

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.

December, 2024

FILED
DATE: 1-14-2025 BY: DA
This survey consists of:
MAP: M184-51
DOUGLAS COUNTY SURVEYOR

MAP FILE M184-51

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

AND

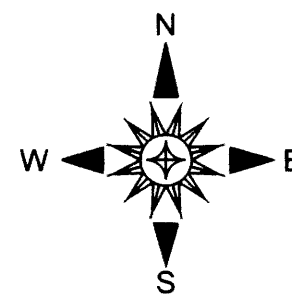
RON AND ANITA POTEET
114 PARKHURST COURT
ROSEBURG, OREGON 97471

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



ADJUSTMENT DOCUMENT: 2024-014778

ORIGINAL ACREAGES: UNIT 1 = 8.24 +/- ACRES; UNIT 2 = 9.67 +/- 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.

LEGEND

- INDICATES 5/8" DIAM. IRON ROD FOUND PER M 139-51 UNLESS OTHERWISE NOTED..
- ⊕ INDICATES 5/8" DIAM. STEEL REBAR WITH MY CAP PER MY SURVEY M 184-13.
- 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: MY SURVEY M 184-13 AS SHOWN.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE AND MONUMENT THE SOUTHEAST 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.

FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.

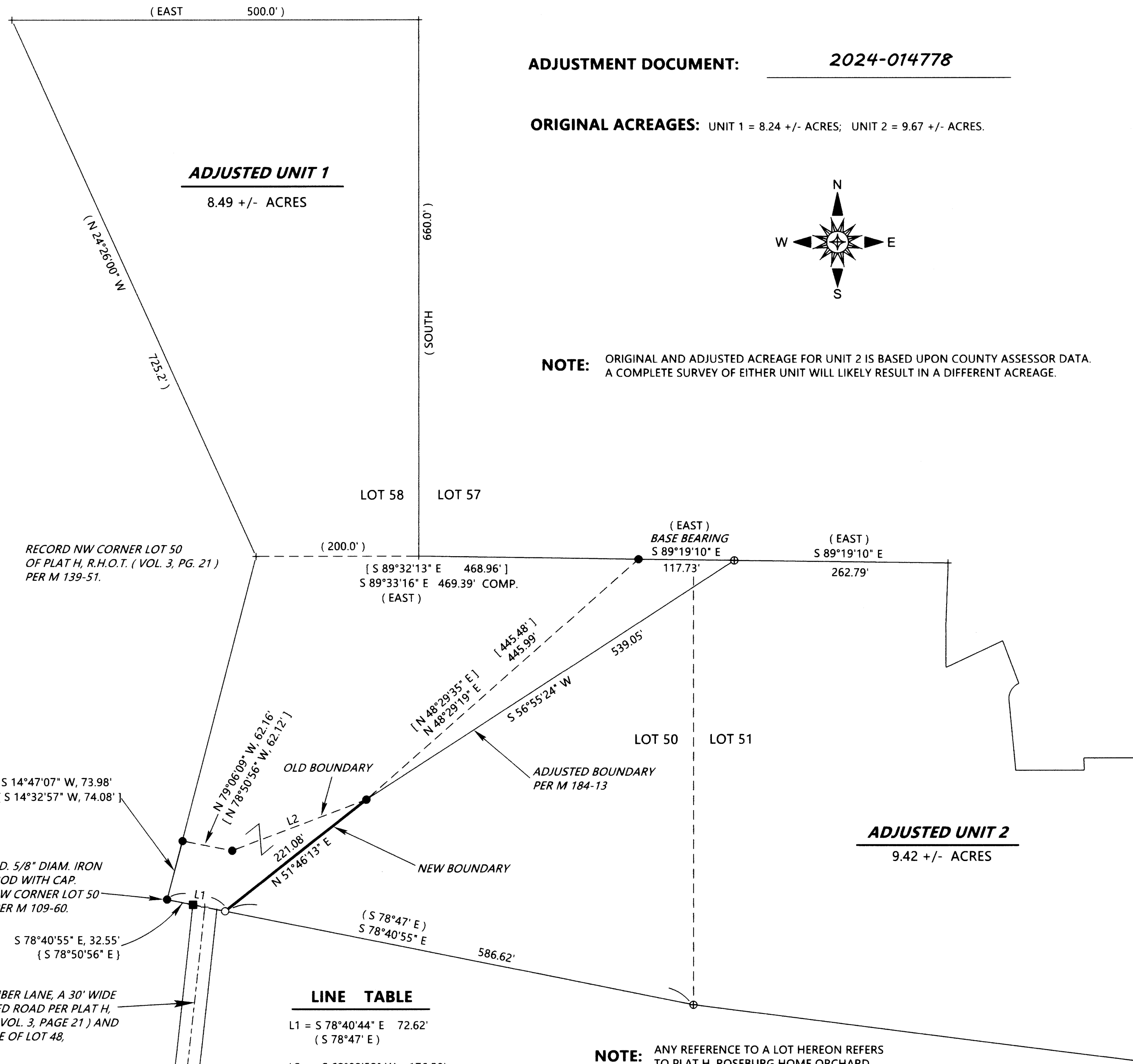
EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

APPROVAL FILE NO. M24-058

DOUGLAS COUNTY PLANNING DIRECTOR

1/14/2025
DATE



LINE TABLE

L1 = S 78°40'44" E	72.62'
(S 78°47' E)	
L2 = S 69°09'52" W	176.50'
(S 69°06'10" W	176.88'

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

MAP FILE M184-51