W., W.M. in Douglas County, Oregon.

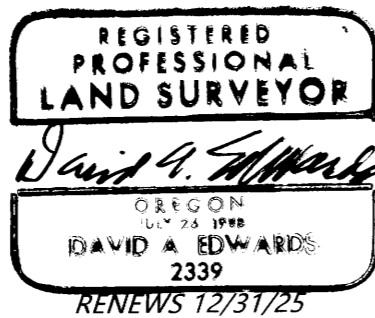
FILED

DATE: 6/20/2024 BY: JC
THIS SURVEY CONSISTS OF

MAP: M183-75
DOUGLAS COUNTY SURVEYOR

June, 2024

SURVEYED FOR: KEITH AND PAT LEE
588 STILLWATER ROAD
ROSEBURG, OREGON 97470



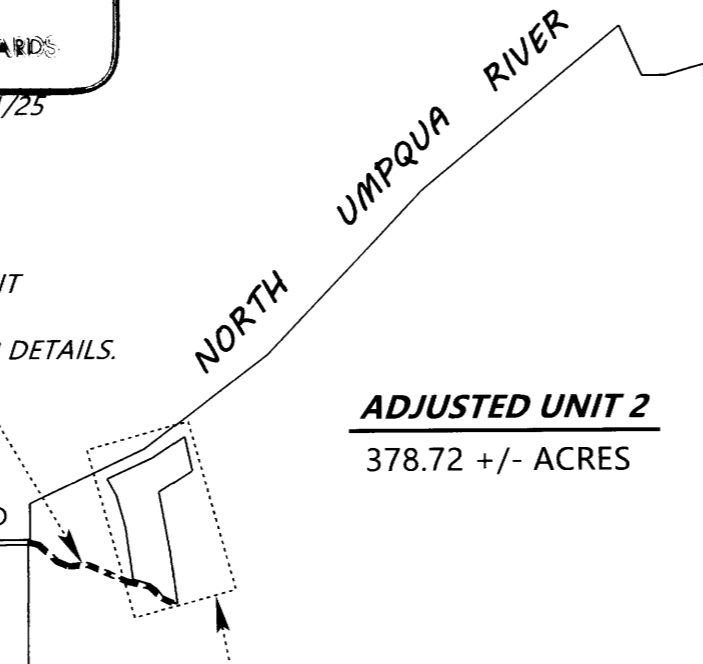
SURVEYED BY: DAVID EDWARDS LAND SURVEYING
P.O. BOX 361
OAKLAND, OREGON 97462
PHONE: (541) 459-0512

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

EXISTING ACREAGES: UNIT 1: 8.82 +/- ACRES
UNIT 2: 379.39 +/- ACRES

35' WIDE ACCESS & UTILITY EASEMENT PER P.P. 2021-0043. SEE THAT PLAT FOR DETAILS.

STILLWATER ROAD (40' WIDE R/W)



