

FILED

Date: 6/3/96 By: BC

This survey consists of:

Map: M 125-5

Narrative: _____

Corner Rpt: _____

DOUGLAS COUNTY SURVEYOR

BOUNDARY LINE ADJUSTMENT SURVEY

ROSEBURG CITY FILE NUMBER: BLA-95-12

Located in the:
N. W. 1/4, of SECTION 18,
TOWNSHIP 27 SOUTH, RANGE 5 WEST
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

APPLICANT AND LEGAL OWNER OF UNIT 1:

SCOTT E. and JOHANNA L. FRAY
1223 N. E. STEELE COURT
ROSEBURG, OR. 97470

LEGAL OWNER OF UNIT 2:

WERNER W. and VIRGINIA P. JUNKER
1751 N. E. BEULAH
ROSEBURG, OR. 97470

PREPARED BY:

RAYMOND F. BROWN - P.L.S. # 2391
P. O. BOX 539
CANYONVILLE, OR. 97417
Phone: (541) 839 - 6185

REGISTERED PROFESSIONAL LAND SURVEYOR

Raymond F. Brown
OREGON
JULY 26, 1989
RAYMOND F. BROWN
2391

EXP. 12/31/97

LEGAL DESCRIPTION:

PROPERTY FROM UNIT # 2, TO BE ADDED TO UNIT # 1.

THE FOLLOWING REAL DESCRIBED PROPERTY IS LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

BEGINNING AT A 5/8 INCH IRON ROD LOCATED ON THE NORTH BOUNDARY OF THE LESCO SUBDIVISION, AS RECORDED IN VOLUME 12, PAGE 58, SUBDIVISION RECORDS, DOUGLAS COUNTY CLERKS OFFICE. SAID POINT OF BEGINNING BEARS N 88° 47' 43" W 115.39 FEET FROM THE NORTHEAST CORNER OF SAID LESCO SUBDIVISION; THENCE ALONG SAID NORTH BOUNDARY OF SAID LESCO SUBDIVISION, N 88° 47' 43" W 109.11 FEET TO A 5/8 INCH IRON ROD; THENCE LEAVING SAID NORTH BOUNDARY AND RUNNING N 67° 10' 55" E 105.72 FEET TO A 5/8 INCH IRON ROD; THENCE S 15° 03' 04" E 44.83 FEET TO THE POINT OF BEGINNING. CONTAINING 2348 SQUARE FEET MORE OR LESS.

APPROVAL:

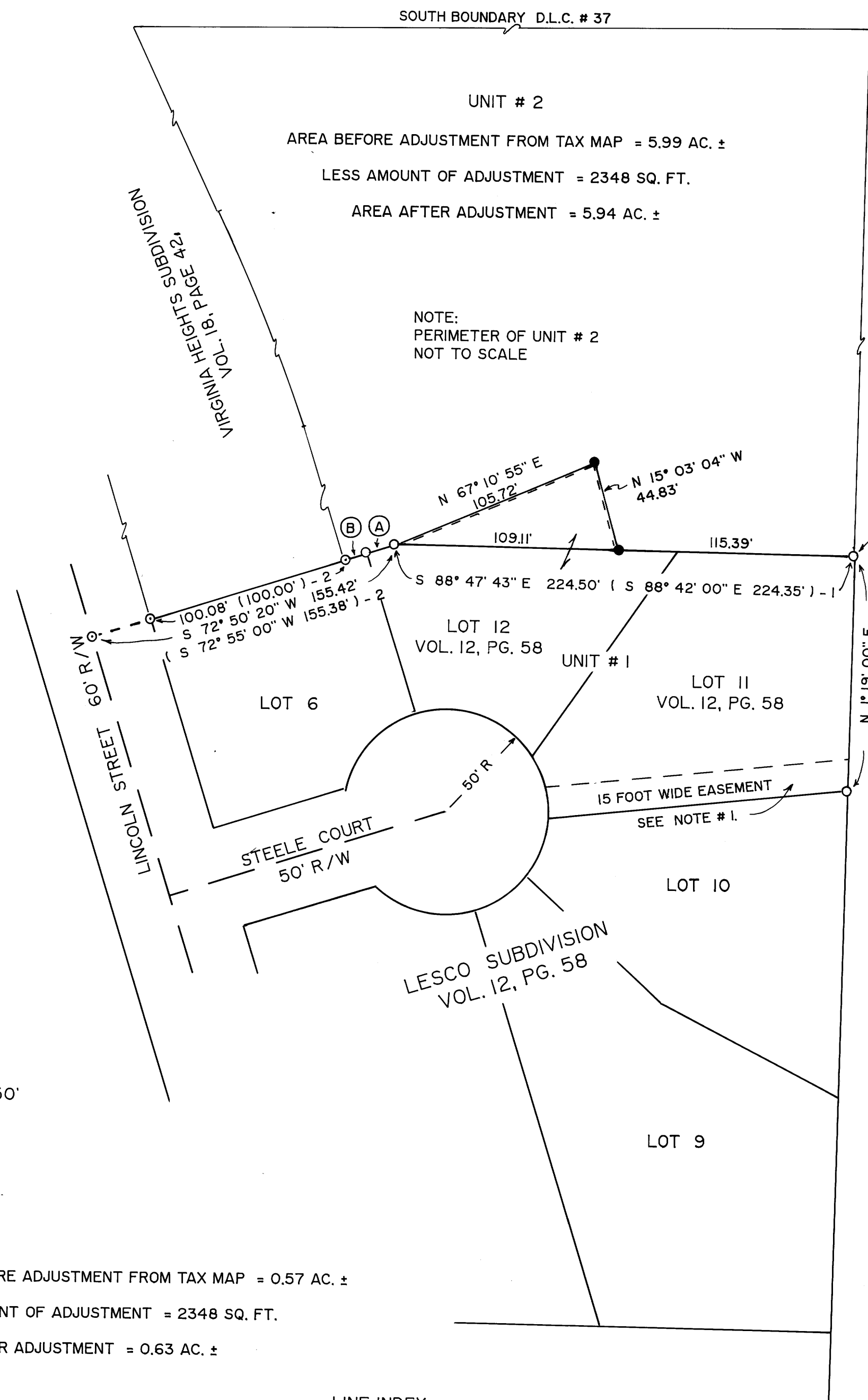
[Signature]
CITY OF ROSEBURG
COMMUNITY DEVELOPMENT DIRECTOR

