

2021-0031B

LAND PARTITION PLAT

LOCATED IN
THE NE1/4 OF SECTION 30, T.22S., R.7W., W.M.
CITY OF ELKTON ~ DOUGLAS COUNTY, OREGON

NO.	DELTA	RADIUS	ARC	BEARING	CHORD
C1	62°59'59"	60.00	65.97	S73°39'51"E	62.70
C2	18°56'56"	60.00	19.84	N65°21'41"E	19.75
C3	8°57'58"	60.00	9.39	N51°24'14"E	9.38
C4	39°42'52"	185.00	128.23	N22°41'26"W	125.68
C5	133°20'42"	36.00	83.78	N63°50'20"E	66.11

NO.	BEARING	DISTANCE
L1	N46°54'33"E	3.14
L2	S40°41'36"E	21.55
L3	N37°27'05"E	16.65
L4	N42°32'52"W	45.51
L5	S2°50'00"E	18.74
L6	N42°54'26"W	56.59
L7	N46°55'41"E	30.00
L8	N43°05'27"W	32.99
L9	N46°55'41"E	30.00
L10	N43°04'19"W	45.00

NARRATIVE:

THE PURPOSE OF SURVEY IS TO PARTITION THE SUMMER HILL HOLDINGS INC. - MUENCHRATH PROPERTY INTO TWO PARCELS, AS APPROVED BY THE CITY OF ELKTON. THE RIGHT-OF-WAY OF RIVER ROAD AND MAIN STREET WAS DEFINED BY RECORD MONUMENTS AS SHOWN, AND THE VACATION DOCUMENT INST. NO. 2021-007861. A BOUNDARY LINE AGREEMENT WAS RECORDED AS INST. NO. 2020-014005 TO DEFINE THE NORTHEAST BOUNDARY OF THE PROPERTY. THE NORTHWEST PROPERTY LINE WAS DEFINED USING DEED DIMENSIONS AND FOLLOWS THE EXISTING FENCE.

THIS SURVEY WAS PERFORMED IN THE FIELD BY ADAM DEGROOT AND RUSSELL BADGLEY, WITH COMPUTATIONS AND DRAFTING BY ADAM DEGROOT AND RUSSELL BADGLEY.

