

# BOUNDARY LINE ADJUSTMENT

IN THE SW1/4 OF SEC. 16, T26S, R5W, W.M.  
DOUGLAS COUNTY, OREGON

SCALE: 1" = 100' MAY 1994

FILED

Date: 6-14-95 By: JP  
This survey consists of:  
Map: M 122-9  
Narrative: \_\_\_\_\_  
Corner Rpt: \_\_\_\_\_

DOUGLAS COUNTY  
SURVEYOR

SURVEYED FOR:  
KEN CARLONI  
5088 OLD MELROSE RD.  
ROSEBURG, OREGON 97470

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

## NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARY LINE BETWEEN THE LONG AND CARLONI PROPERTIES AND TO SURVEY A 20 FOOT WIDE ACCESS EASEMENT THROUGH LONG'S PROPERTY TO THE ADJUSTED BOUNDARY LINE. THIS SURVEY WAS CONTROLLED BY MONUMENTS FOUND PER M 33-52 AND M 50-23. THE NEW BOUNDARY WAS SURVEYED AS SHOWN ON THE FACE OF THE MAP AS DIRECTED BY THE OWNERS. THIS SURVEY WAS PERFORMED BY LES FANNING AND MATT DIXON USING A SOKKIA SET 2B11 TOTAL STATION WITH COMPUTATIONS AND DRAFTING BY KRIS DEGROOT.

### CARLONI TO LONG PARCEL

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 16, T.26S., R.5W., W.M. AND BEING A PORTION OF THAT PARCEL OF LAND DESCRIBED IN A DEED TO KENNETH AND JENNIFER CARLONI AS RECORDED IN INST. NO. 94-14713 OF THE RECORDS OF DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEAST LINE OF SAID INST. NO. 94-14713 FROM WHICH THE SOUTHWEST CORNER OF THE MOODY FRENCH D.L.C. NO. 40, T.26S., R.5W., W.M. BEARS S.77°30'19"E., 2144.20 FEET; THENCE S.36°55'57"W., ALONG SAID SOUTHEAST LINE, 210.01 FEET TO A 5/8" IRON ROD; THENCE N.53°04'03"W., 45.83 FEET TO A 5/8" IRON ROD; THENCE N.36°55'57"E., 210.01 FEET TO A 5/8" IRON ROD; THENCE S.53°04'03"E., 45.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.22 ACRES, MORE OR LESS.

### LONG TO CARLONI PARCEL

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 16, T.26S., R.5W., W.M. AND BEING A PORTION OF THAT PARCEL OF LAND DESCRIBED IN A DEED TO JAMES S. AND BARBARA D. LONG AS RECORDED IN INST. NO. 92-11343 OF THE RECORDS OF DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWEST LINE OF SAID INST. NO. 92-11343 FROM WHICH THE SOUTHWEST CORNER OF THE MOODY FRENCH D.L.C. NO. 40, T.26S., R.5W., W.M. BEARS S.77°30'19"E., 2144.20 FEET; THENCE N.36°55'57"E., 288.77 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF SAID INST. NO. 92-11343; THENCE S.50°23'45"E., ALONG THE NORTHEAST LINE OF SAID LONG PROPERTY, 58.85 FEET TO A 5/8" IRON ROD; THENCE S.39°36'15"W., 51.67 FEET TO A 5/8" IRON ROD; THENCE S.51°29'22"W., 137.22 FEET TO A 5/8" IRON ROD; THENCE S.46°15'29"W., 102.96 FEET TO A 5/8" IRON ROD; THENCE N.53°04'03"W., 5.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.22 ACRES, MORE OR LESS.

