

PROPERTY LINE ADJUSTMENT

MAP OF SURVEY

LOCATED in the SW & SE 1/4's of Section 14, T. 26 S., R. 4 W., W.M.
in Douglas County, Oregon.

FILED

DATE: 9-2-2025 BY: DE
This survey consists of:

MAP: M186-31
DOUGLAS COUNTY SURVEYOR

SURVEYED FOR: *BRODIE AND CRYSTAL MILLER*
1863 WILD RIVER DRIVE
ROSEBURG, OREGON 97470

August, 2025

ORIGINAL ACREAGES: UNIT 1 = 0.23 ACRE; UNIT 2 = 0.77 ACRE; UNIT 3 = 10.64 ACRES
ALL PER COUNTY ASSESSOR DATA.

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



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

ADJUSTMENT DOCUMENT: 2025-009499

RADIUS	CH. BEARING	DIST.	LENGTH	DELTA
C1	1772.19' S 46°37'27" W	84.20'	84.21'	2°43'21"
C2	1772.19' N 52°16'51" E	433.07'	434.15'	14°02'11" COMP.
	[1772.19' N 52°14'36" E	432.71'	433.79'	

LEGEND

- INDICATES 5/8" DIAM. IRON ROD WITH B.T.S. CAP FOUND PER M 140-67.
- ⊙ INDICATES 5/8" DIAM. IRON ROD FOUND PER M 61-72.
- INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
- + INDICATES A COMPUTED POINT.
- [] DENOTES RECORD DATA PER M 61-72.
- () DENOTES RECORD DATA PER M 95-56.

SCALE: 1" = 60'

COMP. = COMPUTED.

BASIS OF BEARINGS: COMPUTED RECORD BETWEEN POINT "A" AND POINT "B" PER M 61-72.
RECORD = N 89°19'07" W, 579.17' MEASURED = S 89°19'07" E, 578.71'

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE AND MONUMENT THE NEW BOUNDARY SHOWN AS A BOLD LINE HEREON AND TO PREPARE A LEGAL DESCRIPTION OF THE AREA OF ADJUSTMENT TO BE USED IN A CONVEYANCE OF SAME. USING POINTS "A" AND "B" AS NOTED FOR THE BASIS OF BEARING, I COMPUTE THE MOST WESTERLY CORNER OF DOCUMENT NUMBER 2011-006348 USING RECORD BEARING AND DISTANCE PER FILED SURVEY M 61-72 AS SHOWN. THEN, HOLDING THE FOUND MONUMENT AT SAID POINT "B", I USE RECORD BEARING AND DISTANCE FROM SAME TO COMPUTE A CURVE POINT ON THE RIGHT OF WAY LINE OF WILD RIVER DRIVE AND COMPUTE THE CURVE BETWEEN THAT POINT AND SAID NORTHWEST CORNER OF DOCUMENT NUMBER 2011-006348, HOLDING THE RECORD RADIUS FROM SAID M 61-72. THE NEW NORTHWEST CORNER OF THE AREA OF ADJUSTMENT WAS THEN SET ON THIS CURVED RIGHT OF WAY LINE. THE SOUTHERLY END OF THE NEW LINE WAS COMPUTED USING RECORD BEARING FOR THE EAST LINE OF DOCUMENT NUMBER 2021-4422 PER M 61-72.

FIELD CREW: DAVID EDWARDS, BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

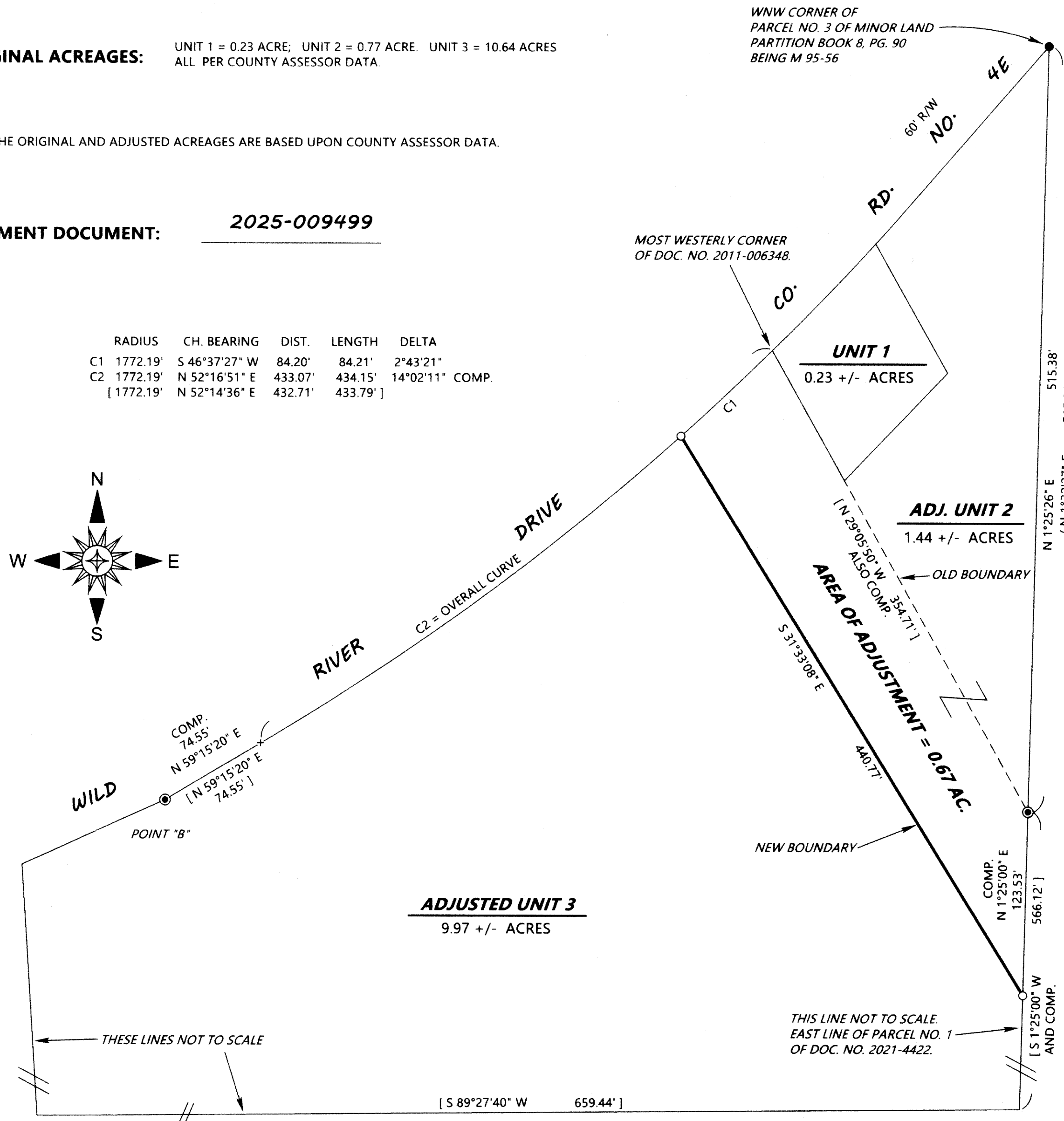
POINT "A":
ANGLE POINT ON WEST LINE OF
PARCEL NO. 3 OF MINOR LAND
PARTITION BOOK 8, PG. 90 AND
THE MOST SOUTHERLY CORNER
OF DOC. NO. 2011-006348.

APPROVAL

FILE NO. M25-034

[Signature]
DOUGLAS COUNTY PLANNING DIRECTOR

9/2/2025
DATE



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