

# A BOUNDARY LINE ADJUSTMENT

LOCATED IN THE SW 1/4 OF SECTION 36

T.27S.. R.6W.. W.M.

DOUGLAS COUNTY, OREGON

SCALE: 1" = 100'

JANUARY 1995

FILED

Date: 4-3-95 By: JP  
 This survey consists of:  
 Map: M 121-63  
 Narrative:  
 Corner Rpt:

DOUGLAS COUNTY  
 SURVEYOR BC

SURVEYED FOR:  
 DENNIS BUSH  
 1733 WINSTON SECTION RD.  
 WINSTON, OREGON 97496

SURVEYED BY:  
 BTS ENGINEERING & SURVEYING INC.  
 431 S.E. MAIN STREET  
 ROSEBURG, OR 97470  
 (503) 673-0966 FAX (503) 673-0105

### SURVEY NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARY LINES OF 3 LOTS OF RECORD AS APPROVED IN DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 94-355. MONUMENTS FOUND PER M 27-78 CONTROLLED THIS SURVEY. THE NORTH LINE OF M 27-78 WAS REESTABLISHED AT RECORD BEARING AND DISTANCE FROM FOUND MONUMENTS ON THE WEST LINE OF M 27-78. THE INVERSED BEARING AND DISTANCE FROM THE FOUND S.E. CORNER OF M 27-78 TO THE RESET N.E. CORNER OF M 27-78 CLOSELY MATCHES THE M 27-78 RECORD. THE SOUTH, EAST AND NORTH LINES OF A 0.46 ACRE LOT OF RECORD SURVEYED UNDER C.S. FILE NO. 35/30 ARE BEING ADJUSTED BY THIS SURVEY TO CREATE A 4.13 ACRE LOT OF RECORD AS SHOWN ON THE FACE OF THE MAP WITH THE SOUTH LINE OF THE ADJUSTED LOT OF RECORD NOW MATCHING THE NORTH LINE OF M 27-78. THE EAST LINE OF THE ORIGINAL 9.8 ACRE C.S. 35/30 LOT OF RECORD WAS MONUMENTED AT RECORD BEARING FROM THE FOUND NORTHEAST CORNER OF C.S. 35/30. THE EAST LINE OF THE ORIGINAL 0.46 ACRE C.S. 35/30 LOT OF RECORD WAS COMPUTED AT RECORD BEARING AND DISTANCE FROM A FOUND MONUMENT AND THE NORTH AND SOUTH LINES WERE THEN EXTENDED AT RECORD BEARING WESTERLY TO THE EAST RIGHT OF WAY LINE OF U.S. 99. THERE ARE SIGNIFICANT DISCREPANCIES AND ERRORS IN C.S. 35/30 AND C.S. 53/57 THAT WERE NOT RESOLVED UNDER THIS SURVEY. THEREFORE THE 0.46 ACRE PARCEL IS SHOWN FOR INFORMATIONAL PURPOSES ONLY SINCE ITS BOUNDARIES ARE BEING ADJUSTED BY THIS SURVEY. MONUMENTS FOUND ON THE WEST LINE OF M 27-78 CONTROLLED THE EAST RIGHT OF WAY LINE OF U.S. 99. THESE MONUMENTS AND THE MONUMENT SET AT THE NW CORNER OF THE 4.13 ACRE ADJUSTED LOT OF RECORD CLOSELY MATCH THE EXISTING CENTERLINE OF U.S. 99.

THIS SURVEY WAS PERFORMED BY LES FANNING AND MATT DIXON USING A SOKKIA SET 2B11 TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

APPROVAL:

*Keith L. Cubic* 3/30/95  
 COUNTY PLANNING DIRECTOR DATE

### LEGEND

- = FD. MONUMENT PER M27-78 AS NOTED
- ⊙ = FD. AS NOTED
- = SET 5/8" X 30" IRON ROD WITH PLASTIC CAP "BTS ENG-SURV"
- ⊕ = FOUND DCSO BCIP #055060
- ▲ = COMPUTED POINT, NOT SET
- × × × = EXISTING FENCE
- [ ] = RECORD CALLS PER C.S. FILE NO. 35/30
- ( ) = RECORD CALLS PER M 27-78

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	05° 43' 36"	1969.86'	196.89'	98.53'	196.81'	N 15° 47' 00" E
C 2	16° 37' 40"	1969.86'	571.67'	287.86'	569.67'	N 04° 36' 22" E
C 3	02° 19' 53"	1969.86'	80.15'	40.08'	80.14'	S 8° 24' 15" W
C 4	1° 25' 59"	1969.86'	49.27'	24.64'	49.27'	S 10° 17' 10" W

LINE	BEARING	DISTANCE
L1	[ N.4° 58' 00" E.	80.00'
L2	S.80° 25' 24" E.	8.26'

