

Planning Dept. File No. 91-037

Filed this ____ day of ____ 19__

County Clerk

Approvals: Keith L. Cubie 4/16/91 Date
Planning Director

County Surveyor _____ Date _____

SURVEY FOR BOUNDARY LINE ADJUSTMENT

N1/2 Section 20, Township 23 South, Range 5 West, W.M.

LEGAL OWNER OF RECORD:

JUNIPER PROPERTIES PARTNERSHIP LTD.
P.O. BOX 1127
ROSEBURG, OR 97470

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

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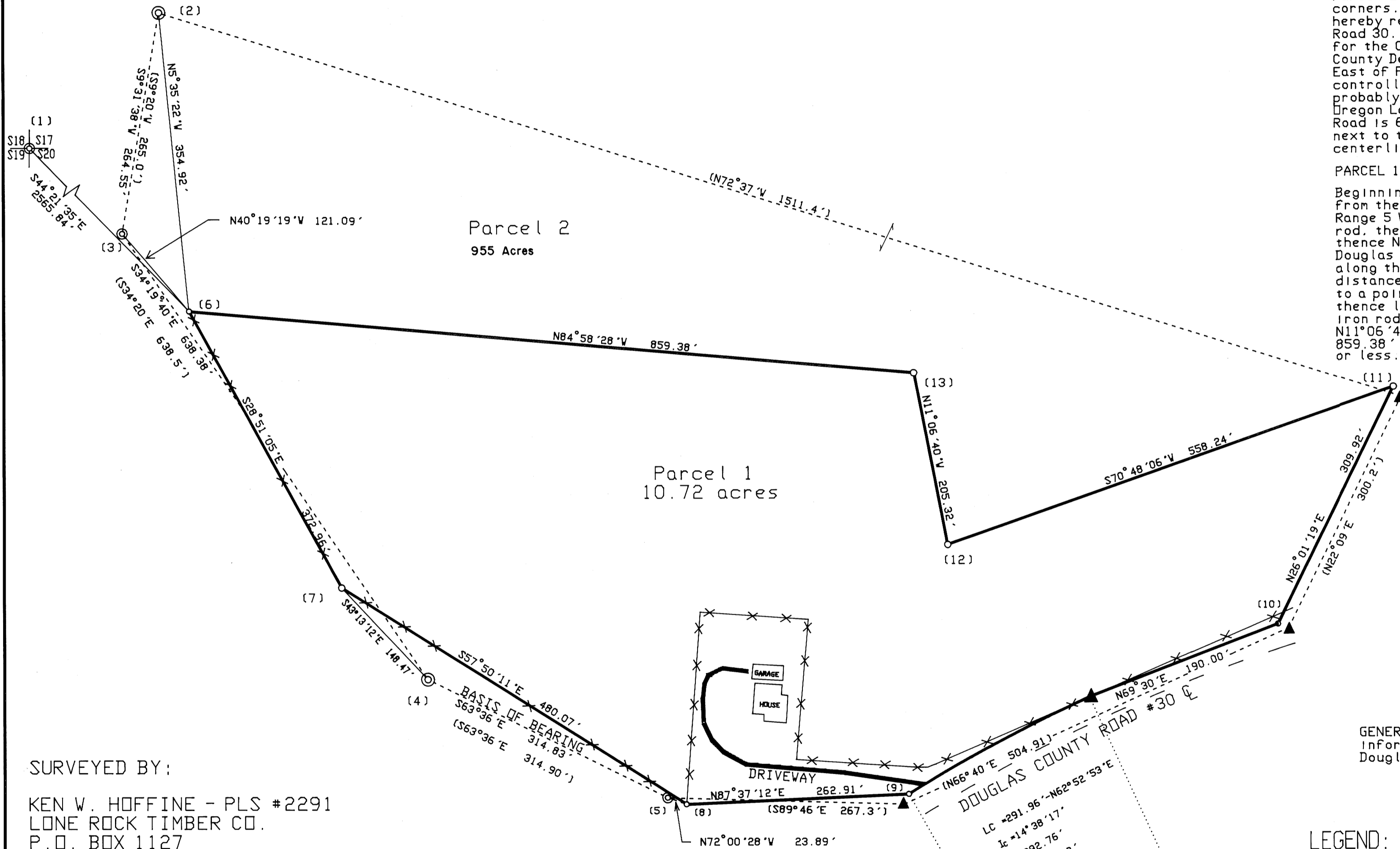
COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON

NARRATIVE:

Purpose of this survey was to make a common line boundary adjustment from the existing lot described on Record Survey CS* M14-8 by Wilford Haines and hereby referred to as Parcel 2. Field investigation located the said found corners. The South East boundary of the adjusted parcel hereby referred to as Parcel 1 is controlled by Douglas County Road #30. I found quit claim deeds for a R/W width of 40 feet for the County Road Southwest of Parcel 1 in Douglas County Deed Records Book 74, Page 352 (1914) and to the North East of Parcel 1 in Document 297 (1922). The County Road controlling the property boundary line of Parcel 1 was probably created by prescriptive use and according to Oregon Laws 1903, Pg 262 Section 16, the width of County Road is 60 feet. I set Iron rods at both ends of Parcel 1 next to the County Road from best estimate of road centerline from traffic use.

PARCEL 1

Beginning at a 5/8" Iron rod which bears S44°21'35"E 2565.84' from the Northwest corner of Section 20, Township 23 South, Range 5 West, W.M. Thence S28°51'05"E 372.96' to a 5/8" Iron rod, thence S57°50'11"E 480.07' to a 5/8" Iron rod, thence N87°37'12"E 262.91' to North R/W boundary of Douglas County Road #30 marked by a 5/8" Iron rod, thence along the North R/W boundary of County Road #30 for an arc distance of 292.76' and a chord bearing N62°52'53"E 291.96' to a point, thence N69°30'00"E 190.00' to a 5/8" Iron rod, thence leaving County Rd. R/W N26°01'19"E 309.92' to a 5/8" Iron rod, thence S70°48'06"W 558.24' to a 5/8" Iron rod, thence N11°06'40"W 205.32' to a 5/8" Iron rod, thence N84°58'28"W 859.38' to the point of beginning containing 10.72 acres more or less.



SURVEYED BY:

KEN W. HOFFINE - PLS #2291
LONE ROCK TIMBER CO.
P.O. BOX 1127
ROSEBURG, OR 97470

Drawn by:
KEN HOFFINE & BILL WARREN

SURVEYORS CERTIFICATE:

I, Ken W. Hoffine, Professional Land Surveyor licensed in the State of Oregon #2291, state that I have correctly surveyed and marked with proper monuments which boundaries are described as Parcel 1 shown hereon.

Ken W. Hoffine
Ken W. Hoffine PLS# 2291

4/4/91
Date

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Ken W. Hoffine

OREGON
JULY 16, 1987
KEN W. HOFFINE
2291

SCALE: 1"=100'

GENERAL INFORMATION including corner notes with background information and written easement descriptions are filed in Douglas County Surveyors Office, CS File # CS 63/126

LEGEND:

- - Found T-Iron with 1" cap set by Wilford Haines PLS #239.
- - Set 5/8" x 36" I. Rod w/ 1 1/4" Plastic cap inscribed LS 2291.
- ▲ - Calculated corner positions.
- x—x— - Existing Fence lines.
- - Parcel 1 Property lines.
- - Projected lines.
- () - Wilford Haines Record Survey CS * M14-8 - Parcel 1
- - - - - Original Lot Survey Projected lines - Parcel 1.
- - Projected Curve Lines.
- - Douglas County Road #30 Road Centerline

C.S. File # 63/126
Map File # M111-76

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APR 16 1991

LONE ROCK TIMBER CO.
P.O. BOX 1127
ROSEBURG, OREGON 97470

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

LOT LINE ADJUSTMENT
N $\frac{1}{2}$ SECTION 20 T23S, R5W, W.M.
DOUGLAS COUNTY OREGON

SURVEY DATE:
March 1991

GENERAL INFORMATION:

This survey was conducted to establish property corners for a lot line adjustment. Equipment used was a Lietz Set 2 Total Station and IBM compatible AT computer using Traverse PC and Generic Cadd software. Bearings are based upon a line between corners #4 and 5 (as described in corner information) of a survey with corners set by Wilford Haines CS Map M#14-8. See accompanying survey map filed with the Douglas County Surveyors Office, Roseburg, Oregon.
Map # M 111-76.

