

FILED

Date: 8-22-97 By: J.P.

This survey consists of:

Map: M127-40

Narrative: \_\_\_\_\_

Corner Rpt: \_\_\_\_\_

DOUGLAS COUNTY  
SURVEYOR

MAP FILE M127-40

LEGEND

- ( ) ORIGINAL LOT LINE PER VOL 14, PAGE 43
- MONUMENT NOT FOUND, NO MONUMENT SET
- ⊗ FOUND MONUMENT 5/8" I.R. PER VOL 14, PAGE 43
- SET MONUMENT 5/8" X 30" I.R. WITH YELLOW PLASTIC CAP MARKED ME FARR LS 1181
- △ CALCULATED POINT, NO MONUMENT SET
- ⊙ FOUND 3/4" IR

SANITARY SEWER WATER ZONE COMPREHENSIVE PLAN  
GLIDE-IDLELYD SEWER DISTRICT WELL (RR) RURAL RESIDENTIAL - 2 COMMITTED - 2 ACRE (RC2)

COMMON BOUNDARY LINE ADJUSTMENT

LOTS 1 & 2, WILD RIVER DRIVE ESTATES

INSTRUMENT 95-16582

S 1/2, Sec 14, T 26 S, R 4 W, WM

Douglas County, Oregon

Scale 1" = 100'

SURVEYED JULY 1997

OWNER

WILLIAM E AND HELEN J WATKINS  
171 UPPER CAMP LOOP  
ROSEBURG, OR 97470

NARRATIVE

THE NEW COMMON BOUNDARY LINE IS ESTABLISHED AS A LINE PARALLEL TO AND 25 FEET FROM THE WESTERLY LINE OF LOT 1, WILD RIVER DRIVE ESTATES AND A HORIZONTAL LINE WHICH INTERSECTS THE EASTERLY LINE OF LOT 2. THIS COMMON BOUNDARY LINE ADJUSTMENT RETAINS THE SAME ACREAGE AS SHOWN IN THE PLATTED LOT 1 AND LOT 2, VOL 14, PAGE 43, DOUGLAS COUNTY SURVEYOR'S RECORDS.

NEW UNIT 1 DESCRIPTION:

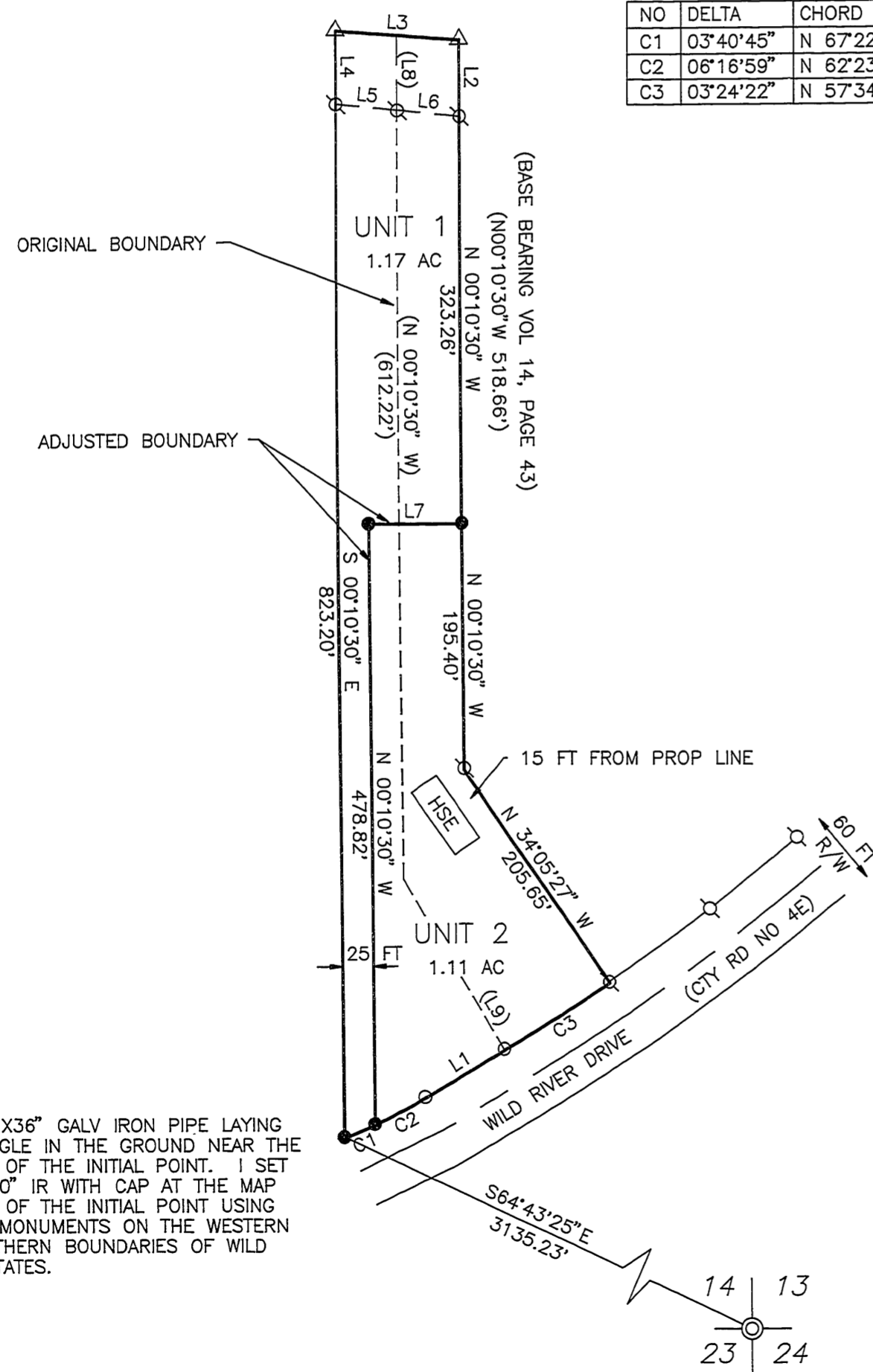
COMMENCING AT THE POINT OF BEGINNING, A 5/8" I.R. ON THE WESTERLY RIGHT OF WAY LINE OF WILD RIVER DRIVE, COUNTY ROAD NO 4E, AT THE SOUTHWEST CORNER OF LOT 1, THE INITIAL POINT OF WILD RIVER DRIVE ESTATES, SECTION 14, TOWNSHIP 26 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, FROM WHICH THE SECTION CORNER COMMON TO SECTIONS 13, 14, 23, AND 24 BEARS S64°43'25"E 3135.23 FEET; THENCE ALONG SAID RIGHT OF WAY LINE AROUND A 421.3 FT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N67°22'44"E 27.05 FT) 27.05 FT TO A 5/8" IR; THENCE LEAVING SAID RIGHT OF WAY LINE N00°10'30"W 478.82 FT TO A 5/8" I.R.; THENCE N90°00'00"E 75.00 FT TO A 5/8" I.R.; THENCE N00°10'30"W 384.65 FT TO A POINT; THENCE N85°18'30"W 100.36 FT TO A POINT; THENCE S00°10'30"E 882.08 FT TO THE POINT OF BEGINNING, CONTAINING 1.170 ACRES MORE OR LESS, IN DOUGLAS COUNTY, OREGON.