5-30-96
DATE

NARRATIVE:

PURPOSE OF THE SURVEY WAS TO DEFINE THAT PART OF UNIT # 2 TO BE ADDED TO UNIT # 1 AS SHOWN. FIELD INVESTIGATION LOCATED THE SAID FOUND CORNERS AND CONDITIONS. CONTROL FOR THE ADJUSTMENT WAS THE MOST NORTHERLY BOUNDARY OF THE LESCO SUBDIVISION. THE EAST BOUNDARY OF LOT 11, OF THE SAID LESCO SUBDIVISION, AS DEFINED BY VOL. 12, PAGE 58, WAS USED AS " BASIS OF BEARING ".

**COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE**



SOUTH BOUNDARY D.L.C. # 37
UNIT # 2
AREA BEFORE ADJUSTMENT FROM TAX MAP = 5.99 AC. ±
LESS AMOUNT OF ADJUSTMENT = 2348 SQ. FT.
AREA AFTER ADJUSTMENT = 5.94 AC. ±

NOTE:
PERIMETER OF UNIT # 2
NOT TO SCALE

FD. 5/8" IRON ROD (NO RECORD)
BEARS N 2° 03' 37" E 1.27'

NOTE # 1.
NEWLY CREATED 15 FOOT WIDE UTILITY EASEMENT ALONG SOUTHERLY BOUNDARY OF LOT 11 OF VOL. 12, PG. 58. RIGHTS OF EASEMENT TO BE GIVEN TO OWNER OF UNIT # 2, FROM OWNER OF UNIT # 1.

- LEGEND:
- FD. 5/8" IRON ROD PER VOL. 12, PG. 58.
- ⊙ FD. 5/8" IRON ROD PER VOL. 18, PG. 42.
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP ATTACHED, MKD. " R. BROWN, PLS 2391 "
- () - 1 RECORD AS PER VOL. 12, PG. 58.
- () - 2 RECORD AS PER VOL. 18, PG. 42.
- ORIGINAL BOUNDARY LINES.
- == ADJUSTED BOUNDARY LINES.

- LINE INDEX:
- (A) S 75° 17' 47" W 14.91'
(S 72° 55' 00" W 15.29') - 1
- (B) S 69° 12' 31" E 10.52'

MAY, 1996
SCALE: 1" = 50'

UNIT # 1
AREA BEFORE ADJUSTMENT FROM TAX MAP = 0.57 AC. ±
PLUS AMOUNT OF ADJUSTMENT = 2348 SQ. FT.
AREA AFTER ADJUSTMENT = 0.63 AC. ±

MAP FILE M 125-5

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