

FILED
Date: 10/12/2012 By: *RLC*
This survey consists of:
Map: M157-62
Narrative: _____
Corner Rpt: _____

DOUGLAS COUNTY
SURVEYOR

RECORD OF SURVEY BOUNDARY LINE ADJUSTMENT

TAX LOTS 500 AND 600, SITUATED IN THE SW QUARTER OF SECTION 11,
TOWNSHIP 28 SOUTH, RANGE 6 WEST, W.M., DOUGLAS COUNTY, OREGON
DATE: SEPTEMBER 26, 2012 SCALE 1"=40'
FOR: MCDONALD'S USA LLC

LEGEND

- = 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "REPPETO & ASSOC. INC." SET ON SEPTEMBER 26, 2012
- = MONUMENT FOUND AS NOTED.
- ⊕ = CENTERLINE ROAD
- AL = 1-1/2" ALUMINUM CAP
- ALC1 = 5/8" IR W/AL CAP STAMPED "SHANER LS 430"
- IP = IRON PIPE
- IR = IRON ROD
- MTR = METER
- SF = SQUARE FEET
- TSP = TIED SPIN POINT
- YPC = YELLOW PLASTIC CAP
- YPC1 = 5/8" IR W/YPC STAMPED "ARTMAN ROS 2268"
- () = RECORD DEED INFORMATION

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT A PROPOSED BOUNDARY LINE ADJUSTMENT OF THE SOUTH LINE OF UNIT 1, WHICH IS THE COMMON BOUNDARY LINE BETWEEN DEED DOCUMENT BOOK 1224, PAGE 867 RECORDED MARCH 10, 1993 AND DOCUMENT NO. 2003-003842, DOUGLAS COUNTY DEED RECORDS, AND THE BALANCE OF SAID UNIT 1.

THE BASIS OF BEARINGS IS S 89°17'30" E IS BETWEEN FOUND MONUMENTS "A" AND "B" PER SURVEY M114-53, DOUGLAS COUNTY SURVEY RECORDS. ESTABLISHED THE EASTERLY PORTION OF THE SOUTHERLY LINE OF UNIT 1 BY HOLDING SAID MONUMENTS "A" AND "B".

ESTABLISHED THE NORTHERLY PORTION OF THE EASTERLY LINE OF UNIT 1 BY HOLDING FOUND MONUMENTS "B" AND "C".

ESTABLISHED THE SOUTHERLY RIGHT OF WAY LINE OF HIGHWAY 42 AND EAST RIGHT OF WAY LINE OF ROBERTS CREEK ROAD BY HOLDING FOUND MONUMENTS "D", "E", AND "F", THE RIGHT OF WAY TAKING DEED DOCUMENT NUMBERS 2003-016517, 2003-016519 AND 71-171165 AND BY HOLDING THE RECORD DATA FROM SURVEY RECORD NUMBERS ST. HWY 42-004, ST. HWY. 42-007, ST. HWY 42-008D, ST. HWY. 42-010 AND ODOT DRAWINGS 9B-7-5, 10B-10-23 AND 10B-17-17.

ESTABLISHED THE SOUTHERLY PORTION OF THE EAST LINE OF UNIT 1 AND THE EAST LINE OF UNIT 2 BY HOLDING FOUND MONUMENTS "G", "H", "I", AND "A". THESE MONUMENTS WERE HELD AS CALLED FOR IN SAID DEEDS AND AS ESTABLISHED BY LOCAL SURVEYORS FROM RECORD SURVEYS AND PLATS.

SEE REFERENCE SURVEYS: CS 55/276-3, CS 55/125, M112-22, M114-53, M20-58, M24-27, AND THE PLAT OF KERMANSHAH ADDITION.

NOTES

1. EASEMENTS AND FENCES ARE NOT SHOWN ON THIS SURVEY.
2. THIS BOUNDARY LINE ADJUSTMENT SURVEY IS SUBJECT TO THE CONDITIONS CONTAINED IN DOUGLAS COUNTY PLANNING FILE NO. 12-M054.

DOUGLAS COUNTY APPROVAL

David L. Gooding for RLC
PLANNING DIRECTOR *RLC*, DATE

CONVEYANCE INSTRUMENT NO. 2012-015696

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Steve P. Buckles
OREGON
JULY 17, 1986
STEVEN P. BUCKLES
2231
RENEWABLE: 12/31/13