### 20 FOOT ROADWAY EASEMENT NO. 1

A NON-EXCLUSIVE EASEMENT FOR ROADWAY PURPOSES OVER AN EXISTING ROADWAY ON A 20 FOOT WIDE STRIP OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 16, T.26S., R.5W., W.M., SAID STRIP BEING A PORTION OF THAT PARCEL OF LAND DESCRIBED IN A DEED TO JAMES S. AND BARBARA D. LONG AS RECORDED IN INST. NO. 92-11343 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON AND LYING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE SOUTHEAST LINE OF SAID INST. NO. 92-11343 FROM WHICH THE MOST SOUTHERLY SOUTHWEST CORNER OF THE MOODY FRENCH D.L.C. NO. 40, T.26S., R.5W., W.M. BEARS S.73°47'04"E., 1762.50 FEET; THENCE 34.66 FEET ALONG THE ARC OF A 70 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N.61°21'27"W., 34.30 FEET) TO A POINT; THENCE N.47°10'27"W., 122.55 FEET TO POINT; THENCE N.59°01'47"W., 39.16 FEET TO A POINT; THENCE 60.63 FEET ALONG THE ARC OF A 50 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S.86°13'50"W., 56.98 FEET) TO A POINT; THENCE S.51°29'27"W., 134.78 FEET TO A POINT; THENCE S.46°15'29"W., 100.87 FEET TO THE END POINT OF THIS EASEMENT DESCRIPTION.

