

**COUNTY SURVEYORS FILE DATA
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FILED
Date: 1-18-96 By: JC
This survey consists of:
Map: M123-18
Narrative: _____
Corner Rpt: _____

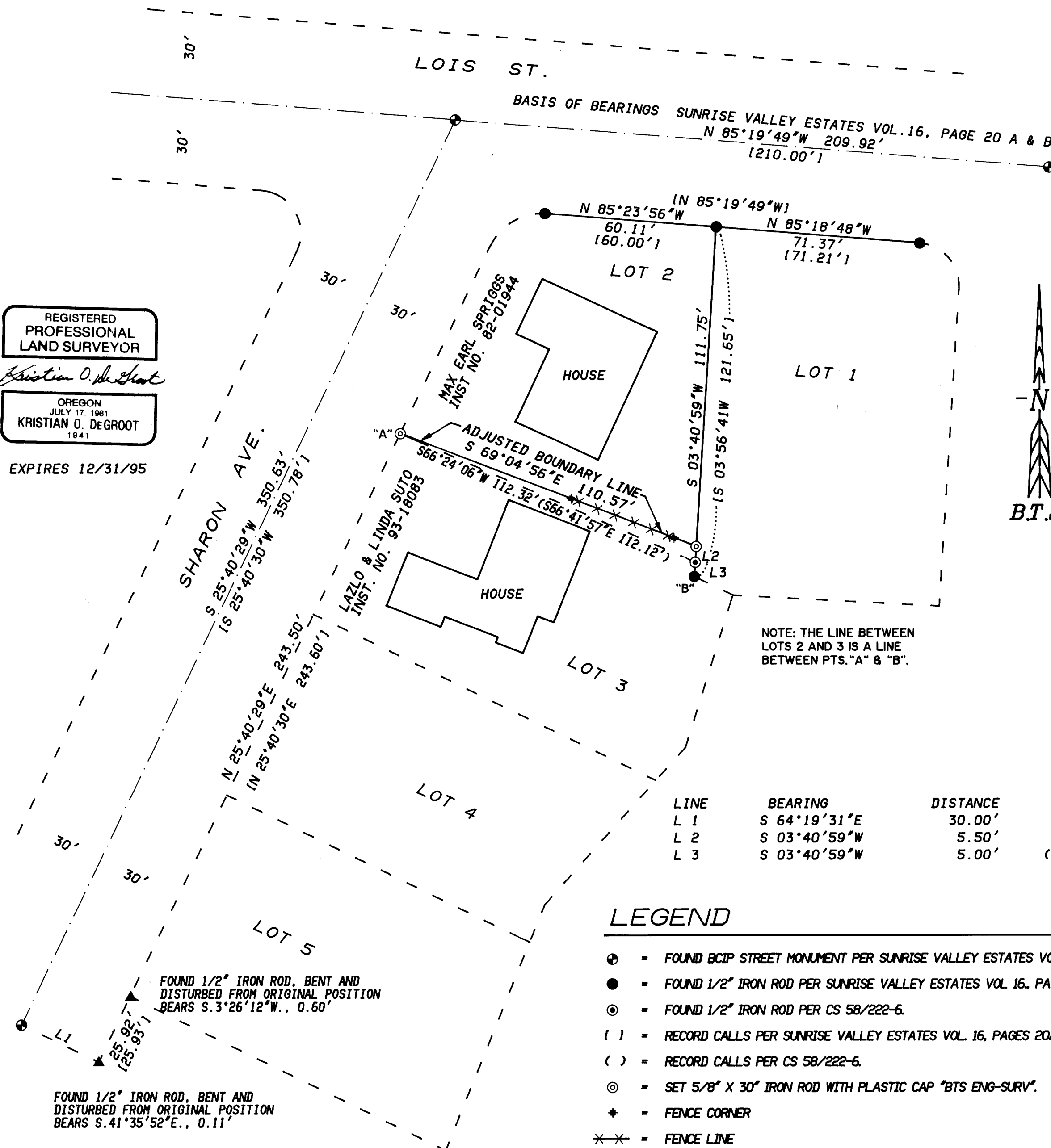
DOUGLAS COUNTY
SURVEYOR

**BOUNDARY LINE ADJUSTMENT (BLA-95-13)
LOT 2 & 3, BLOCK THREE SUNRISE VALLEY ESTATES
CITY OF ROSEBURG, OREGON
SE 1/4 OF SECTION 19, T.27S., R. 5 W., W.M.
SCALE: 1" = 30'
DECEMBER, 1995**

