

NARRATIVE:

-THIS SURVEY WAS COMPLETED FOR THE CITY OF SUTHERLIN, DOUGLAS COUNTY, OREGON TO LOCATE AND MARK THE EXISTING BOUNDARY OF THAT PORTION OF DEED INSTRUMENT NO. 2024-15082 AS SHOWN AND TO MONUMENT THE EAST RIGHT OF WAY LINE OF OAK STREET FROM THE SOUTHWEST CORNER OF DEED INSTRUMENT NO. 2024-15082 TO THE NORTH RIGHT OF WAY LINE OF W. CENTRAL AVENUE FOR FUTURE CONSTRUCTION.

-THE BASIS OF BEARINGS WAS DERIVED FROM THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), HORIZONTAL DATUM: NAD 83, VERTICAL DATUM: NAVD 88, ZONE: COTTAGE GROVE - CANYONVILLE (6006) GROUND DISTANCE, GRID BEARING.

THE BEARING BASIS AS SHOWN IS BETWEEN THOSE MONUMENTS FOUND PER DOUGLAS COUNTY RECORD SURVEY M181-60 BETWEEN THE REFERENCED FOUND MONUMENTS 107 & 100 AS SHOWN, ROTATED TO THE GPS COORDINATES.

- FOR THE PROJECT BOUNDARY I HELD THOSE MONUMENTS AS FOUND PER DOUGLAS COUNTY RECORD SURVEYS M112-73, M126-69, M170-49 & M181-60. ALL MISSING RECORD MONUMENTS WERE SET USING RECORD ANGLES AND DISTANCE TO ACCOMPLISH A BEST FIT BETWEEN EXISTING MONUMENTS OF RECORD PER SAID REFERENCED SURVEYS.

OAK STREET.

-I HELD THE EXISTING MONUMENTS OF RECORD AS FOUND PER DOUGLAS COUNTY RECORD SURVEYS M111-40, M133-27, M170-49, M181-60, M28-27 & CS 38-015. THE PLATED STREET WIDTH IS 60.00'. THIS SURVEY WAS NOT COMPLETED TO RESOLVE ANY DISCREPANCY AS SHOWN BETWEEN THE RECORD ROAD WIDTH AND THE EXISTING MONUMENTED & OCCUPIED BOUNDARY LINES PER RECORD SURVEYS AND DEEDS.

THERE IS A BUILDING ENCROACHMENT OF 28' +/-, BELONGING TO THE PROPERTY AS DESCRIBED IN DEED NO. 2022-018712, ADJUSTED UNIT 2 AND AS SHOWN ON THE PROPERTY LINE ADJUSTMENT SURVEY MAP M181-60, AS APPROVED BY THE CITY OF SUTHERLIN COMMUNITY DEVELOPMENT DEPARTMENT FILE NO. 22-8016.

