

LEGEND

- SET 5/8" X 30" I.R. WITH PLASTIC CAP
ME FARR
1181
- ⊗ FOUND MONUMENTS 'BAUGHMAN TECH SERV'
- ⊙ FOUND MONUMENTS PER M32-57
- FOUND MONUMENTS PER M23-55
- ⊙ FOUND MONUMENT PER COUNTY ROAD DEPT.
- ⊕ POINT CALCULATED, NO MONUMENT SET

COMMON BOUNDARY LINE ADJUSTMENT

SW 1/4 & SE 1/4, SECTION 11, T27S, R6W, WM
In the City of Roseburg
DOUGLAS COUNTY, OREGON

APRIL 1995
SCALE 1" = 100'

FILED

Date: 5-5-95 By: *JP*
This survey consists of:
Map: M 121-74
Narrative: _____
Corner Rpt: _____

DOUGLAS COUNTY, OREGON
SURVEYOR

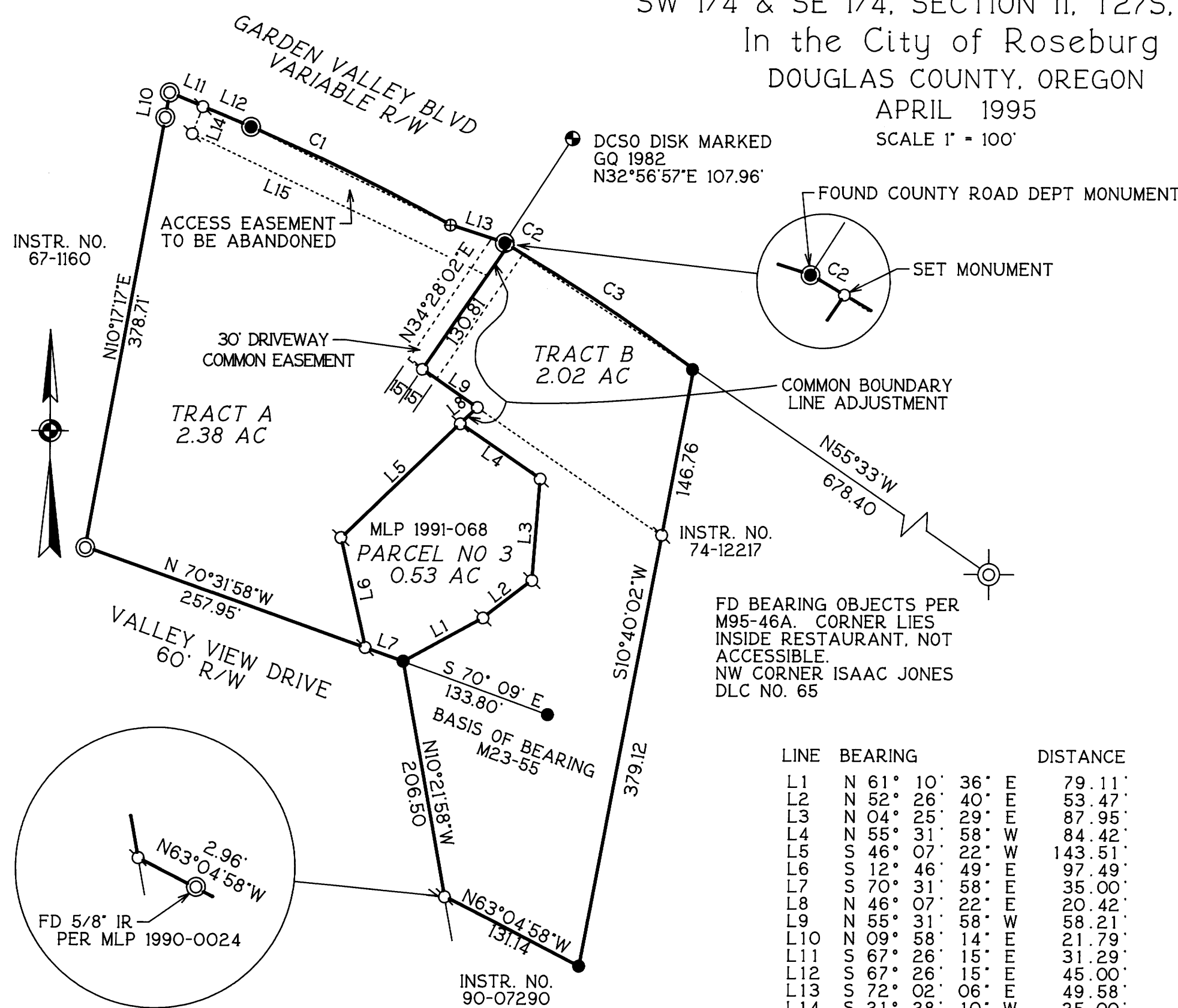
REVISED LOT DESCRIPTIONS

TRACT A

BEGINNING AT A 5/8" IRON ROD, FROM WHICH THE N.W. CORNER OF ISAAC JONES D.L.C. NO. 65, TWP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN BEARS S56°33'23"E 193.90 FT AND S55°33'E 678.40 FT; THENCE S34°28'02"W 130.81 FT TO A 5/8" IRON ROD; THENCE S55°31'58"E 58.21 FT TO A 5/8" IRON ROD; THENCE S46°07'22"W 163.93 FT TO A 5/8" IRON ROD; THENCE S12°46'49"E 97.49 FT TO A 5/8" IRON ROD; THENCE N70°31'58"W 257.95 FT TO A 5/8" IRON ROD; THENCE N10°17'17"E 378.71 FT TO A 5/8" IRON ROD; THENCE N09°58'14"W 21.79 FT TO A 1/2" IRON PIPE; THENCE S67°26'15"E 76.29 FT TO A 3/4" IRON ROD; THENCE ALONG THE ARC OF A 1849.86 FT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S64°08'35"E 193.22 FT) 193.31 FT TO A POINT; THENCE S72°02'06"E 49.58 FT TO A 3/4" IRON ROD; THENCE ALONG THE ARC OF A 1859.86 FT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S59°35'49"E 3.41 FT) 3.41 FT TO THE POINT OF BEGINNING CONTAINING 2.38 ACRES, LOCATED IN DOUGLAS COUNTY, OREGON.