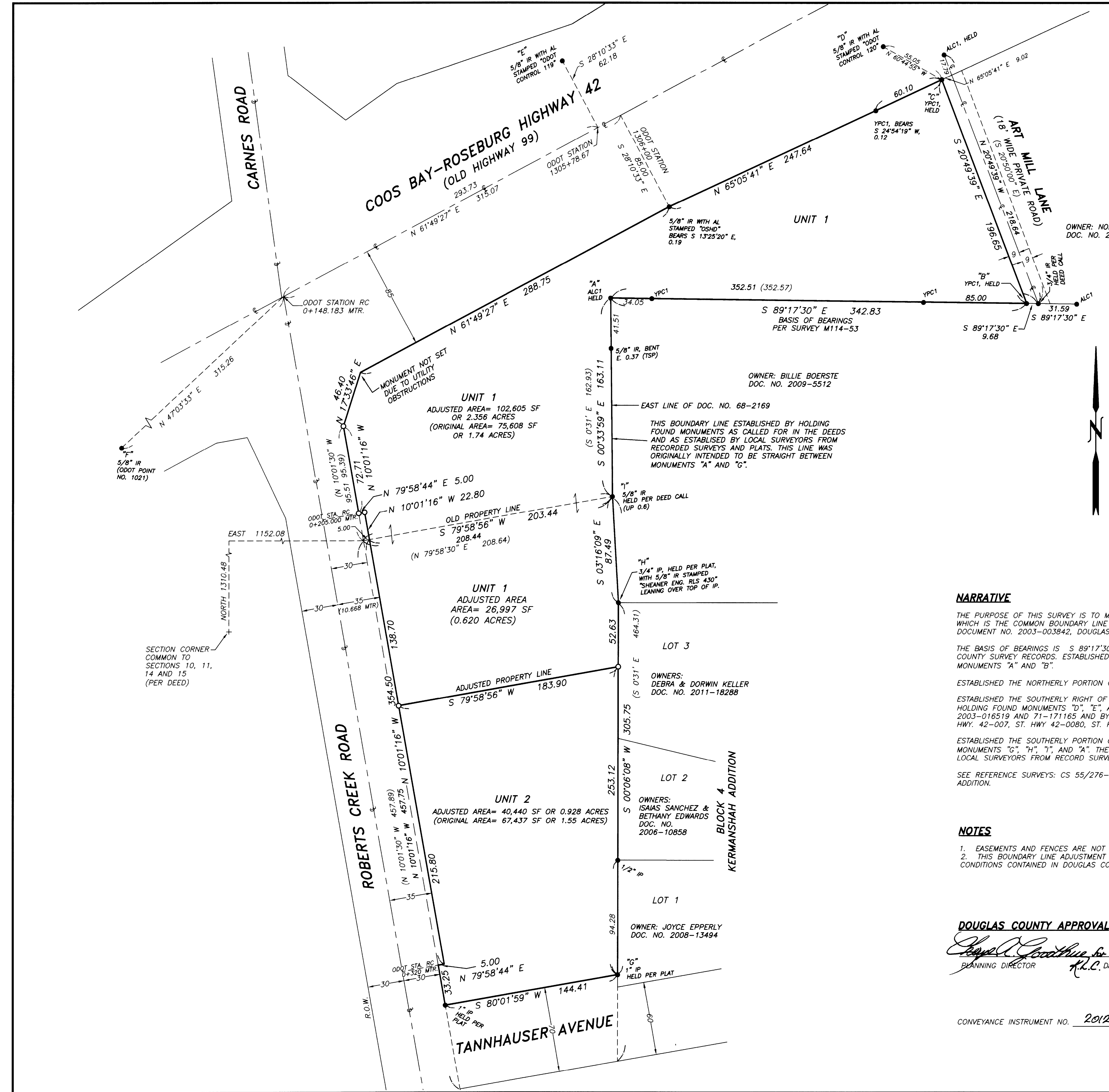
REVISED: SEPT. 29, 2012 PER COUNTY COMMENTS

REPPETO & ASSOCIATES, INC.
LAND SURVEYORS

Plaza 125, Building G
12730 SE Stark Street
Portland, Oregon 97233
Phone: (503) 408-1507
Fax: (503) 408-2370

DATE: SEPT. 26, 2012 FILE: M11079ROS2.DWG

DRAWN BY: CJH JOB NO. M11079



UNIT 1
ADJUSTED AREA= 102,605 SF
OR 2.356 ACRES
(ORIGINAL AREA= 75,608 SF
OR 1.74 ACRES)

UNIT 1
ADJUSTED AREA
AREA= 26,997 SF
(0.620 ACRES)

UNIT 2
ADJUSTED AREA= 40,440 SF OR 0.928 ACRES
(ORIGINAL AREA= 67,437 SF OR 1.55 ACRES)

OWNER: BILLIE BOERSTE
DOC. NO. 2009-5512

EAST LINE OF DOC. NO. 68-2169

THIS BOUNDARY LINE ESTABLISHED BY HOLDING FOUND MONUMENTS AS CALLED FOR IN THE DEEDS AND AS ESTABLISHED BY LOCAL SURVEYORS FROM RECORDED SURVEYS AND PLATS. THIS LINE WAS ORIGINALLY INTENDED TO BE STRAIGHT BETWEEN MONUMENTS "A" AND "G".

OWNERS:
DEBRA & DORWIN KELLER
DOC. NO. 2011-18288

OWNERS:
ISAIAS SANCHEZ &
BETHANY EDWARDS
DOC. NO.
2006-10858

OWNER: JOYCE EPPERLY
DOC. NO. 2008-13494

KERMANSHAH ADDITION
BLOCK 4

NORTH 1310.48

SECTION CORNER
COMMON TO
SECTIONS 10, 11,
14 AND 15
(PER DEED)

TANNAUSER AVENUE

CARNES ROAD

COOS BAY-ROSEBURG HIGHWAY 42
(OLD HIGHWAY 99)

ART MILL LANE
(18' WIDE PRIVATE ROAD)

OWNER: NORRIS STRAUCH
DOC. NO. 2005-14475

