

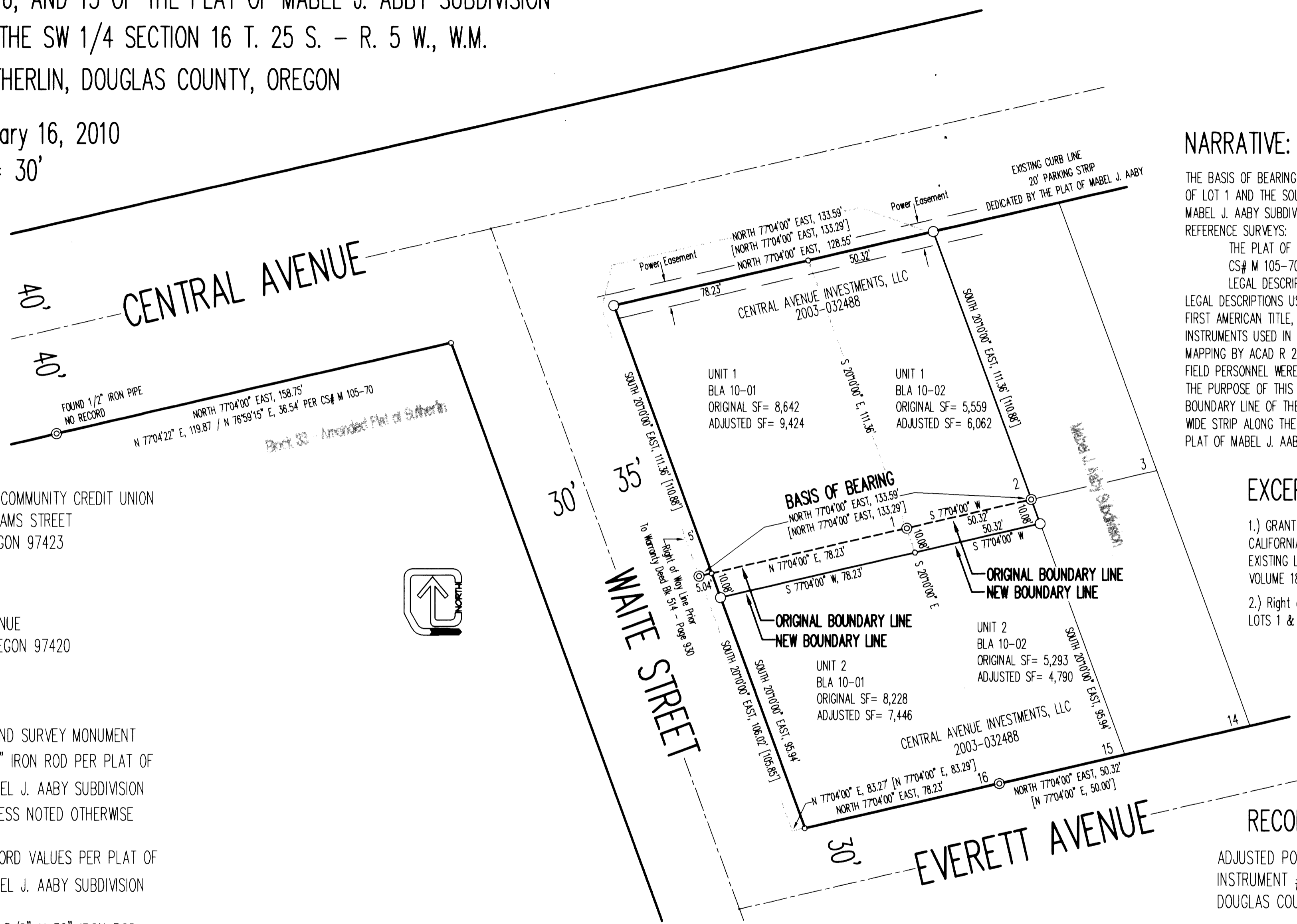
# BOUNDARY LINE ADJUSTMENT SURVEY

LOTS 1, 2, 16, AND 15 OF THE PLAT OF MABEL J. ABBY SUBDIVISION  
 SW 1/4 OF THE SW 1/4 SECTION 16 T. 25 S. - R. 5 W., W.M.  
 CITY OF SUTHERLIN, DOUGLAS COUNTY, OREGON

DATE: February 16, 2010  
 SCALE: 1" = 30'

FILED  
 Date: 3-19-2010 By: HGE  
 This survey consists of:  
 Map: M160-50  
 Narrative:  
 Corner Rpt:  
 DOUGLAS COUNTY  
 SURVEYOR

