



SCALE: 1" = 60'
SEPTEMBER 24, 1993

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Steven P. Buckles

OREGON
JULY 17, 1986
STEVEN P. BUCKLES
2231

EXPIRES: 12-31-93

N.W. CORNER SECTION 19
DCSO BRASS CAP MONUMENT
HELD FOR BASIS OF BEARINGS
N. 640.481.68 (N. 640.481.13)
E. 1,243,740.51 (E. 1,243,741.48)
SOUTH ZONE O.C.S. 1927

BASIS OF BEARINGS - GRID
N60°12'58"W
2243.99' MEAS.
(2242.87' REC.)
S67°39'01"W
1211.60'

STA. "WILLIE"
DCSO BRASS DISK MARKED
"WILLIE 1971", HELD
N. 639367.03
E. 1245688.08
SOUTH ZONE O.C.S. 1927

N86°46'58"W
113.00'

91.00'
(91.00' CS 55/53)

100.00'
(100.00' P.)

67.53'
(67.50' P.)

N86°46'57"W

500' SPIRAL CURVE
S=10700' a=0.8

N86°54'29"W
(N86°55'45"W ODOT
DWG. NO. 7B-12-4)

1270+82.31 P.S.

1263+91.61 P.O.T.
(1263+91.61 P.O.T.
ODOT R/W NOTES)

1/2" I.P.

1275+82.31 P.S.

APPROVAL

APPROVED THIS 12th DAY OF NOVEMBER, 1993

BY *Bruce Jorg*
PLANNING DIRECTOR, CITY OF SUTHERLIN

COUNTY SUPERVISORS THE DATA
DO NOT REMOVE FROM OFFICE

PROPERTY LINE ADJUSTMENT
RECORD OF SURVEY
FOR: MCDONALD'S CORP.

FILED JP

NOV 22 1993 JC

COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON
JC

SITUATED IN THE N.E. 1/4 OF SECTION 19, T. 25S., R. 5W., W.M.
ALSO BEING IN LOTS 30 AND 31, "KRUSE TERRACE TRACTS",
CITY OF SUTHERLIN, DOUGLAS COUNTY, OREGON

