

RECORD OF SURVEY

BOUNDARY LINE ADJUSTMENT BLA-11-4

LOCATED IN
SE 1/4 SECTION 1, T.27S., R.6W., W.M.
DOUGLAS COUNTY, OREGON

FILED
Date: 4-20-2012 By: JC
This survey consists of:
Map: M163-47
Narrative: _____
Corner Rpt: _____

DOUGLAS COUNTY
SURVEYOR

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS ADJUST THE BOUNDARY LINE BETWEEN TRACTS OF LAND OWNED BY FLURY SUPPLY COMPANY AS APPROVED UNDER THE CITY OF ROSEBURG FILE NO. BLA-11-4. THE CURRENT FLURY SUPPLY CO. PROPERTY (TAX LOT 27-06-01DD-06500) IS THE REMNANT OF THAT PROPERTY DESCRIBED IN A DEED RECORDED AS INSTRUMENT NO. 70-24754 LESS AND EXCEPTING THE NEWTON CREEK COUNTY ROAD RIGHT OF WAY DESCRIBED IN INSTRUMENT NO. 70-2834, THE OR 99 RIGHT OF WAY DESCRIBED IN INSTRUMENT NO. 91-11296 AND THE EWING IRRIGATION PRODUCTS INC. PROPERTY DESCRIBED IN INSTRUMENT NO. 2008-19212. THE WEST LINE IS CONTROLLED BY MONUMENTS FOUND PER M 112-70 AND M 119-57 ON THE EAST RIGHT OF WAY OF NE STEPHENS STREET. THE SOUTH LINE IS CONTROLLED BY MONUMENTS FOUND PER M 79-17 AND M 112-70 ON THE NORTH RIGHT OF WAY LINE OF NEWTON CREEK COUNTY ROAD NO. 84. THE EAST LINE IS CONTROLLED BY MONUMENTS FOUND PER M 79-17, M 113-7 AND M 147-4. A 5/8" IRON ROD WAS SET AS A SWING TIE REFERENCE POINT TO THE ORIGINAL SE PROPERTY CORNER (1" IRON BOLT PER M 5-62) UNDER THE 1969 DOUGLAS COUNTY PLANS FOR NEWTON CREEK COUNTY ROAD NO. 84. BRUCE SHANER HELD THAT MONUMENT AS A POINT ON THE EAST LINE OF THE FLURY SUPPLY CO. PROPERTY UNDER M 79-17 AND SET THE SE CORNER ON THE NORTH R/W LINE OF NEWTON CREEK COUNTY ROAD NO. 84. THAT MONUMENT WAS SUBSEQUENTLY ACCEPTED AS A POINT ON THE EAST LINE UNDER M 84-16, M 112-70, M113-7, M119-57 AND M 147-49 AND ALSO IS ACCEPTED AS A POINT ON THE EAST LINE UNDER THIS SURVEY. THE NORTH LINE IS CONTROLLED BY MONUMENTS FOUND PER M 119-57 AND M 147-4. THE NORTH, EAST AND WEST LINES OF THE EWING IRRIGATION PRODUCTS INC. PROPERTY ARE CONTROLLED BY MONUMENTS FOUND PER M 79-17.

THIS SURVEY WAS PERFORMED BY LESTER FANNING, ADAM DEGROOT AND SCOTT McCURDY. ALL SURVEY MEASUREMENTS WERE MADE WITH A LEICA TCPR 1203 TOTAL STATION AND ADJUSTED BY LEAST SQUARES METHODS USING LEICA GEO OFFICE SOFTWARE. COMPUTATIONS AND DRAFTING WERE PERFORMED BY ADAM DEGROOT AND KRIS DEGROOT.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