TRACT B

BEGINNING AT A 3/4" IRON ROD, FROM WHICH THE N.W. CORNER OF ISAAC JONES D.L.C. NO. 65, TWP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN BEARS S55°33'E 678.40 FT; THENCE S10°40'02"W 525.88 FT TO A 3/4" IRON ROD; THENCE N63°04'58"W 131.14 FT TO A 5/8" IRON ROD; THENCE N10°21'58"W 206.50 FT TO A 1/2" IRON PIPE; THENCE N61°10'36"E 79.11 FT TO A 5/8" IRON ROD; THENCE N52°26'40"E 53.47 FT TO A 5/8" IRON ROD; THENCE N04°25'29"E 87.95 FT TO A 5/8" IRON ROD; THENCE N55°31'58"W 84.42 FT TO A 5/8" IRON ROD; THENCE N46°07'22"E 20.42 FT TO A 5/8" IRON ROD; THENCE N55°31'58"W 58.21 FT TO A 5/8" IRON ROD; THENCE N34°28'02"E 130.81 FT TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 1859.86 FT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S56°33'23"E 193.90 FT) 193.90 FT TO THE POINT OF BEGINNING, CONTAINING 2.02 ACRES, LOCATED IN DOUGLAS COUNTY, OREGON.



LINE	BEARING	DISTANCE
L1	N 61° 10' 36" E	79.11'
L2	N 52° 26' 40" E	53.47'
L3	N 04° 25' 29" E	87.95'
L4	N 55° 31' 58" W	84.42'
L5	S 46° 07' 22" W	143.51'
L6	S 12° 46' 49" E	97.49'
L7	S 70° 31' 58" E	35.00'
L8	N 46° 07' 22" E	20.42'
L9	N 55° 31' 58" W	58.21'
L10	N 09° 58' 14" E	21.79'
L11	S 67° 26' 15" E	31.29'
L12	S 67° 26' 15" E	45.00'
L13	S 72° 02' 06" E	49.58'
L14	S 21° 28' 10" W	25.00'
L15	S 64° 37' 46" E	283.96'

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	5° 59' 15"	1849.86'	193.31'	96.74'	193.22'	S 64° 08' 35" E
C 2	0° 06' 17"	1859.86'	3.41'	1.70'	3.41'	S 59° 35' 49" E
C 3	5° 58' 34"	1859.86'	193.90'	97.08'	193.90'	S 56° 33' 23" E