ESE CORNER  
 WAGNER DLC NO. 55  
 FOUND BRASS CAP AND ACCESSORIES  
 PER PLSS #055060

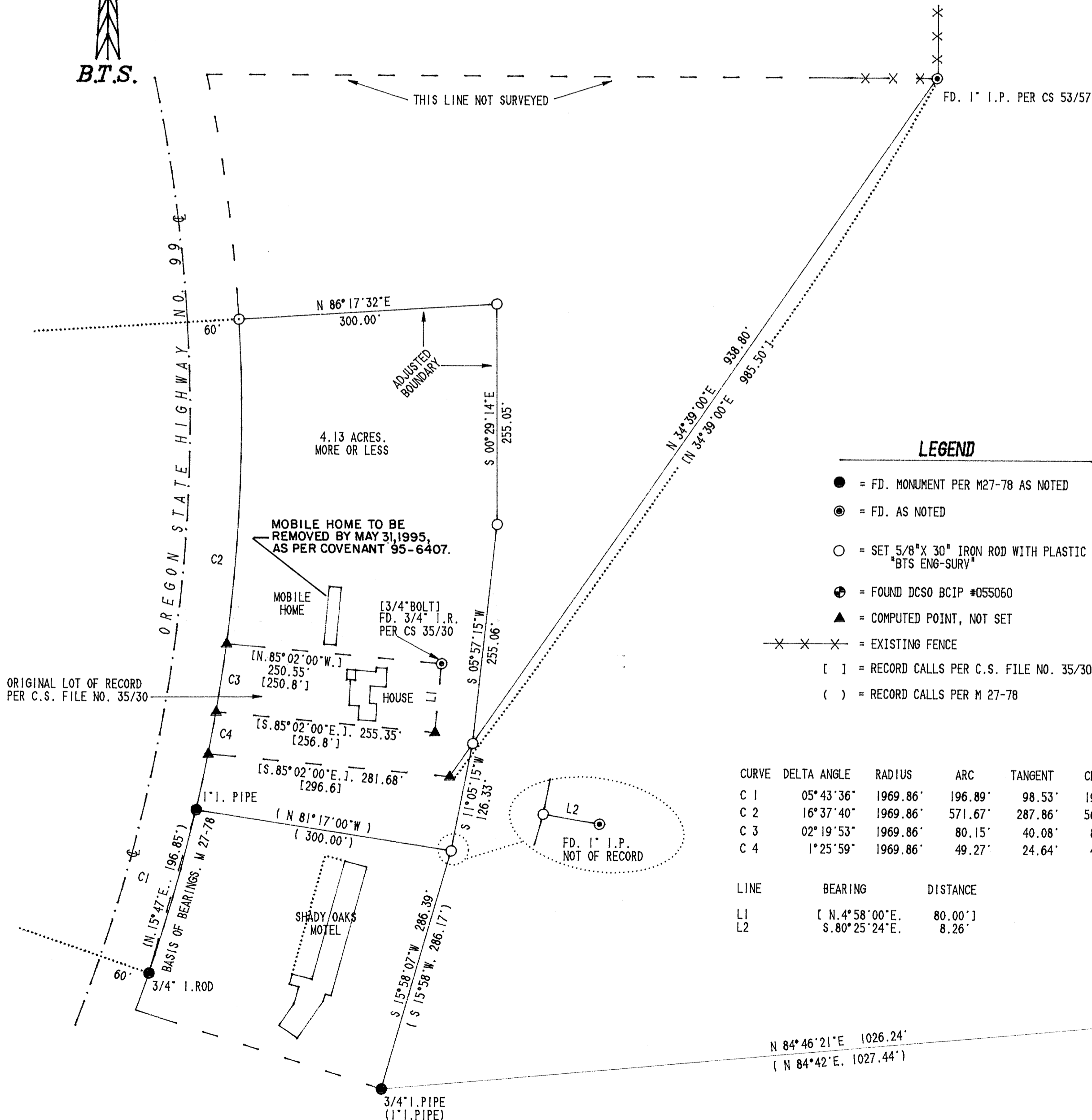
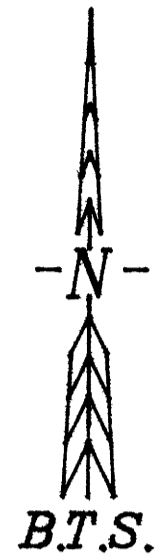
COUNTY SURVEYORS FILE DATA  
 DO NOT REMOVE FROM OFFICE

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Kristian O. DeGroot*

OREGON  
 JULY 17, 1981  
 KRISTIAN O. DEGROOT  
 1941

EXPIRES: 12-31-95



MAP FILE M 121-63

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