PROPERTY LINE ADJUSTMENT

MAP OF SURVEY

LOCATED in the East 1/2 of Section 3, T. 28 S., R. 6 W., W.M.
in Douglas County, Oregon.

July, 2024

FILED
DATE: 8-21-2024 BY: DJ
This survey consists of:
MAP: M184-13
DOUGLAS COUNTY SURVEYOR

MAP FILE M184-13

ADJUSTMENT DOCUMENT: 2024-009613

ORIGINAL ACREAGES: UNIT 1 = 7.83 +/- ACRES; UNIT 2 = 10.08 +/- ACRES.

NOTE: ORIGINAL AND ADJUSTED ACREAGE FOR UNIT 2 IS BASED UPON COUNTY ASSESSOR DATA. A COMPLETE SURVEY OF EITHER UNIT WILL LIKELY RESULT IN A DIFFERENT ACREAGE.

SURVEYED FOR: *RANDY TURNER AND SANDRA MEDINA*
3384 AMBER LANE
ROSEBURG, OREGON 97471

AND

RON AND ANITA POTEET
114 PARKHURST COURT
ROSEBURG, OREGON 97471

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

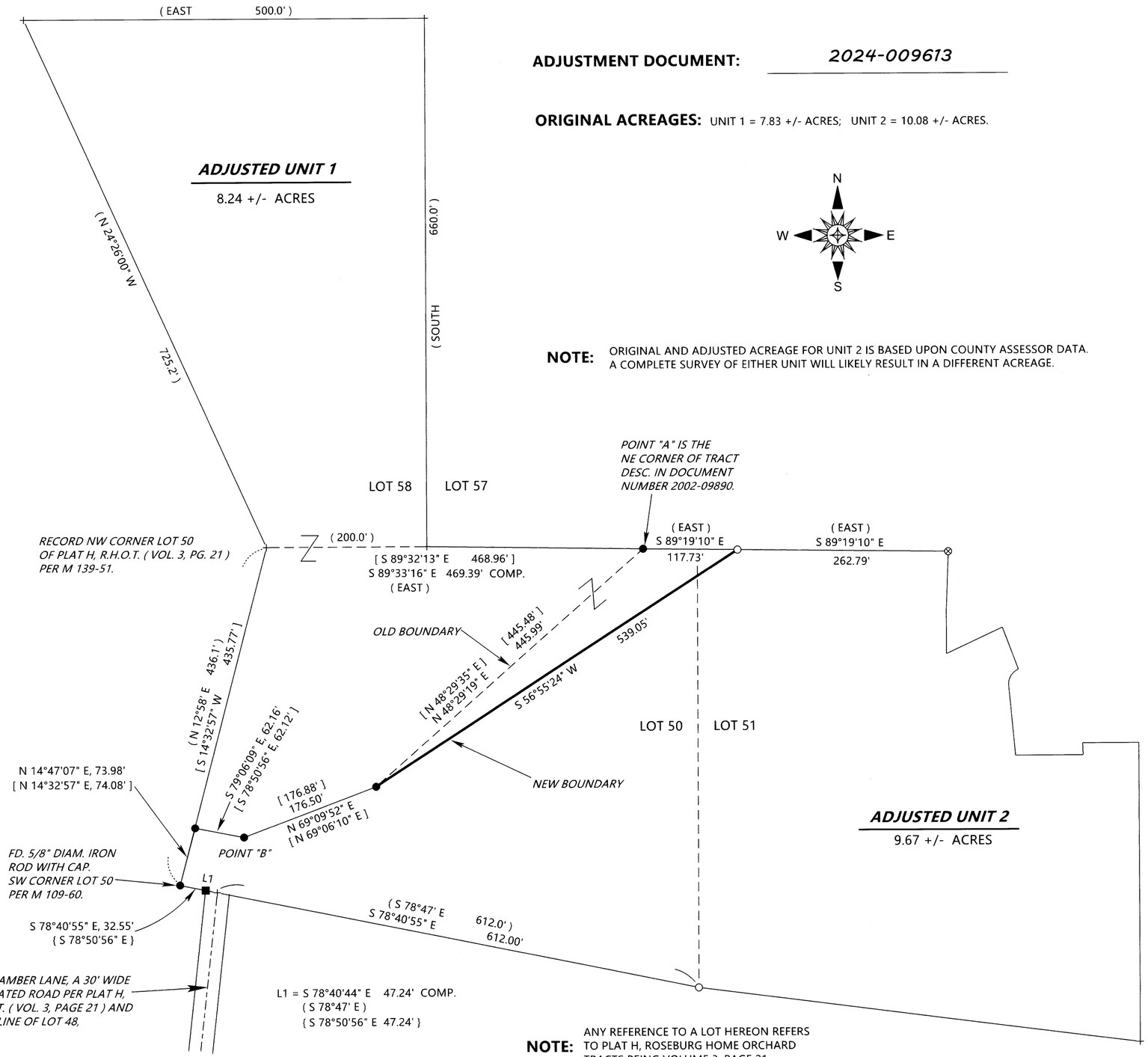
REGISTERED PROFESSIONAL LAND SURVEYOR
David A. Edwards
OREGON JULY 26, 1988 DAVID A. EDWARDS 2339
RENEWS 12/31/25