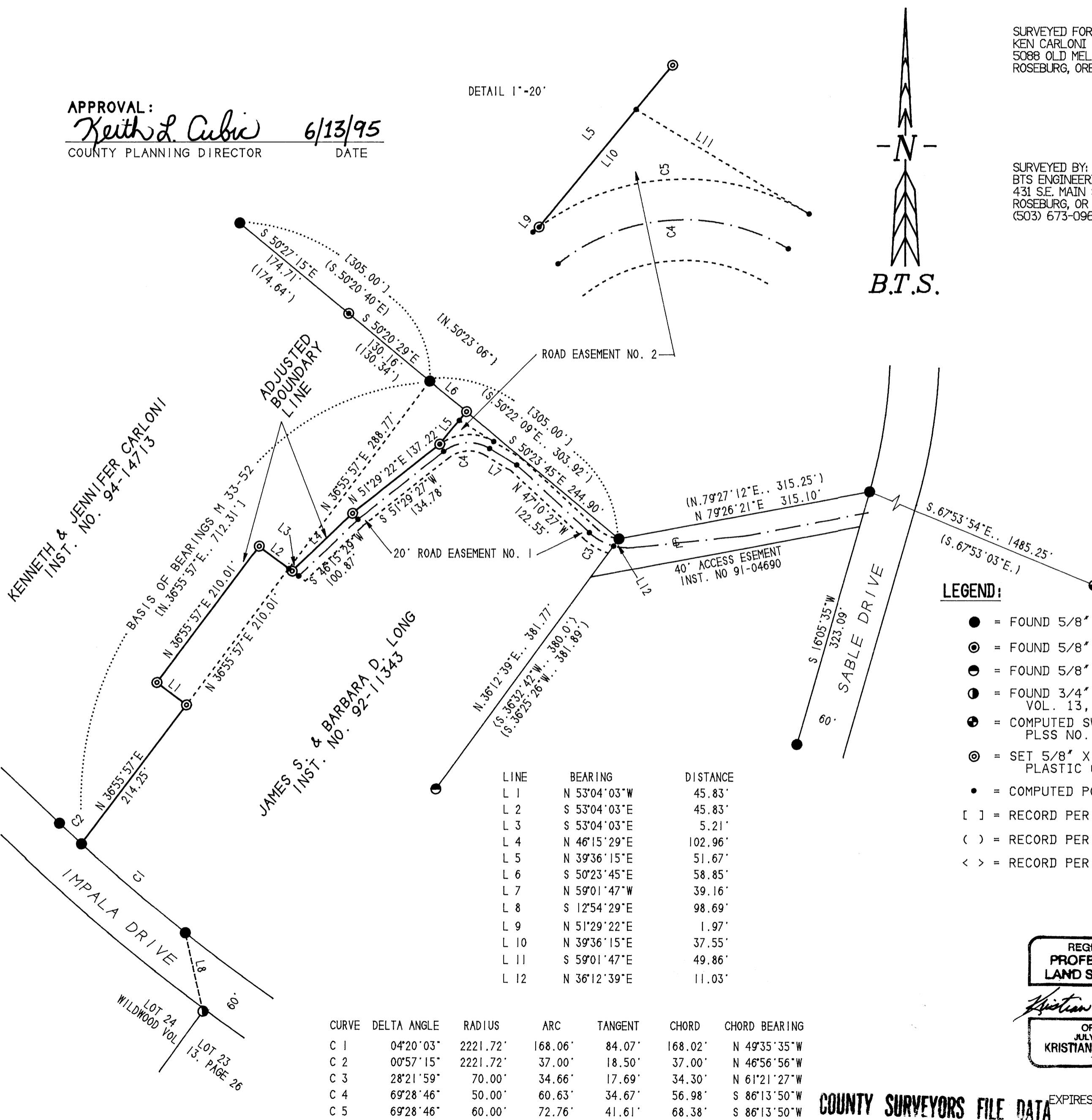
### ROADWAY EASEMENT NO. 2

A NON-EXCLUSIVE EASEMENT FOR ROADWAY PURPOSES OVER A PORTION OF THAT PARCEL OF LAND DESCRIBED IN A DEED TO JAMES S. AND BARBARA D. LONG AS RECORDED IN INST. NO. 92-11343 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE ABOVE DESCRIBED ROADWAY EASEMENT NO. 1 FROM WHICH THE SOUTHWEST CORNER OF MOODY FRENCH D.L.C. NO. 40, T.26S., R.5W., W.M. BEARS S.71°22'03"E., 1942.62 FEET; THENCE ALONG THE NORTH LINE OF THE ABOVE DESCRIBED ROADWAY EASEMENT NO. 1, 72.76 FEET ALONG THE ARC OF A 60 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S.86°13'50"W., 68.38 FEET) TO A POINT; THENCE N.51°29'22"E., 1.97 FEET TO A 5/8" IRON ROD; THENCE N.39°36'15"E., 37.55 FEET TO A POINT; THENCE S.59°01'47"E., 49.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.01 ACRES, MORE OR LESS.

APPROVAL:  
*Keith L. Cubic* 6/13/95  
COUNTY PLANNING DIRECTOR DATE

DETAIL 1"=20'



LINE	BEARING	DISTANCE
L 1	N 53°04'03"W	45.83'
L 2	S 53°04'03"E	45.83'
L 3	S 53°04'03"E	5.21'
L 4	N 46°15'29"E	102.96'
L 5	N 39°36'15"E	51.67'
L 6	S 50°23'45"E	58.85'
L 7	N 59°01'47"W	39.16'
L 8	S 12°54'29"E	98.69'
L 9	N 51°29'22"E	1.97'
L 10	N 39°36'15"E	37.55'
L 11	S 59°01'47"E	49.86'
L 12	N 36°12'39"E	11.03'

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	04°20'03"	2221.72'	168.06'	84.07'	168.02'	N 49°35'35"W
C 2	00°57'15"	2221.72'	37.00'	18.50'	37.00'	N 46°56'56"W
C 3	28°21'59"	70.00'	34.66'	17.69'	34.30'	N 61°21'27"W
C 4	69°28'46"	50.00'	60.63'	34.67'	56.98'	S 86°13'50"W
C 5	69°28'46"	60.00'	72.76'	41.61'	68.38'	S 86°13'50"W

## LEGEND:

- = FOUND 5/8" IRON ROD PER M 33-52
- ⊙ = FOUND 5/8" IRON ROD PER M 94-7
- ⊖ = FOUND 5/8" IRON ROD PER M 50-23
- ⊕ = FOUND 3/4" IRON ROD PER WILDWOOD VOL. 13, PAGE 26 (REC. 5/8" I.R.)
- ⊗ = COMPUTED SW COR DLG 40 PER M 94-7 PLSS NO. 040050
- ⊙ = SET 5/8" X 30" IRON ROD WITH PLASTIC CAP MARKED "BTS ENG-SURV"
- = COMPUTED POINT
- [ ] = RECORD PER M 33-52
- ( ) = RECORD PER M 94-7
- < > = RECORD PER M 50-23

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Kristian O. Degroot*

OREGON  
JULY 17, 1981  
KRISTIAN O. DEGROOT  
1941

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

EXPIRES: 12-31-95