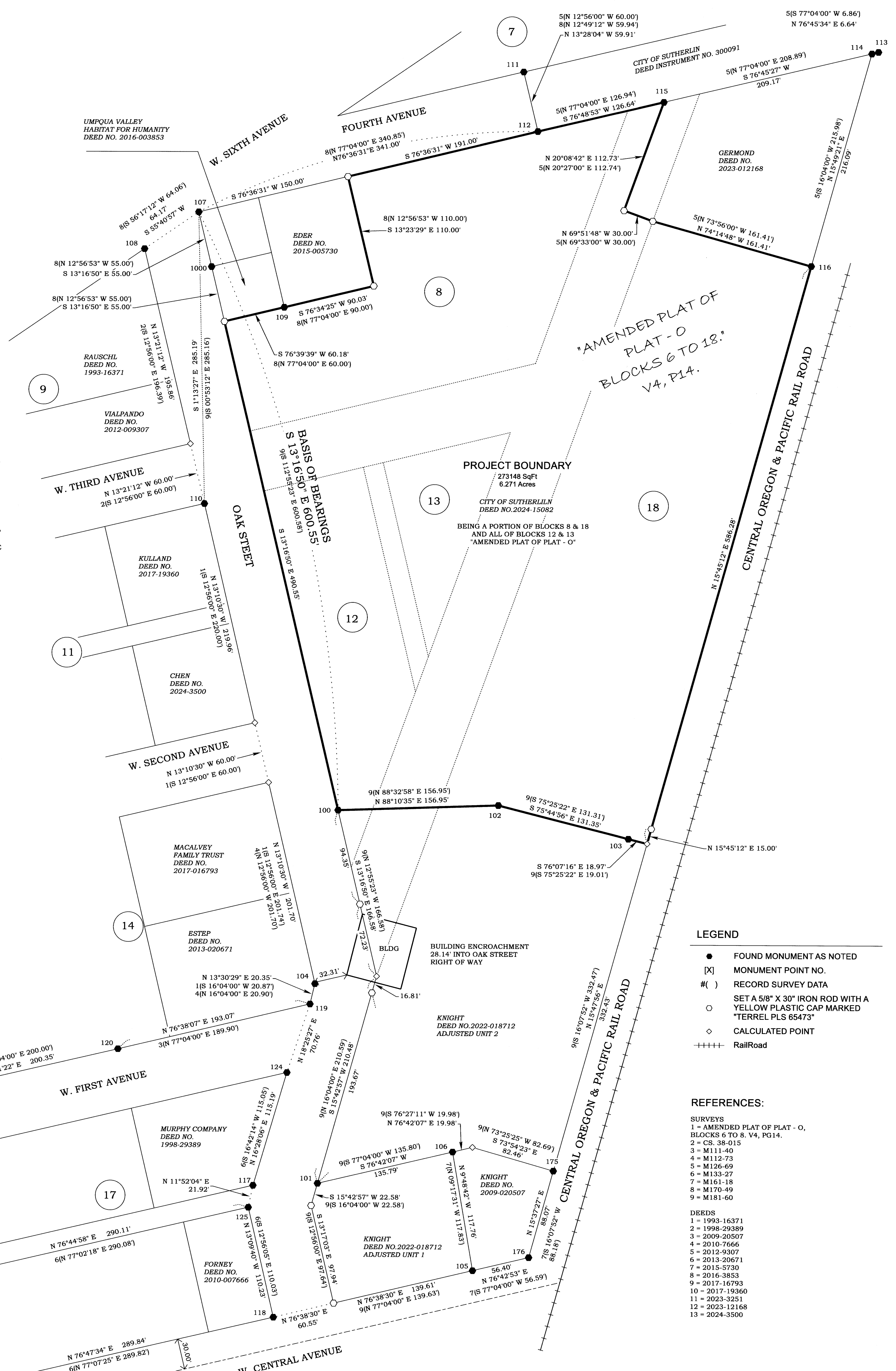
THE REFERENCE MONUMENTS SET TO THE NORTH AND SOUTH OF THE BUILDING ARE SET ONLINE PER THE RECORD ANGLES AND DISTANCES, TO A BEST FIT BETWEEN EXISTING MONUMENTS FROM SURVEY M181-60. I ALSO HELD THE RECORD ANGLES AND DISTANCES FROM M181-60 TO ESTABLISH THE OAK STREET RIGHT OF WAY ALONG THE WEST SIDE OF DEED NO. 2022-018712 ADJUSTED UNIT 1, AND THE INTERSECTING POSITION ALONG THE NORTH RIGHT OF WAY LINE OF W. CENTRAL AVENUE BETWEEN MONUMENTS 118 AND 105.

FILED
Date: 6-3-2025
This survey consists of:
Map: M185-34
Narrative:
Corner Rpt:
DOUGLAS COUNTY
SURVEYOR

MAP FILE M185-34

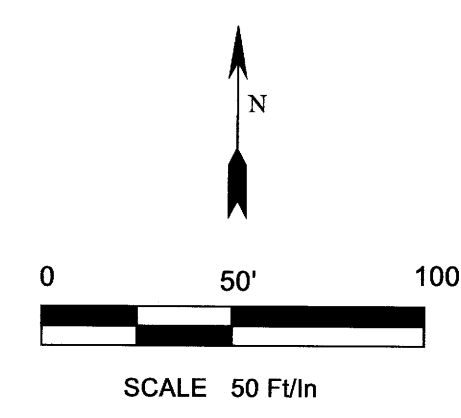
MONUMENT NOTES:

