

PROPERTY LINE ADJUSTMENT

MAP OF SURVEY

LOCATED in the SW 1/4 of Section 7 and the West 1/2 of Section 18, T. 26 S., R. 6 W., W.M. and the East 1/2 of Section 13, T. 26 S., R. 7 W., W.M. in Douglas County, Oregon.

December, 2024

FILED

Date: 2-4-2025 By: KC
This survey consists of:

Map: M185-24

NOTE: THE ACREAGE OF ADJUSTED UNITS 1 AND 4 ARE BASED UPON COUNTY ASSESSOR DATA.

ORIGINAL ACREAGES: UNIT 1: 277.15 +/- ACRES
UNIT 2: 1.18 ACRES
UNIT 3: 1.03 ACRES
UNIT 4: 11.50 +/- ACRES

SURVEYED FOR: HAYDEN CATTLE RANCH, LLC
198 MCKEE LANE
ROSEBURG, OREGON 97471

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

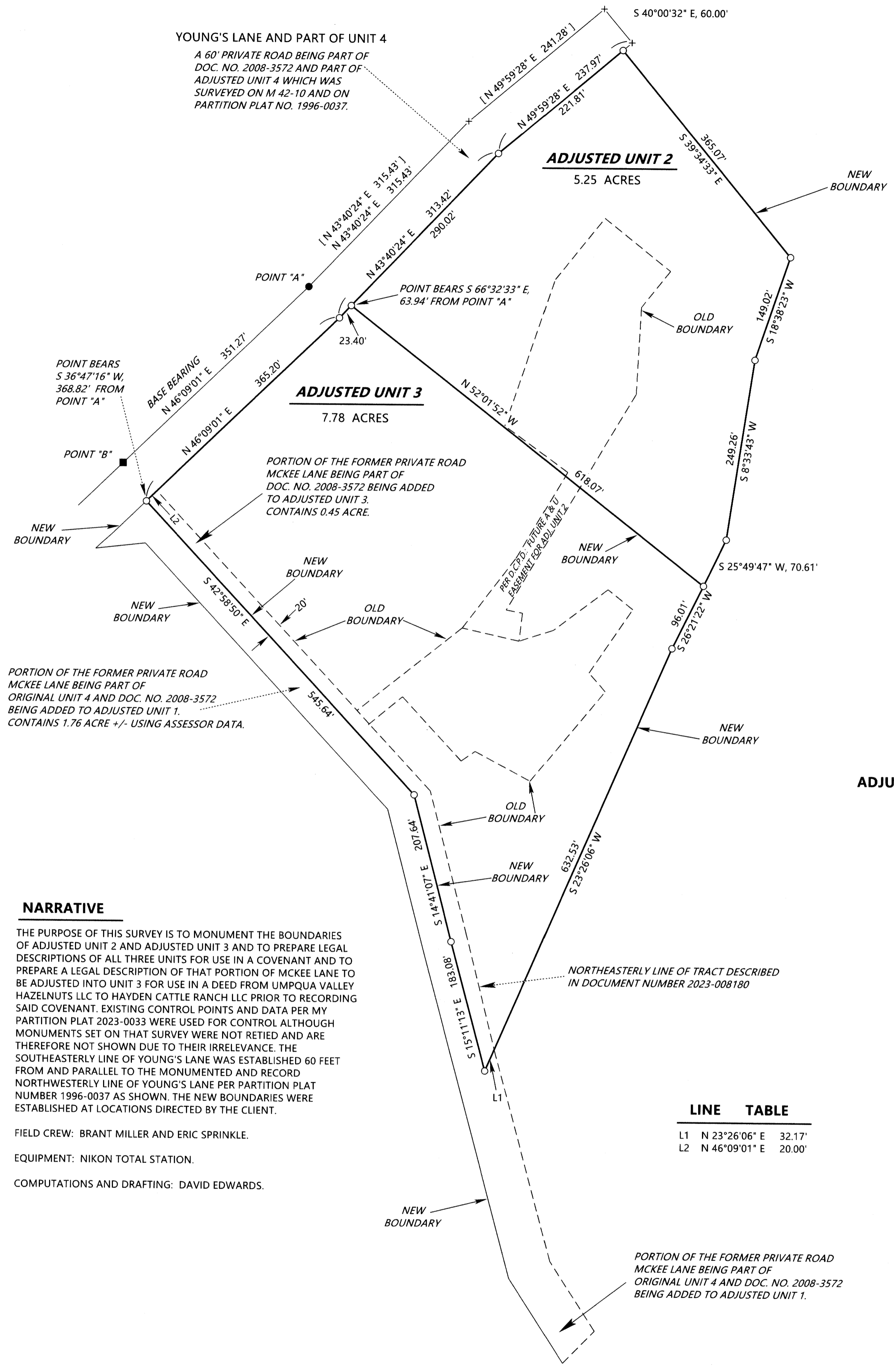


LEGEND

- INDICATES 5/8" DIAM. IRON ROD W/CAP FOUND AT SE COR. OF PARCEL 2 OF P.P. 1996-0037. ("POINT "A").
 - INDICATES 5/8" DIAM. IRON ROD FOUND AT SW COR. OF PARCEL 2 OF P.P. 1996-0037. ("POINT "B").
 - INDICATES 5/8" X 30" STEEL REBAR W/RED PLASTIC CAP MKD. "D.A. EDWARDS-LS. 2339" SET.
 - + INDICATES A COMPUTED POINT. P.P. = PARTITION PLAT NUMBER
 - [] DENOTES RECORD DATA PER P.P. 1996-0037. D.C.P.D. = DOUGLAS COUNTY PLANNING DEPARTMENT
 - A & U = ACCESS & UTILITY
- DETAIL SCALE: 1" = 100'
BASIS OF BEARINGS: S 46°09'01" W BETWEEN "POINT A" AND "POINT B" PER P.P. 1996-0037.
MEASURED DIST. = 351.27" RECORD = 351.28"

ADJUSTMENT DOCUMENT: 2025-000766

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