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

SURVEYED FOR:
LAZLO & LINDA SUTO
817 S.E. SHARON
ROSEBURG, OR 97470

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Kristian O. DeGroot
OREGON
JULY 17, 1981
KRISTIAN O. DEGROOT
1941
EXPIRES 12/31/95



APPROVAL:

[Signature]

1-10-96

COMMUNITY DEVELOPMENT DIRECTOR

DATE

LEGAL DESCRIPTION:

SPRIGGS TO SUTO---ADJUSTED PARCEL

BEGINNING AT A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF LOT 2, BLOCK THREE, SUNRISE VALLEY ESTATES, A SUBDIVISION RECORDED IN VOLUME 16, PAGES 20A AND 20B OF THE SUBDIVISION RECORDS OF DOUGLAS COUNTY, OREGON; THENCE S.69°04'56"E., 110.57 FEET TO A 5/8" IRON ROD ON THE EAST LINE OF SAID LOT 2; THENCE S.3°40'59"W. ALONG SAID EAST LINE, 5.50 FEET TO A 1/2" IRON ROD AT THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN INST. NO. 93-18083 OF THE RECORDS OF DOUGLAS COUNTY, OREGON; THENCE N.66°24'06"W. ALONG THE NORTH LINE OF SAID INST. NO. 93-18083, 112.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 290 SQUARE FEET, MORE OR LESS.

LINE	BEARING	DISTANCE
L 1	S 64°19'31"E	30.00'
L 2	S 03°40'59"W	5.50'
L 3	S 03°40'59"W	5.00'

(S3°56'41"W 5.00')

LEGEND

- = FOUND BCIP STREET MONUMENT PER SUNRISE VALLEY ESTATES VOL. 16, PAGES 20A & 20B.
- = FOUND 1/2" IRON ROD PER SUNRISE VALLEY ESTATES VOL. 16, PAGES 20A & 20B.
- = FOUND 1/2" IRON ROD PER CS 58/222-6.
- () = RECORD CALLS PER SUNRISE VALLEY ESTATES VOL. 16, PAGES 20A & 20B.
- () = RECORD CALLS PER CS 58/222-6.
- ⊙ = SET 5/8" X 30" IRON ROD WITH PLASTIC CAP "BTS ENG-SURV".
- * = FENCE CORNER
- * * = FENCE LINE

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARY LINE BETWEEN LOT 2 AND LOT 3, BLOCK THREE OF SUNRISE VALLEY ESTATES. THIS BOUNDARY WAS PREVIOUSLY ADJUSTED IN 1980 UNDER CS 58/222-6. MONUMENTS FOUND PER SUNRISE VALLEY ESTATES AND CS 58/222-6 WERE THE BASIS OF THIS SURVEY. THE SOUTHWEST CORNER OF LOT 2 WAS RESET AT A PROPORTIONATE POSITION BASED ON THE SHARON AVENUE STREET MONUMENTS SHOWN. MONUMENTS ALONG THE WEST LINE OF LOTS 2, 3, 4 & 5 HAVE BEEN DESTROYED BY DRIVEWAY CONSTRUCTION AND SITE GRADING. THE NW CORNER OF LOT 6 AND THE PC ON THE WEST LINE OF LOT 6 WERE FOUND BUT HAD BEEN DISTURBED AND WERE NOT USED FOR CONTROL. THE EAST LINE OF LOT 2 WAS CONTROLLED BY SUNRISE VALLEY ESTATES AND CS 58/222-6 MONUMENTS. THE NEW BOUNDARY WAS ESTABLISHED ALONG A PORTION OF AN EXISTING FENCELINE AS SHOWN. THIS SURVEY WAS PERFORMED BY LES FANNING, MATT DIXON AND KIRK COPSEY USING A SOKKIA SET 5A TOTAL STATION WITH COMPUTATIONS AND DRAFTING BY KRIS DEGROOT.