NEW UNIT 2 DESCRIPTION:

COMMENCING AT A 5/8" I.R. ON THE WESTERLY RIGHT OF WAY LINE OF WILD RIVER DRIVE, COUNTY ROAD NO 4E, AT THE SOUTHWEST CORNER OF LOT 1, THE INITIAL POINT OF WILD RIVER DRIVE ESTATES, SECTION 14, TOWNSHIP 26 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, FROM WHICH THE SECTION CORNER COMMON TO SECTIONS 13, 14, 23, AND 24 BEARS S64°43'25"E 3135.23 FT; THENCE ALONG SAID RIGHT OF WAY LINE AROUND A 421.3 FT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N67°22'44"E 27.05 FT) 27.05 FT TO A 5/8" IR, THE TRUE POINT OF BEGINNING; THENCE ALONG SAID RIGHT OF WAY LINE AROUND A 421.3 FT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N62°23'52"E 46.18 FT) 46.20 FT TO A POINT; THENCE N59°15'20"E 74.55 FT TO A POINT; AROUND A 1682.19 FT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N57°34'57"E 99.99 FT) 100.00 FT TO A 5/8" I.R.; THENCE N34°05'27"W 205.65 FT TO A 5/8" I.R.; THENCE N00°10'30"W 195.40 FT TO A 5/8" I.R.; THENCE S90°00'00"W 75.00 FT TO A 5/8" I.R.; THENCE S00°10'30"E 478.82 FT TO THE POINT OF BEGINNING CONTAINING 1.110 ACRES MORE OR LESS IN DOUGLAS COUNTY, OREGON.

NO	DELTA	CHORD BRG	T'	R'	L'	LC'
C1	03°40'45"	N 67°22'44" E	13.53	421.30	27.05	27.05
C2	06°16'59"	N 62°23'52" E	23.12	421.30	46.20	46.18
C3	03°24'22"	N 57°34'57" E	50.02	1682.19	100.00	99.99

NO	DIRECTION	DISTANCE
L1	N 59°15'20" E	74.55'
L2	N 00°10'30" W	61.39'
L3	N 85°18'30" W	100.36'
L4	S 00°10'30" E	58.88'
L5	S 83°31'06" E	50.24'
L6	S 84°14'31" E	50.28'
L7	N 90°00'00" E	75.00'
(L8)	N 00°10'30" W	60.35'
(L9)	N 30°44'40" W	157.66'



NOTE:  
FOUND 2"X36" GALV IRON PIPE LAYING AT AN ANGLE IN THE GROUND NEAR THE LOCATION OF THE INITIAL POINT. I SET A 5/8"X30" IR WITH CAP AT THE MAP LOCATION OF THE INITIAL POINT USING EXISTING MONUMENTS ON THE WESTERN AND SOUTHERN BOUNDARIES OF WILD RIVER ESTATES.

REGISTERED PROFESSIONAL LAND SURVEYOR

Maurice E. Farr

OREGON  
SEPT 23, 1977  
MAURICE E. FARR  
1181

EXPIRES 12-31-97

APPROVAL:

Keith L. Cubic

DOUGLAS COUNTY PLANNING DIRECTOR

8/22/97

DATE

P/D FILE # 96-366

MAP FILE M127-40