LEGAL DESCRIPTION - TRACT 1

A TRACT OF LAND SITUATED IN THE N.E. 1/4 OF SECTION 19, T. 25 S., R. 5W., W.M., CITY OF SUTHERLIN, DOUGLAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 31, "KRUSE TERRACE TRACTS", RECORDED IN VOLUME 9, PAGE 6, ON APRIL 13, 1950, DOUGLAS COUNTY SURVEY RECORDS; THENCE, ALONG THE EAST LINE OF SAID LOT 31, SOUTH 8°59'02" WEST, 47.35 FEET TO THE TRUE POINT OF BEGINNING; THENCE, CONTINUING ALONG THE EAST LINE OF SAID LOT 31 AND ALONG THE EAST LINE OF LOT 32, SAID KRUSE TERRACE TRACTS, SOUTH 8°59'02" WEST, 42.55 FEET; THENCE, ALONG THE EAST LINE OF SAID LOT 32, SOUTH 6°13'03" WEST, 48.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 32; THENCE, ALONG THE EAST LINE OF THAT TRACT OF LAND CONVEYED BY BARGAIN AND SALE DEED TO GENE WHITAKER, INC. IN BOOK 1145, PAGE 904, RECORDER'S NUMBER 91-11757, RECORDED JULY 30, 1991, DOUGLAS COUNTY DEED RECORDS, (PARCEL 2) SOUTH 6°02'02" WEST, 62.74 FEET; THENCE, PARALLEL WITH THE NORTH LINE OF THAT TRACT OF LAND CONVEYED BY DEED TO GORDON L. SMITH AND SHARLA L. SMITH RECORDED IN BOOK 1074, PAGE 491, RECORDERS NUMBER 89-14409 ON SEPTEMBER 19, 1989, DOUGLAS COUNTY RECORDS, BEING 5.00 FEET NORTHERLY OF SAID NORTH LINE (WHEN MEASURED AT RIGHT ANGLES) NORTH 87°25'20" WEST 98.92 FEET; THENCE, PARALLEL WITH THE WEST LINE OF SAID SMITH TRACT, BEING 20.00 FEET WESTERLY (WHEN MEASURED AT RIGHT ANGLES) SOUTH 2°45'20" WEST, 115.19 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CENTRAL AVENUE (ELKTON - SUTHERLIN HIGHWAY); THENCE, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CENTRAL AVENUE ALONG THE ARC OF AN OFFSET SPIRAL CURVE TO THE RIGHT, 40.00 FEET FROM CENTERLINE, THE CHORD OF WHICH BEARS SOUTH 87°02'52" WEST, 118.03 FEET TO A POINT ON THE EAST LINE OF MYRTLE STREET AS SHOWN ON THE PLAT OF SAID KRUSE TERRACE TRACTS; THENCE, ALONG THE SAID EAST RIGHT-OF-WAY LINE, NORTH 6°02'02" EAST, 192.25 FEET TO THE SOUTHWEST CORNER OF SAID LOT 32; THENCE, ALONG THE WEST LINE OF SAID LOT 32 AND LOT 31, NORTH 8°02'02" EAST, 90.72 FEET, SAID POINT BEING SOUTH 8°02'02" WEST, 47.28 FEET FROM THE NORTHWEST CORNER OF SAID LOT 31; THENCE, PARALLEL WITH THE NORTH LINE OF SAID LOT 31, BEING 47.11 FEET SOUTHERLY OF SAID NORTH LINE, (WHEN MEASURED AT RIGHT ANGLES) SOUTH 86°46'58" EAST, 208.17 FEET TO THE TRUE POINT OF BEGINNING.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE BOUNDARY LINES AND THE ADJUSTED PROPERTY LINES AND SHOWN AS TRACT 1. THE BASIS OF BEARING IS A GRID BEARING HELD BETWEEN STATION "WILLIE" AND THE NORTHWEST CORNER OF SECTION 19. A CLOSED TRAVERSE WAS PERFORMED WITH RADIAL TIES TO FOUND MONUMENTS. SAID PROPERTY LINE ADJUSTMENT WAS APPROVED BY THE CITY OF SUTHERLIN PLANNING COMMISSION AND NOTED IN THE MEETING MINUTES DATED MAY 11, 1993. THE EAST AND WEST LINES OF SAID TRACT 1, AND THE CONTROL FOR THE BALANCE OF SAID TRACT 1, EXCEPT THE HIGHWAY RIGHT OF WAY, WAS ESTABLISHED BY RETRACING THE RECORDED PLAT OF "KRUSE TERRACE TRACTS". MONUMENTS WERE HELD AS SHOWN WITHIN SAID PLAT AND THE REMAINDER OF MONUMENTS FOUND IN SAID PLAT COMPARED WELL WITH RECORD PLAT POSITION. RECORD ANGLES AND DISTANCES WERE HELD PER SAID "KRUSE TERRACE TRACTS" PLAT. THE STATE HIGHWAY RIGHT OF WAY LINE WAS ESTABLISHED BY HOLDING P.K. NAILS FOUND AT CENTERLINE STATIONS 1279+50.34 P.S. AND 1258+27.58 P.T. CENTERLINE DATA WAS HELD PER O.D.O.T. RIGHT OF WAY DRAWING NO. 7B-12-4. THE RIGHT OF WAY WAS HELD AS BEING 40.00 FEET FROM CENTERLINE.

REFERENCE SURVEYS

CS NUMBERS: M36-62, M18-15, M78-22, M44-2, 55/53, 40/163; ODOT RIGHT OF WAY MAP NO. 7B-12-4; PLATS OF KRUSE TERRACE TRACTS AND PLAT "L" OF THE SUTHERLIN LAND AND WATER COMPANY, DOUGLAS COUNTY SURVEY RECORDS.

DEEDS: BOOK 1145, PAGE 904; BOOK 1074, PAGE 491 AND BOOK 210, PAGE 17 (RECORDERS NO. 143455), DOUGLAS COUNTY DEED RECORDS.

LEGEND

- SET P.K. NAIL WITH A BRASS WASHER MARKED "WESTLAKE CONTROL" ON 9-24-93.
- SET 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "WESTLAKE CONSULTANTS" ON 9-24-93.
- FOUND MONUMENT AS NOTED
- D. - DEED
- I.R. - IRON ROD
- I.P. - IRON PIPE
- M/L - MORE OR LESS
- P. - PLAT OF KRUSE TERRACE TRACTS
- CS - SURVEY RECORD NUMBER, DOUGLAS COUNTY SURVEY RECORDS
- R/W - RIGHT OF WAY
- ODOT - OREGON DEPARTMENT OF TRANSPORTATION
- DCSO - DOUGLAS COUNTY SURVEYORS OFFICE
- () - RECORD INFORMATION
- S.L. & W. CO. - SUTHERLIN LAND AND WATER COMPANY
- O.C.S. - OREGON STATE PLANE COORDINATE SYSTEM

WESTLAKE
CONSULTANTS INC.
ENGINEERING ♦ SURVEYING ♦ PLANNING
HILLTOP BUSINESS CENTER
7340 S.W. HUNZIKER SUITE 204
TIGARD OREGON 97223
(503) 664-0852
FAX (503) 624-0157

MAP FILE M118-5

MAP FILE M118-5