LEGEND

- ● INDICATES 5/8" DIAM. IRON ROD FOUND PER M 139-51 UNLESS OTHERWISE NOTED..
- ⊗ INDICATES 5/8" DIAM. IRON ROD WITH CAP FOUND PER PARTITION PLAT NO. 2015-0015.
- ■ INDICATES 5/8" DIAM. IRON ROD WITH CAP FOUND PER PARTITION PLAT NO. 2001-0096.
- \+ 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 M 139-51.
- ( ) DENOTES RECORD DATA PER PLAT H, R.H.O.T. (VOL. 3, PAGE 21).
- { } DENOTES RECORD DATA PER M 109-60.

SCALE: 1" = 100'

BASIS OF BEARINGS: COMPUTED RECORD BEARING BETWEEN POINTS"A" AND "B" PER M 139-51.
MEASURED: S 54°18'40" W, 614.30' RECORD: S 54°18'40" W, 614.20'



NOTE: ANY REFERENCE TO A LOT HEREON REFERS TO PLAT H, ROSEBURG HOME ORCHARD TRACTS BEING VOLUME 3, PAGE 21.

NARRATIVE

THE PRIMARY PURPOSE OF THIS SURVEY IS TO LOCATE AND MONUMENT THE NORTHEAST CORNER OF THE AREA OF ADJUSTMENT TO BE CONVEYED FROM POTEET TO TURNER/MEDINA AND TO PREPARE A LEGAL DESCRIPTION OF THAT AREA OF ADJUSTMENT. FOUND MONUMENTS WERE HELD PER THE VARIOUS SURVEYS AS SHOWN. A SECONDARY PURPOSE FOR THIS SURVEY IS TO MONUMENT THE SOUTHERLY CORNER COMMON TO LOTS 50 AND 51 OF PLAT H, ROSEBURG HOME ORCHARD TRACTS BEING VOLUME 3, PAGE 21 OF THE PLAT RECORDS. I HOLD THE TWO FOUND MONUMENTS PREVIOUSLY SET ON AT THE SOUTHWEST CORNER OF LOT 50 AND ON THE SOUTH LINE OF THAT LOT AND PROJECT THE LINE BETWEEN THOSE TWO MONUMENTS THE PLAT RECORD DISTANCE TO SET THE DESIRED CORNER.

FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

APPROVAL

FILE NO. M21-072

8/21/2024

DOUGLAS COUNTY PLANNING DIRECTOR — DATE

MAP FILE M184-13

TURNERPOTEET2024PLA.TRV

Traverse PC