NARRATIVE:

THE PURPOSE OF THIS COMMON BOUNDARY LINE ADJUSTMENT IS TO COMBINE PARCEL 2 WITH A PORTION OF PARCEL 1, BOTH PARCELS HAVING BEEN CREATED IN MINOR LAND PARTITION 1991-0068, DOCUMENT #91-17312, RECORDED IN THE DEED RECORDS OF THE DOUGLAS COUNTY RECORDER'S OFFICE, AND TO CHANGE THE POINT OF ACCESS TO GARDEN VALLEY BLVD FOR PARCELS 1 & 2 FROM THAT SHOWN ON MLP 1991-0068 NEAR THE WESTERN BOUNDARY OF PARCEL 1 TO A POINT ON THE EASTERN BOUNDARY OF PARCEL 1.

THE NEW COMMON BOUNDARY LINE IS ESTABLISHED AS AN EXTENSION OF THE NORTH WESTERLY BOUNDARY LINE OF PARCEL NO 3 NORTH EASTERLY TO THE INTERSECTION WITH THE SOUTHERN BOUNDARY OF TRACT B, A DISTANCE OF 20.42 FEET.

TWO NEW LOTS ARE ESTABLISHED AND WILL BE DESIGNATED AS TRACT A AND AS TRACT B. TRACT A IS ESTABLISHED FROM PARCEL 1 OF MLP 1991-0068 PLUS 0.18 ACRES FROM THE ABANDONED ACCESS EASEMENT WHICH WAS PART OF PARCEL 2 OF MLP 1991-0068 AND MINUS 1.33 ACRES WHICH BECOMES PART OF TRACT B. TOTAL AREA OF TRACT A IS NOW 2.38 ACRES. TRACT B IS ESTABLISHED FROM PARCEL 2 OF MLP 1991-0068 MINUS 0.18 ACRES FROM THE ABANDONED ACCESS EASEMENT WHICH BECOMES A PART OF TRACT A PLUS 1.33 ACRES WHICH WAS A PART OF PARCEL 1 OF MLP 1991-0068. TOTAL AREA OF TRACT B IS NOW 2.02 ACRES.

THE NEW ACCESS EASEMENT WILL EXTEND WEST 15 FEET INTO TRACT A AND EAST 15 FEET INTO TRACT B. TRACT A AND TRACT B WILL SHARE THIS JOINT ACCESS DRIVEWAY.

PARCEL 3 OF MLP 1991-0068 WAS NOT AFFECTED BY THIS COMMON BOUNDARY LINE ADJUSTMENT.

WE FOUND MONUMENTS FROM SURVEYS M23-55, M32-57, AND MLP 1991-0068 BY BAUGHMAN. THE MONUMENTS WERE WITHIN 0.2 FEET OF THE MAP LOCATION. I SET ONE NEW MONUMENT AT THE NORTH END OF THE COMMON BOUNDARY LINE ADJUSTMENT AND REPLACED ONE MONUMENT AT THE NORTHWEST CORNER OF TRACT B WHICH WAS DESTROYED WHEN THE ACCESS DRIVEWAY WAS CONSTRUCTED. THIS SURVEY WAS PERFORMED BY MAURICE E FARR AND RICHARD M GARZA, JR. USING A LIETZ SET 4 TOTAL STATION. CALCULATIONS AND DRAFTING WAS PERFORMED BY MAURICE E FARR.

SURVEYED FOR
FIRST CONSERVATIVE BAPTIST CHURCH
2681 NW KLINE STREET
ROSEBURG, OR 97470

SURVEYED BY
MAURICE E FARR
PROFESSIONAL LAND SURVEYOR
1960 SW BURDETTE DRIVE
ROSEBURG, OR 97470

APPROVALS
[Signature]
COMMUNITY DEVELOPMENT DIRECTOR
CITY OF ROSEBURG
4-26-95
DATE

Maurice E Farr
MAURICE E FARR
PROFESSIONAL LAND SURVEYOR
1960 SW BURDETTE DRIVE
ROSEBURG, OR 97470

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
SEPT 23, 1977
MAURICE E. FARR
1181

EXPIRES 12-31-95

DOUGLAS COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MAP FILE M 121-74

MAP FILE M 121-74