

# BOUNDARY LINE ADJUSTMENT

LOCATED IN  
BLOCK 1 & 2, PLAT "C", ROSEBURG HOME ORCHARD TRACTS  
NW1/4 SEC. 32, T25S, R5W, W.M.  
DOUGLAS COUNTY, OREGON

SCALE: 1" = 200'

MARCH 1996

PREPARED BY:  
BTS ENGINEERING & SURVEYING INC.  
431 S.E. MAIN STREET  
ROSEBURG, OR 97470

PREPARED FOR:  
STANLEY O. SCHRICKER  
354 NORTHSTAR LANE  
SUTHERLIN, OREGON 97479

DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 96-012 AND 96-079

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

FILED  
Date: 4-22-96 By: JP  
This survey consists of:  
Map: M123-53  
Narrative:  
Corner Plat:

APPROVAL:

DOUGLAS COUNTY SURVEYOR

Bob Williamson for KLC  
DOUGLAS COUNTY PLANNING DIRECTOR

4/22/96  
DATE

## NARRATIVE:

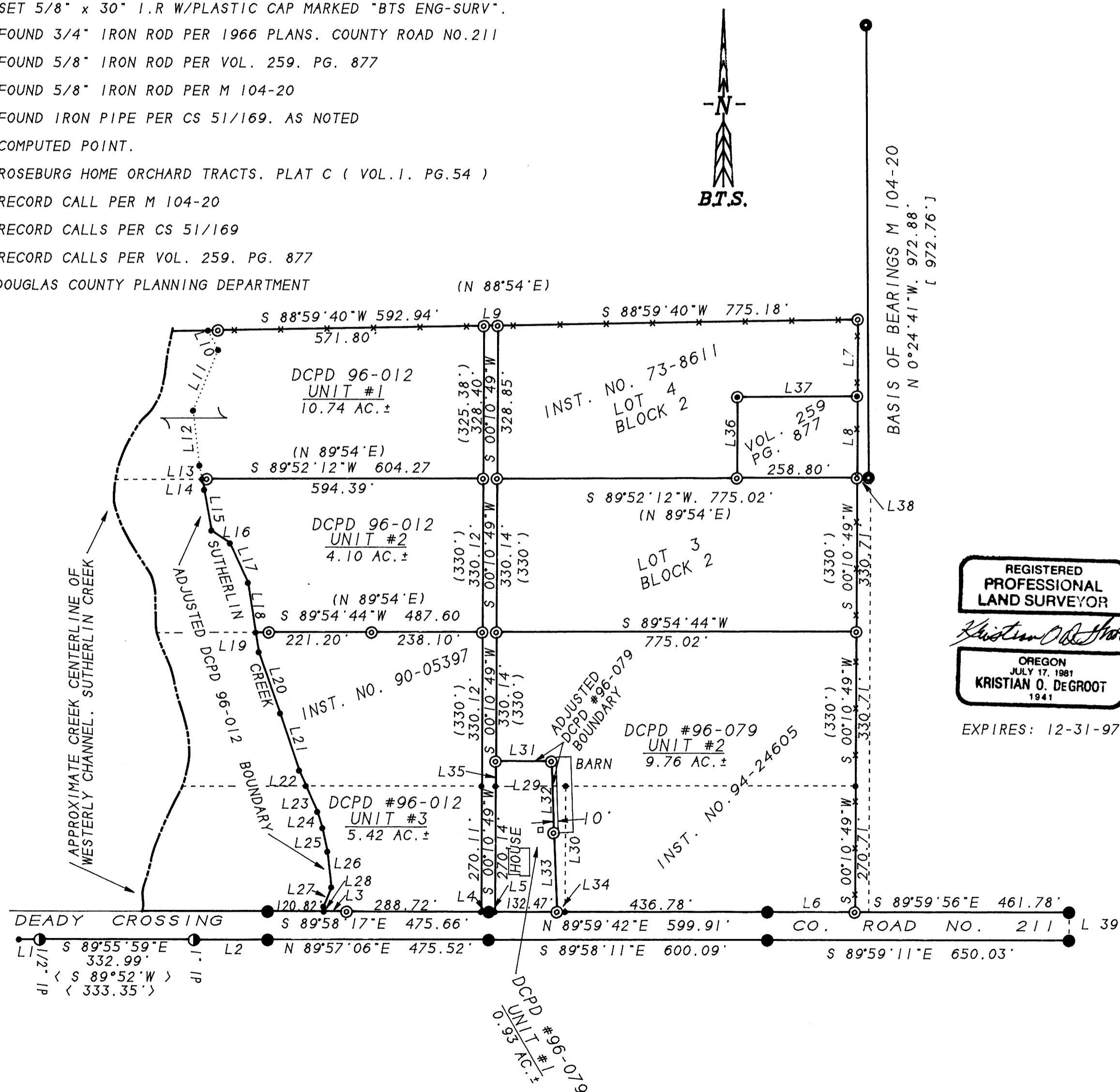
THE PURPOSE OF THIS SURVEY WAS TO MONUMENT CORNERS AND ADJUST BOUNDARIES OF THE LOTS OF RECORD OF INST. NO. 90-05397 AND TO ADJUST THE BOUNDARY BETWEEN INST. NO. 90-05397 AND 94-24605 ALL LOCATED IN BLOCK 1 AND 2, PLAT "C", ROSEBURG HOME ORCHARD TRACTS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILES 96-012 AND 96-079. THE SOUTH LINE OF PLAT "C" FALLS ON THE SOUTH RIGHT OF WAY LINE OF DEADY CROSSING COUNTY ROAD NO. 211, WHICH WAS CONTROLLED BY MONUMENTS FOUND PER THE 1966 ROAD PLANS AND CS 51/169. THE S.W. CORNER OF PLAT "C" WAS COMPUTED PER CS 51/169. THE NORTH AND EAST LINES OF BLOCKS 1 AND 2 WERE CONTROLLED BY MONUMENTS FOUND PER VOL. 259, PAGE 877, DOUGLAS COUNTY RECORDS AND BY EXISTING FENCE LINES. THE BEARING OF THE EAST LINE OF BLOCK 2 WAS CONTROLLED BY THE MONUMENT FOUND AT THE N.E. CORNER OF VOL. 259, PAGE 877 WHICH FALLS IN THE FENCE LINE AND THE EXISTING FENCE LINE LYING SOUTH TO DEADY CROSSING ROAD. THE S.E. AND N.E. CORNERS OF LOT 4, BLOCK 2 WERE COMPUTED AT VOL. 259, PAGE 877 DEED DISTANCES ALONG THIS LINE FROM THE N.E. CORNER OF VOL. 259 PAGE 877. THE NORTH LINE OF BLOCKS 1 AND 2 WAS THEN CONTROLLED BY THE N.E. CORNER OF BLOCK 2 AND THE EXISTING FENCE LINE. THE CORNERS OF BLOCKS 1 AND 2 WERE THEN COMPUTED AT PROPORTIONATE DISTANCES BETWEEN THE S.E. CORNER OF LOT 4 AND THE S.W. CORNER OF PLAT "C" AND BOUNDARIES WERE ADJUSTED AS SHOWN ON THE FACE OF THE MAP.

