

MAP OF SURVEY

LOCATED in the NW 1/4 of Section 13, T. 26 S., R. 4 W., W.M.
in Douglas County, Oregon.

May, 2025

FILED

Date: 6-4-2025 By: *DA*

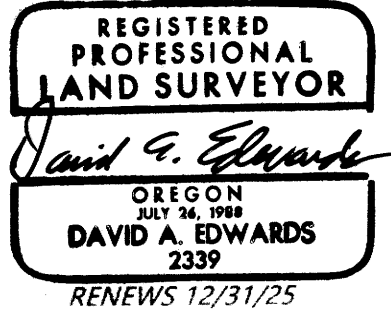
This survey consists of:

Map: M186-6

MAP FILE M186-6

SURVEYED FOR: POOPAK DOKHANCHI
17883 NORTH BANK ROAD
ROSEBURG, OREGON 97470

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



NOTE: ANY REFERENCE TO A LOT OR BLOCK
HEREON REFERS TO THE PLAT OF
SKY PARK ESTATES BEING VOL. 12,
PAGE 11, PLAT RECORDS.

LEGEND

- INDICATES 5/8" DIAM. IRON ROD FOUND PER PLAT OF SKY PARK ESTATES (VOL. 12, PG. 11).
- INDICATES 5/8" X 30" STEEL REBAR W/RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
- + INDICATES A COMPUTED POINT.
- [] DENOTES RECORD DATA PER PLAT OF SKY PARK ESTATES (VOL. 12, PAGE 11).
- () DENOTES RECORD DATA PER DOC. NOS. 2024-7216 & 2018-17314.
- SCALE: 1" = 60'
- M & R = MEASURED AND RECORD.
- BASIS OF BEARINGS: PLAT OF SKY PARK ESTATES AS SHOWN.