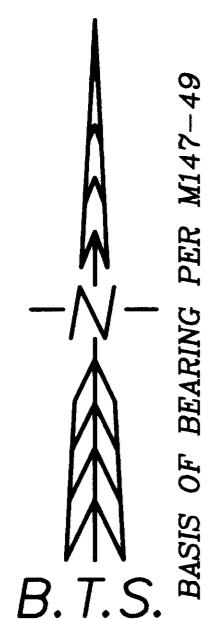
Kristian O. Degroot

OREGON
JULY 17, 1981
KRISTIAN O. DEGROOT
1941

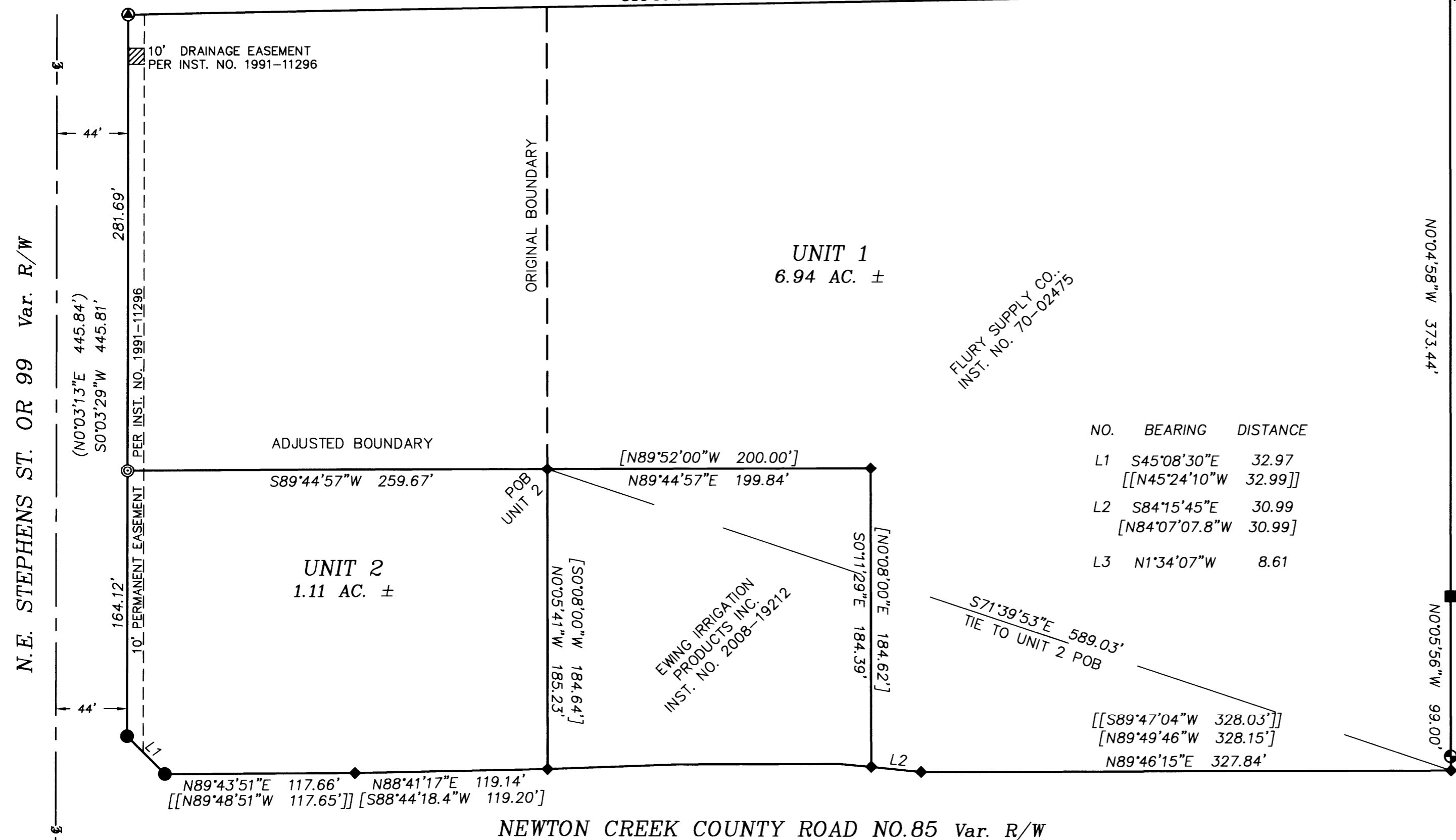
RENEWAL DATE: 12-31-2013

LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP "BTS ENG-SURV"
- ◆ = FOUND 5/8" IRON ROD w/ALUMINUM CAP PER M79-17
- = FOUND 5/8" IRON ROD PER M113-7
- = FOUND 5/8" IRON ROD PER M112-70
- ⊙ = FOUND 5/8" IRON ROD PER M147-49
- ⊕ = FOUND 5/8" IRON ROD PER M119-57
- ⊙ = FOUND 5/8" IRON ROD WITH CRRW ALUMINUM CAP
- △ = COMPUTED POINT NOT SET
- (()) = RECORD PER M113-7
- () = RECORD PER M147-49
- [] = RECORD PER M79-17
- [[]] = RECORD PER M112-70



BASIS OF BEARING PER M147-49
(S88°56'07"W 817.75')
S88°56'07"W 817.70'



NO.	BEARING	DISTANCE
L1	S45°08'30"E	32.97
	[[N45°24'10"W	32.99]]
L2	S84°15'45"E	30.99
	[N84°07'07.8"W	30.99]
L3	N1°34'07"W	8.61

APPROVAL:

Brian Quinn 4/17/2012
CITY OF ROSEBURG COMMUNITY DEVELOPMENT DIRECTOR DATE
PLANNING DEPARTMENT FILE NO. BLA-11-4
DEED REFERENCE: RESTRICTIVE COVENANT PER INSTRUMENT NO. 2012-005877

BTS ENGINEERING & SURVEYING, INC.
431 S.E. MAIN ST., ROSEBURG, OR 97470
PHONE (541) 673-0966 FAX (541) 673-0105

SCALE: 1" = 60'	FOR: FLURY SUPPLY CO. 3021 NE STEPHENS ROSEBURG, OR 97470	JOB #: 11-060 FILE: 11-060 FLURY BLA.dwg SHEET 1 OF 1
DATE: FEBRUARY 3, 2012		

MAP FILE M163-47

MAP FILE M163-47