THIS SURVEY WAS PERFORMED BY LES FANNING, MATT DIXON AND KIRK COPSEY USING A SOKKIA SET 5A TOTAL STATION WITH COMPUTATION BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

LINE	BEARING	DISTANCE	
L 1	S 89°55'59"E	44.96'	<S 89°49'W>
L 2	N 89°55'50"E	158.03'	
L 3	S 89°58'17"E	49.24'	
L 4	S 89°58'17"E	16.87'	
L 5	N 89°59'42"E	13.13'	
L 6	S 89°59'56"E	188.24'	
L 7	S 00°10'49"W	165.00'	
L 8	S 00°10'49"W	175.70'	((SOUTH))
L 9	S 88°59'40"W	30.01'	
L 10	S 27°29'24"E	47.23'	
L 11	S 22°29'49"W	140.99'	
L 12	S 06°47'05"E	118.62'	
L 13	S 10°55'28"E	29.97'	
L 14	S 10°55'27"E	23.70'	
L 15	S 10°17'57"E	88.94'	
L 16	S 55°16'08"E	48.18'	
L 17	S 24°39'59"E	93.35'	
L 18	S 08°54'30"E	107.74'	
L 19	S 08°54'30"E	43.01'	
L 20	S 19°17'16"E	139.01'	
L 21	S 18°35'21"E	129.69'	
L 22	S 24°08'27"E	36.22'	
L 23	S 24°08'27"E	60.42'	
L 24	S 17°21'16"E	36.40'	
L 25	S 12°07'29"E	52.12'	
L 26	S 06°28'02"E	77.37'	
L 27	S 22°25'32"W	44.55'	
L 28	S 04°10'31"E	10.77'	
L 29	N 89°57'16"E	150.00'	
L 30	S 00°10'49"W	270.25'	
L 31	N 89°57'16"E	119.05'	
L 32	S 01°55'52"E	153.18'	
L 33	S 02°26'19"E	170.28'	
L 34	S 89°59'42"E	17.53'	
L 35	N 00°10'49"E	52.99'	
L 36	N 00°10'49"E	175.70'	((NORTH))
L 37	S 89°35'12"W	258.41'	((N 89°37'E. 258.80'))
L 38	S 87°53'49"W	25.13'	
L 39	N 00°00'52"W	60.10'	

## LEGEND:

- ⊙ - SET 5/8" x 30" I.R W/PLASTIC CAP MARKED "BTS ENG-SURV".
- - FOUND 3/4" IRON ROD PER 1966 PLANS. COUNTY ROAD NO.211
- ⊙ - FOUND 5/8" IRON ROD PER VOL. 259, PG. 877
- - FOUND 5/8" IRON ROD PER M 104-20
- - FOUND IRON PIPE PER CS 51/169. AS NOTED
- - COMPUTED POINT.
- ( ) - ROSEBURG HOME ORCHARD TRACTS, PLAT C ( VOL.1, PG.54 )
- [ ] - RECORD CALL PER M 104-20
- < > - RECORD CALLS PER CS 51/169
- (( )) - RECORD CALLS PER VOL. 259, PG. 877
- DCPD - DOUGLAS COUNTY PLANNING DEPARTMENT



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Kristian O. Degroot  
OREGON  
JULY 17, 1981  
KRISTIAN O. DEGROOT  
1941

EXPIRES: 12-31-97

MAP FILE M123-53

MAP FILE M123-53