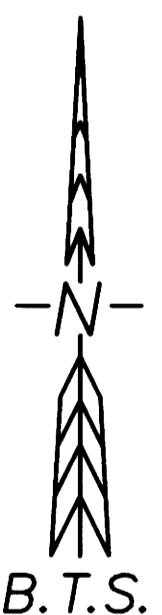
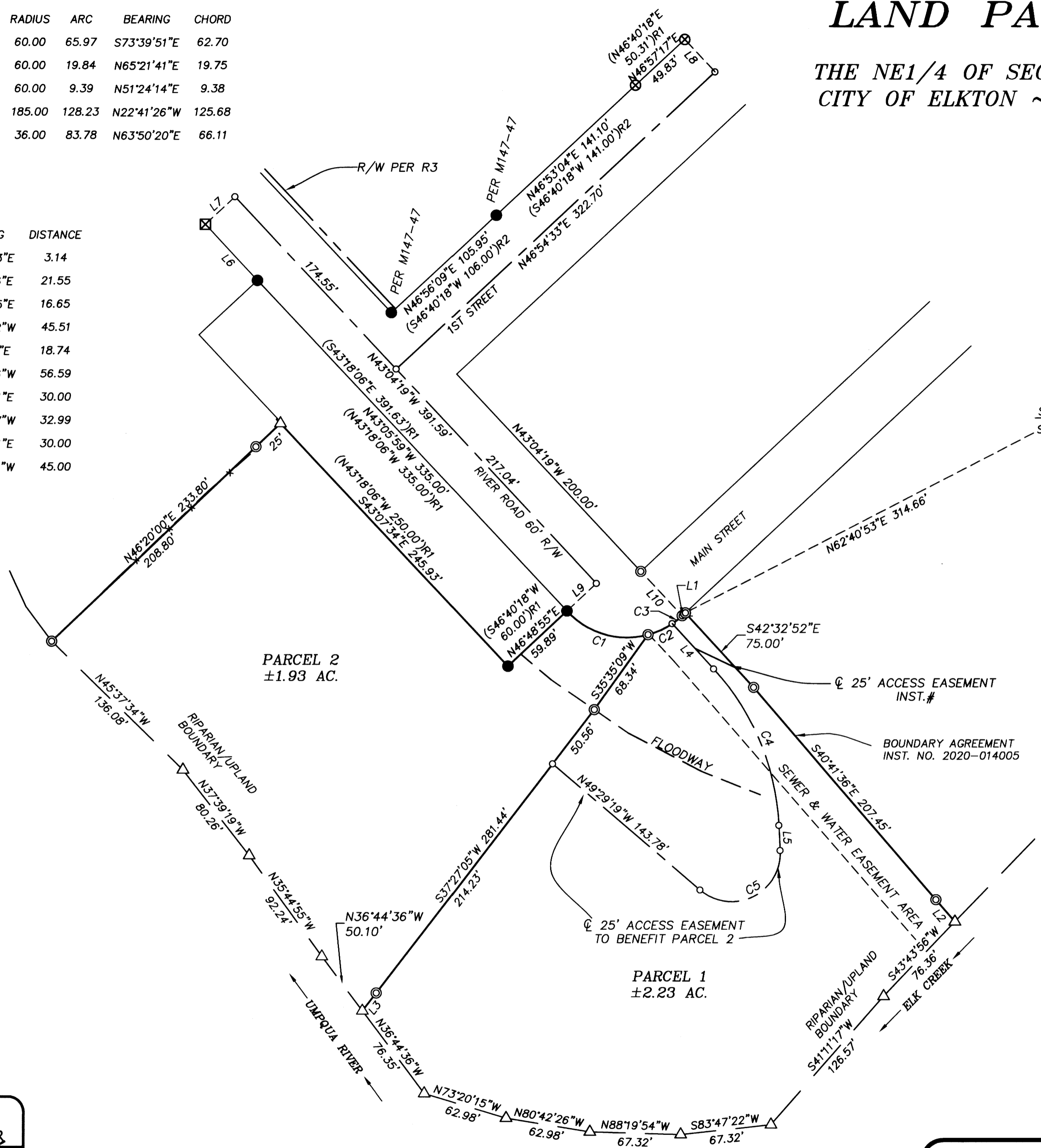
FND. 1 1/2" ALUM. CAP.
PER PLSS 200300

LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP "BTS SURVEYING"
- = FOUND 5/8" IRON ROD PER M131-31 OR AS NOTED
- ⊗ = FOUND 5/8" IRON ROD PER M78-54
- ⊠ = FOUND 5/8" IRON ROD PER M7-46
- = COMPUTED CENTERLINE POINT
- △ = COMPUTED POINT ~ NOT SET
- R# = RECORD REFERENCE
- () = RECORD DIMENSION

RECORDS:

- R1 = M131-31 ~ DAVID EDWARDS - 1999
- R2 = M147-47 ~ DAVID EDWARDS - 2005
- R3 = CENTERLINE AND R/W SURVEY FOR RIVER RD - SC 03 2011-001 ~ DAVID BEEDLE - 2011
- R5 = M7-46 ~ BEN IRVING - 1952
- R6 = M78-54 ~ WILFORD HAINES - 1979



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Russell Badgley
OREGON
NOVEMBER 13, 2007
RUSSELL BADGLEY
70716

RENEWS: 12-31-2021

BTS SURVEYING, INC.
348 SE JACKSON ST., ROSEBURG, OR 97470
(541) 673-0966 adam@btssurveying.com

SCALE: 1" = 60'
DATE: 8/10/2021

FOR: MAGUIRE - MUENCHRATH
186 RIVER ROAD
ELKTON, OR 97436

JOB #: 20-011
FILE: 20-011 Partition Plat.DWG
SHEET 2 OF 2

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