SCHEMATIC VIEW

SEE DETAIL OF SURVEYED AREA AT RIGHT

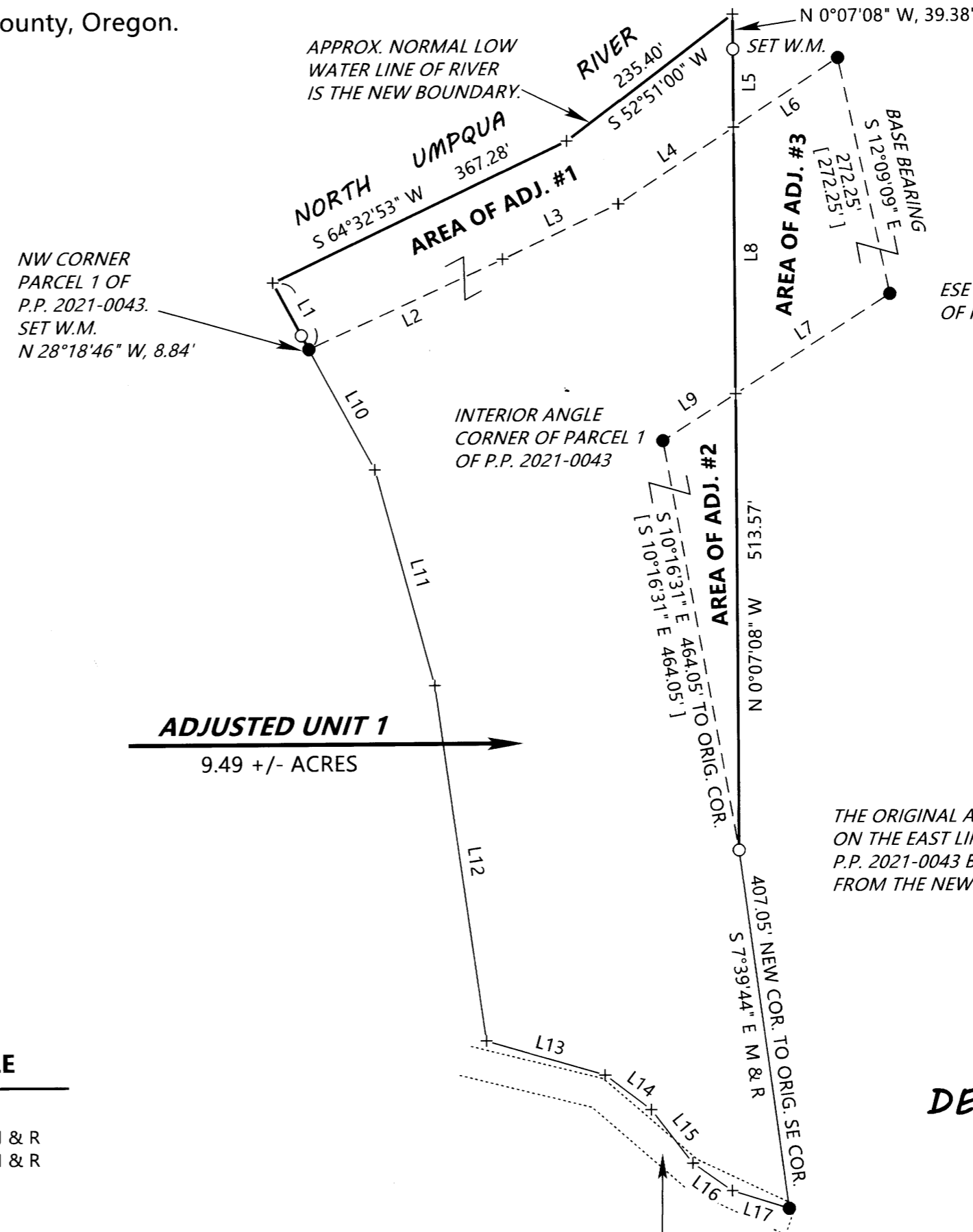
LEGEND

- INDICATES 5/8" DIAM. STEEL REBAR W/MY CAP FOUND PER MY SURVEY P.P. 2021-0043.
 - + INDICATES A COMPUTED POINT.
 - INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
 - [] DENOTES RECORD DATA PER PARTITION PLAT NUMBER 2021-0043.
- SCHEMATIC SCALE: 1" = 1500' W.M. = WITNESS MONUMENT
P.P. = PARTITION PLAT NUMBER.
----- DASHED LINES DENOTE THE OLD BOUNDARIES.
----- BOLD LINES DENOTE THE NEW BOUNDARIES.
M & R = MEASURED AND RECORD PER P.P. 2021-0043.
BASIS OF BEARINGS: PARTITION PLAT 2021-0043 AS SHOWN.

NARRATIVE

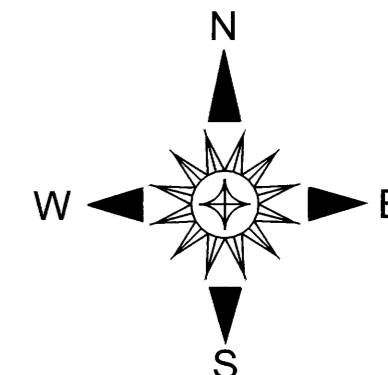
THE PURPOSE OF THIS SURVEY IS TO SHOW THE ADJUSTMENT OF A PORTION OF THE BOUNDARIES OF PARCELS 1 AND 3 OF PARTITION PLAT NUMBER 2021-0043, TO SET MONUMENTS ON THOSE ADJUSTED BOUNDARIES AND TO PREPARE LEGAL DESCRIPTIONS OF THE LANDS TO BE CONVEYED IN ORDER TO PERFECT THE ADJUSTMENTS. I HOLD TO THE FOUND MONUMENTS FROM MY PREVIOUS SURVEY PARTITION PLAT NUMBER 2021-0043 AND POSITION THE NEWLY SET MONUMENTS ACCORDING TO THE WISHES OF THE CLIENT.

FIELD CREW: DAVID EDWARDS AND ERIC SPRINKLE.
EQUIPMENT: NIKON TOTAL STATION.
COMPUTATIONS AND DRAFTING: DAVID EDWARDS.



LINE	TABLE
L1	S 28°18'46" E 84.63'
L2	N 65°34'26" E 240.10' M & R
L3	N 64°46'15" E 144.27' M & R
L4	N 56°28'13" E 156.27'
L5	N 0°07'08" W 88.02'
L6	N 56°28'13" E 141.16'
L7	S 57°23'57" W 207.01' [S 57°23'57" W]
L8	N 0°07'08" W 299.69'
L9	S 57°23'57" W 97.68' [S 57°23'57" W]
L10	S 28°23'43" E 154.88' M & R
L11	S 15°07'52" E 252.26' M & R
L12	S 7°56'01" E 404.04' M & R
L13	S 73°41'36" E 139.32' M & R
L14	S 52°32'42" E 64.83' M & R
L15	S 37°48'12" E 76.15' M & R
L16	S 54°54'12" E 53.96' M & R
L17	S 72°44'36" E 67.09' M & R

DETAIL SCALE: 1" = 150'



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

APPROVAL

FILE NO. M23-058

ADJUSTMENT DOCUMENTS:

2024-006486

DOUGLAS COUNTY PLANNING DIRECTOR

6/20/24
DATE