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE BOUNDARIES OF ADJUSTED UNIT 2 AND ADJUSTED UNIT 3 AND TO PREPARE LEGAL DESCRIPTIONS OF ALL THREE UNITS FOR USE IN A COVENANT AND TO PREPARE A LEGAL DESCRIPTION OF THAT PORTION OF MCKEE LANE TO BE ADJUSTED INTO UNIT 3 FOR USE IN A DEED FROM UMPQUA VALLEY HAZELNUTS LLC TO HAYDEN CATTLE RANCH LLC PRIOR TO RECORDING SAID COVENANT. EXISTING CONTROL POINTS AND DATA PER MY PARTITION PLAT 2023-0033 WERE USED FOR CONTROL ALTHOUGH MONUMENTS SET ON THAT SURVEY WERE NOT RETIED AND ARE THEREFORE NOT SHOWN DUE TO THEIR IRRELEVANCE. THE SOUTHEASTERLY LINE OF YOUNG'S LANE WAS ESTABLISHED 60 FEET FROM AND PARALLEL TO THE MONUMENTED AND RECORD NORTHWESTERLY LINE OF YOUNG'S LANE PER PARTITION PLAT NUMBER 1996-0037 AS SHOWN. THE NEW BOUNDARIES WERE ESTABLISHED AT LOCATIONS DIRECTED BY THE CLIENT.

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

LINE TABLE

L1	N 23°26'06" E	32.17'
L2	N 46°09'01" E	20.00'

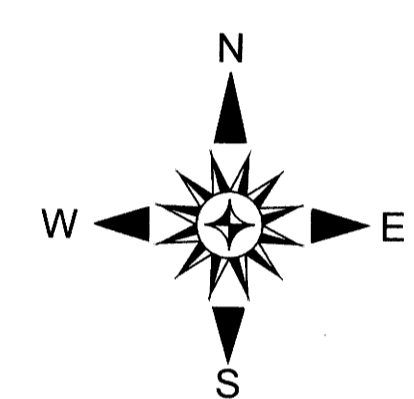
WHITE OAK LANE AND PART OF UNIT 4
A 60' PRIVATE ROAD BEING PART OF DOC. NO. 2008-3572 AND PART OF ADJUSTED UNIT 4 WHICH WAS SURVEYED ON M 42-10.

ADJUSTED UNIT 4 ACREAGE = 9.29 +/- ACRES

YOUNG'S LANE AND PART OF UNIT 4
A 60' PRIVATE ROAD BEING PART OF DOC. NO. 2008-3572 AND PART OF ADJUSTED UNIT 4 WHICH WAS SURVEYED ON M 42-10 AND ON PARTITION PLAT NO. 1996-0037.

MELQUA CO. RD. NO. 13
(60' R/W)

ADJUSTED UNIT 1
268.54 +/- ACRES



SCHEMATIC VIEW

1" = 500'

APPROVAL FILE M24-055

[Signature] 2/3/25
DOUGLAS COUNTY PLANNING DIRECTOR DATE