- [100, 101, 102, 103]
FOUND A 5/8" IRON ROD WITH AN RED PLASTIC CAP MARKED "D.A. EDWARDS-L.S. 2339". HELD PER CS NO. M181-60.
- [104]
FOUND A 1/2" IRON BAR IN ROADWAY DOWN 0.60 FEET, PER M112-73, HELD AS SE ANGLE POINT CORNER BLOCK 14, AND AS SHOWN PER M181-60.
- [105, 106, 175]
FOUND A 5/8" IRON ROD WITH AN RED PLASTIC CAP MARKED "D.A. EDWARDS-L.S. 2339". HELD PER CS NO. M161-18.
- [107]
FOUND A 3/4" IRON PIPE PER "AMENDED PLAT - O" BLOCKS 6 -18, V4, PG14, HELD AS NW CORNER BLOCK 8.
- [108]
FOUND A 5/8" IRON ROD NO CAP, ORIGIN UNKNOWN? CS NO. M112-73 CALLS FOR AN 3/4" IRON PIPE, M170-49 CALLS FOR A 3/4" IRON ROD.
- [109, 1000]
FOUND A 5/8" IRON ROD WITH A RED PLASTIC CAP MARKED "SWEEDEN LS 2752" HELD PER CS NO. M170-49.
- [110]
FOUND A 5/8" IRON ROD NO CAP, ORIGIN UNKNOWN? CS NO. M112-73 CALLS FOR AN 3/4" IRON PIPE, M181-60 CALLS FOR A 5/8" IRON ROD BEARING S00°53'12" E 285.16 FEET FROM MONUMENT 107, I FIND IT TO BE S 01°13'27" E 285.19 FEET.
- [111]
FOUND A 1/2" IRON PIPE HELD PER CS NO. M126-69 AND AS NOTED IN CS NO. M112-73.
- [112]
FOUND A 5/8" IR NO CAP, HELD PER CS NO. M126-69.
- [113, 116]
FOUND A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "BTS-ENG-SURV" HELD PER CS NO. M126-69.
- [114]
FOUND A 5/8" IR BENT NORTHWESTERLY, SPUN AND TIED AT BEND POINT, HELD PER CS NO. M126-69.
- [115]
FOUND A 5/8" IR BENT EASTERLY, SPUN AND TIED AT BEND POINT, HELD PER CS NO. M126-69.
- [117, 124]
FOUND A 5/8" IRON ROD WITH A RED PLASTIC CAP MARKED "SWEEDEN LS 2752" HELD PER CS NO. M133-27.
- [118, 121, 122, 123]
FOUND A 3/4" IRON PIPE PER PLAT - O BLOCKS 6 -18, V4, PG14, HELD AND AS SHOWN IN CS NO. M133-27.
- [119]
FOUND A 1/2" IRON PIPE PER M112-73, HELD AS SE CORNER BLOCK 14.
- [120]
FOUND A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "LS 1076" HELD PER CS NO. M111-40.
- [125]
FOUND A 3/4" IRON PIPE DOWN 0.50 FEET HELD, CS NO. M113-27 CALLS FOR A 3" CHANNEL IRON AT GROUND LEVEL NOT FOUND.
- [176]
FOUND A 5/8" IRON ROD BENT SOUTHEASTERLY, TIED BEND POINT, HELD PER CS NO. M161-18.



- LEGEND**
- FOUND MONUMENT AS NOTED
 - ⊗ MONUMENT POINT NO.
 - # () RECORD SURVEY DATA
 - SET A 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "TERREL PLS 65473"
 - ◇ CALCULATED POINT
 - +++++ Railroad

- REFERENCES:**
- SURVEYS
1 - AMENDED PLAT OF PLAT - O, BLOCKS 6 TO 8, V4, PG14.
2 - CS. 38-015
3 - M111-40
4 - M112-73
5 - M126-69
6 - M133-27
7 - M161-18
8 - M170-49
9 - M181-60
- DEEDS
1 - 1993-16371
2 - 1998-29389
3 - 2009-20507
4 - 2010-7666
5 - 2012-9307
6 - 2013-20671
7 - 2015-5730
8 - 2016-3853
9 - 2017-16793
10 - 2017-19360
11 - 2023-3251
12 - 2023-12168
13 - 2024-3500



REGISTERED PROFESSIONAL LAND SURVEYOR
James Dean Terrel
OREGON
SEPTEMBER 14, 2021
JAMES DEAN TERREL
65473PLS
EXPIRES: 6-30-26

Property Line Surveying
PROPERTY LINE SURVEYING LLC.
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BOUNDARY SURVEY
CITY OF SUTHERLIN
LOCATED IN THE SOUTH 1/2 OF SECTION 17,
TOWNSHIP 25 SOUTH, RANGE 5 WEST, W.M.,
CITY OF SUTHERLIN, DOUGLAS COUNTY, OREGON.

SHEET 1 OF 1	
DRAWN BY: JDT	
FIELD CREW: JDT, JLT, LMR, DRD	
EQUIPMENT: TRIMBLE S7/SC3&S/R121	
FIELD WORK: 4/16/2025 - 6/-/25	
JOB: 2025015	
FILE NAME: 2025015 OAK STREET.TT	
REVISION: 6-3-2025	

MAP FILE M185-34