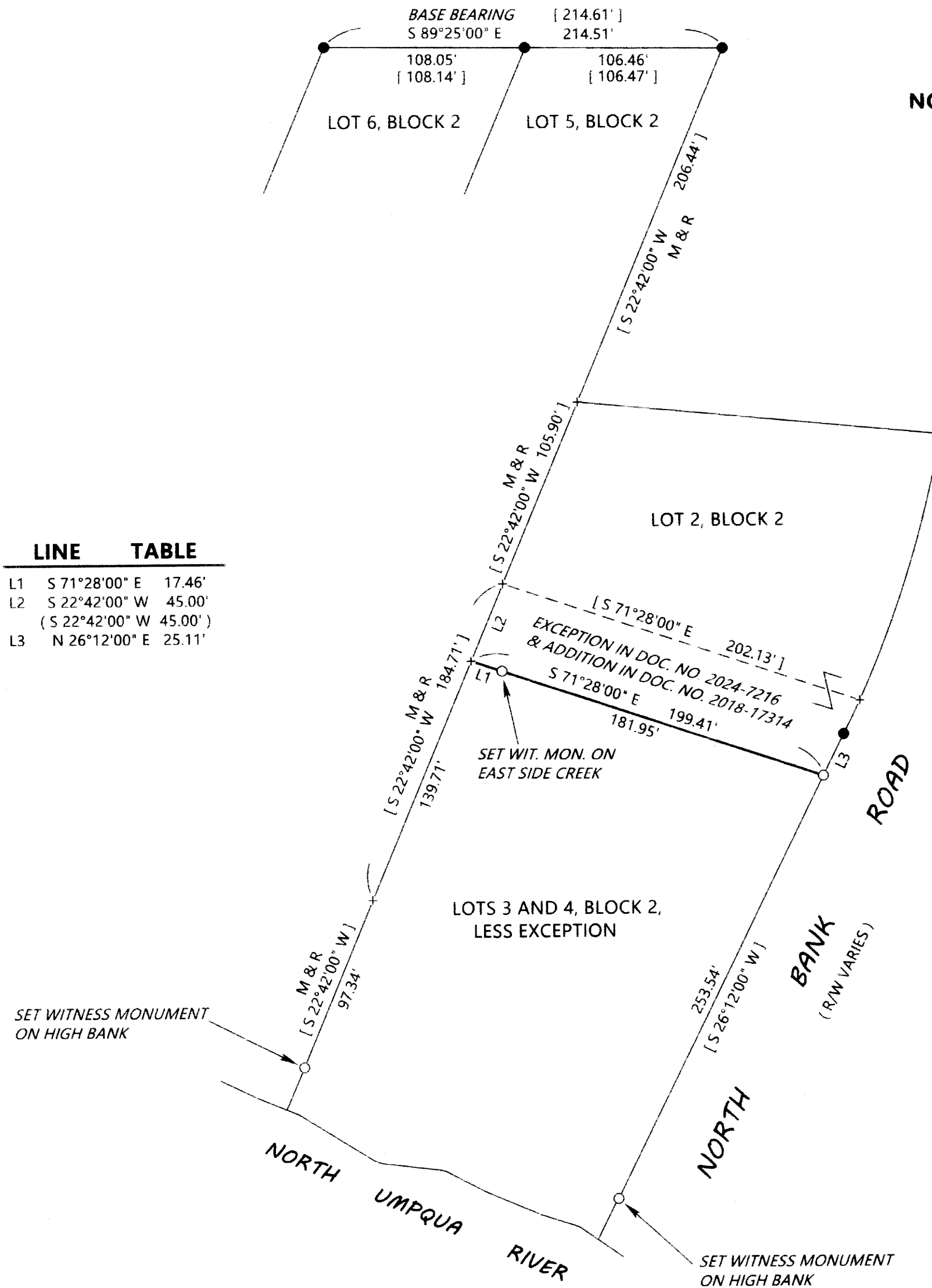
NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE AND MONUMENT THE NORTHERLY BOUNDARY OF THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2024-7216 BEING ALSO THE SOUTHERLY LINE OF THAT TRACT DESCRIBED IN DOCUMENT NUMBER 2018-17314. THIS REPRESENTS THE SOUTHERLY LINE OF A 45 FOOT WIDE EXCEPTION TO LOTS 3 AND 4 AND ADDITION TO LOT 2 AS SHOWN HEREON. I HOLD TO THE FOUND ORIGINAL MONUMENTS PER SKY PARK ESTATES AND COMPUTE THE ORIGINAL SOUTHWEST CORNER OF LOT 2 USING PLAT RECORD DATA AS SHOWN. I THEN COMPUTE THE POSITION OF THE SUBJECT LINE USING DEED RECORD BEARINGS AND THE 45 FOOT DISTANCE. THE EASTERLY TERMINUS OF THE SUBJECT LINE WAS COMPUTED BY HOLDING TO THE FOUND MONUMENT ON THE NORTH BANK ROAD RIGHT OF WAY LINE AND RECORD BEARING TO THE SOUTH. WITNESS MONUMENTS WERE SET ON THE HIGH RIVER BANK USING PLAT RECORD BEARINGS AS SHOWN.

FIELD CREW: DAVID EDWARDS AND BRANT MILLER.

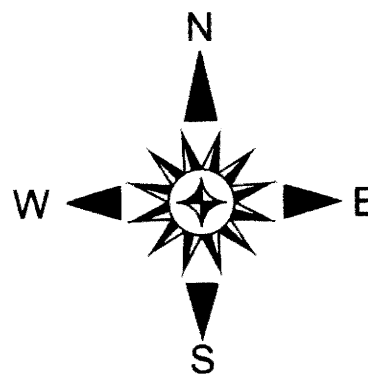
EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.



LINE TABLE

L1	S 71°28'00" E	17.46'
L2	S 22°42'00" W	45.00'
	(S 22°42'00" W 45.00')	
L3	N 26°12'00" E	25.11'



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