MAP FILE M160-50



## NARRATIVE:

THE BASIS OF BEARING BEING BETWEEN THE SOUTHWEST CORNER OF LOT 1 AND THE SOUTHEAST CORNER OF LOT 2, PLAT OF MABEL J. ABBY SUBDIVISION, AS ORIGINALLY PLATTED..  
 REFERENCE SURVEYS:  
 THE PLAT OF MABEL J. ABBY SUBDIVISION  
 CS# M 105-70  
 LEGAL DESCRIPTIONS OF RECORD DOC# 2003-032488  
 LEGAL DESCRIPTIONS USED IN THIS SURVEY WERE SUPPLIED BY FIRST AMERICAN TITLE, ROSEBURG OFFICE.  
 INSTRUMENTS USED IN THIS SURVEY WERE A NIKON DTM 520, MAPPING BY ACAD R 2K9.  
 FIELD PERSONNEL WERE DEAN LONERGAN AND GREG HILL.  
 THE PURPOSE OF THIS SURVEY IS TO ADJUST THE SOUTHERLY BOUNDARY LINE OF THE SUBJECT PARCEL, ACQUIRING A 10.00' WIDE STRIP ALONG THE NORTHERLY LINE OF LOTS 15 & 16, PLAT OF MABEL J. ABBY SUBDIVISION.

## EXCEPTIONS / EASEMENTS

- 1.) GRANT OF RIGHT OF WAY IN FAVOR OF THE CALIFORNIA POWER COMPANY, 10' WIDE, COVERING EXISTING LINES, NO SPECIFIC LOCATION STATED. VOLUME 182, PAGE 378. RECORDERS # 110017
- 2.) Right of Way RELINQUISHMENT, (THE WESTERLY 5' LOTS 1 & 16, PLAT OF MABEL J. ABBY SUBDIVISION).

SURVEY FOR:  
 OREGON FIRST COMMUNITY CREDIT UNION  
 200 NORTH ADAMS STREET  
 COQUILLE, OREGON 97423

SURVEY BY:  
 HGE INC.  
 375 PARK AVENUE  
 COOS BAY, OREGON 97420

## LEGEND:

- FOUND SURVEY MONUMENT
- ⊙ 5/8" IRON ROD PER PLAT OF MABEL J. ABBY SUBDIVISION UNLESS NOTED OTHERWISE
- [X] RECORD VALUES PER PLAT OF MABEL J. ABBY SUBDIVISION
- SET 5/8" X 30" IRON ROD W/YELLOW PLASTIC CAP STAMPED "HGE INC"
- CALCULATED POSITION
- SF SQUARE FEET

**PARCEL DATA:**  
 TAX MAP: 25 5 16 CC  
 TAX LOT 400 (Lots 1 & 2)  
 OWNER: CENTRAL AVENUE INVESTMENTS, LLC  
 DEED REFERENCE: 2003-032488  
 PROPERTY ID: R42523  
 SITUS: 628 E. CENTRAL AVENUE  
 CURRENT ZONING: C-3

**PARCEL DATA:**  
 TAX MAP: 25 5 16 CC  
 TAX LOT 500 (Lots 15 & 16)  
 OWNER: CENTRAL AVENUE INVESTMENTS, LLC  
 DEED REFERENCE: 2003-032488  
 PROPERTY ID: R42547  
 SITUS: EVERETT AVENUE  
 CURRENT ZONING: C-3

CITY OF SUTHERLIN COMMUNITY DEVELOPMENT FILE NO'S. BLA 10-01 & BLA 10-02

**APPROVALS:**  
  
 CITY OF SUTHERLIN, COMMUNITY DEVELOPMENT DIRECTOR

2-17-10  
 DATE

**RECORDING:**  
 ADJUSTED PORTION CONVEYANCE RECORDED AS INSTRUMENT # 2010-5321 & 2010-5322 DOUGLAS COUNTY DEED RECORDS.

**HGE INC.** ARCHITECTS, ENGINEERS, SURVEYORS, & PLANNERS  
 375 PARK AVENUE, COOS BAY, OREGON 97420 (541) 269-1166  
 19 N.W. 5TH AVE., PORTLAND, OREGON 97209 (503) 222-1887

REGISTERED PROFESSIONAL LAND SURVEYOR  
  
 OREGON  
 FEBRUARY 14, 2005  
 RUSS S. DODGE  
 228  
 EXPIRES 02/14/2011

MAP FILE M160-50