CORNER INFORMATION:

The following is a record of all corners found or set during the course of the survey:

(1) NW corner Section 20

Found: Haine's T-bar 1.5 feet above ground and the following accessories:

- 54" DF (original) snag bears N16°W, 8.2 feet with scribe visible in chop marks and BLM tag.
- 56" DF bears S84°W, 34.7 feet. Well healed and BLM tag.
- 21" WF bears N39°E, 14.2 feet, well healed and BLM tag.
- 16" DF bears N34°E, 27.6 feet. I tag tree.

Corner lies on a North slope 150 feet below small spur ridge and 100 feet South of draw bears NE.

(2) Found Haines T-bar Record CS Map M#14-8 and the following accessories:

- 36" W oak bears N65°E, 257.0 feet, well healed scar.
- 36" W oak bears N66°E, 281.5 feet, well healed scar.

(3) Found Haine's T-bar Record CS Map M#14-8.

(4) Found Haine's T-bar Record CS Map M#14-8.

(5) Found Haine's T-bar Record CS Map M#14-8 and the following accessory:

- 30" English Walnut in front yard of house bears N62°E, 137.0 feet.

(6) Set 5/8" x 36" iron rod with plastic cap marked LS 2291. Corner lies 0.6 feet South of fence line bears S29°E and the following accessories:

- 8" DF bears S59°W, 36.8 feet which I tag.
- 4' tall iron fence post bears N17°W, 2.7 feet.

(7) Set 5/8" x 36" iron rod with plastic cap marked LS 2291. Corner lies near fence corner of fence line bears N29°W and S58°E and the following accessory:

-- 8" x 10" treated fence post bears N42°E, 0.85 feet.

(8) Set 5/8" x 36" iron rod with plastic cap marked LS 2291. Corner lies near fence corner of fence line bears N58°W and N5°E and the following accessory:

-- 8" x 10" treated fence corner post bears N10°W, 0.6 feet.

(9) Set 5/8" x 36" iron rod with plastic cap marked LS 2291. Corner lies on North boundary of County Road R/W and the following accessories:

-- Telephone pole marked DFP 45-630 bears N42°W, 36.4 feet.

-- Telephone pole marked 05531 bears N65¼°E, 80.27 feet.

(10) Set 5/8" x 36" iron rod with plastic cap marked LS 2291. Corner lies on North boundary of County Road R/W with fence line bearing N20°W, 11.0 feet.

(11) Set 5/8" x 36" iron rod with plastic cap marked LS 2291. Corner lies approximately N26°W, 44.0 feet from abandoned County Road centerline and the following accessories:

-- Telephone pole marked 3415 bears S28°W, 39.9 feet.

-- 4 foot tall metal fence post bears 1 foot North.

(12) Set 5/8" x 36" iron rod with plastic cap attached marked LS 2291. Corner lies on flat near timber reproduction and pasture type line approximately 30 feet East of swale draw and the following accessory:

-- 4 foot tall metal fence post bears 1 foot North.

(13) Set 5/8" x 36" iron rod with plastic cap attached marked LS 2291. Corner lies on rolling ground near timber reproduction and pasture type 17 feet East of swale draw and the following accessories:

-- 2" DF bears N17°W, 15.15 feet which I tag.

-- 4 foot tall metal fence post bears 1 foot North.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Ken W Hoffine

OREGON
JULY 18, 1987
KEN W. HOFFINE
2291

Respectfully submitted,

Ken W Hoffine
Ken W. Hoffine, PLS #2291

FILED

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APR 16 1991

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.