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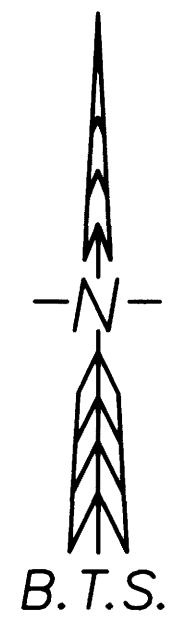
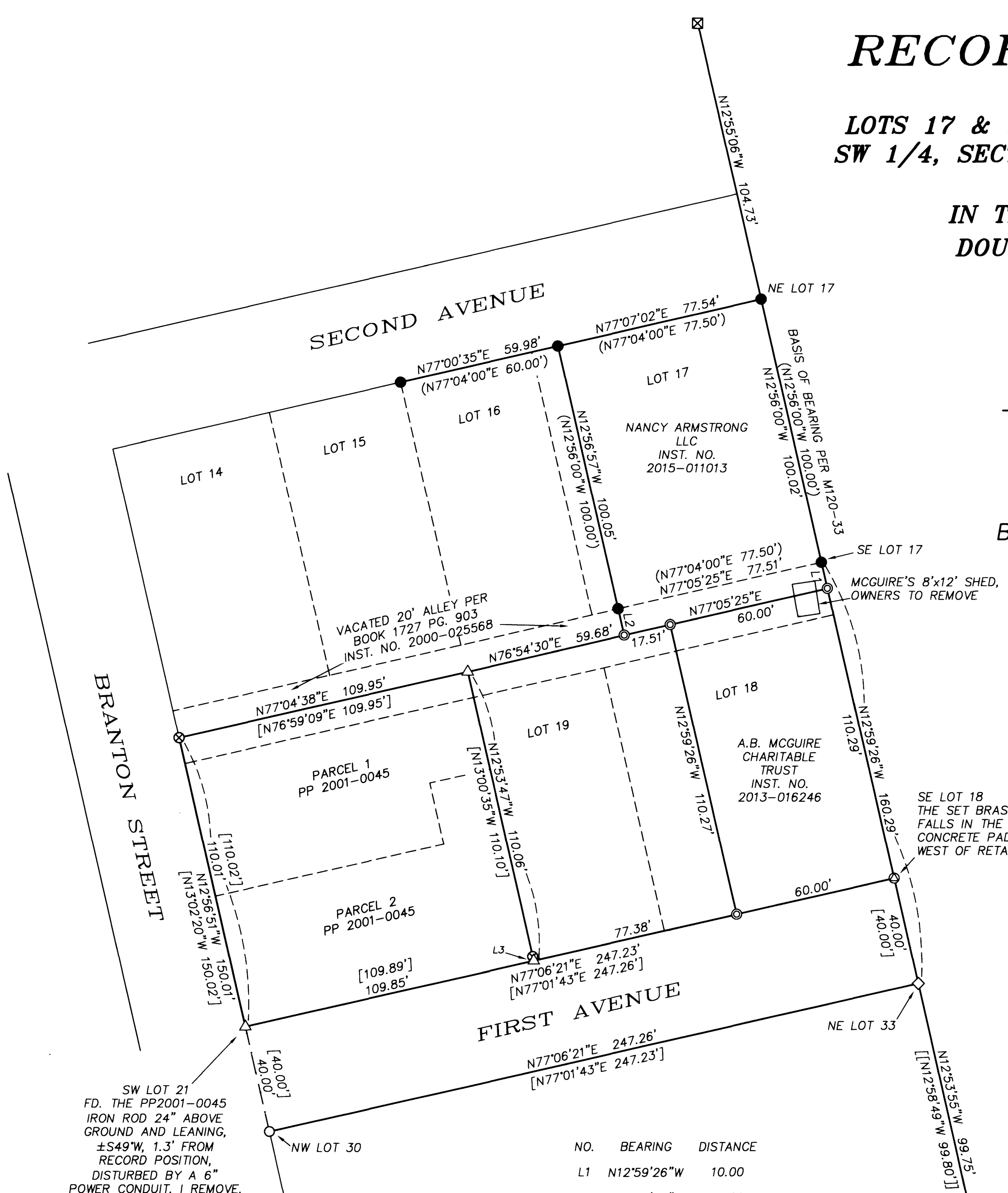
Date: 5/9/2016 By: JC
This Survey Consists of:
Map: M170-73
Narrative:
Corner Rpt.:
DOUGLAS COUNTY
SURVEYOR

MAP FILE M170-73

RECORD OF SURVEY

LOCATED IN

LOTS 17 & 18, E.H. BRANTON SUBDIVISION
SW 1/4, SECTION 17 & SE 1/4, SECTION 18
T.25S., R.5W., W.M.
IN THE CITY OF SUTHERLIN
DOUGLAS COUNTY, OREGON



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE A.B. MCGUIRE CHARITABLE TRUST PROPERTY AS DESCRIBED IN INSTRUMENT NO. 2013-016246, AND THE SW CORNER OF THE NANCY ARMSTRONG LLC PROPERTY AS DESCRIBED IN INSTRUMENT NO. 2015-011013. THE MCGUIRE DEED DESCRIPTION IS THE EAST 60 FEET OF LOT 18, E.H. BRANTON SUBDIVISION (VOL. 6, PG. 53), TOGETHER WITH THAT PORTION OF THE VACATED ALLEY PER INSTRUMENT NO. 2000-25568 (BOOK 1727 PG. 903), WHICH INURED TO THE NORTHERLY LINE OF THE PROPERTY. THE ARMSTRONG DEED IS LOT 17 AND THE PORTION OF THE VACATED ALLEY, LESS AND EXCEPTING THE WESTERLY 10 FT OF LOT 17. THE ADJUSTED LOT WAS SURVEYED BY DOLAN IN 1994 UNDER BOUNDARY LINE ADJUSTMENT SURVEY M120-33, PRIOR TO THE VACATION OF THE ALLEY IN 2000.

THE EAST BOUNDARY IS CONTROLLED BY THE FOUND M120-33 MONUMENT AT THE SE CORNER OF LOT 17 AND THE FOUND M53-1 MONUMENT AT THE NE CORNER OF LOT 33. THE NORTH R/W LINE OF FIRST AVENUE IS CONTROLLED BY HOLDING A 40 FT OFFSET LINE PARALLEL TO THE FOUND ORIGINAL NW CORNER OF LOT 30 AND THE M53-1 MONUMENT (THE SAME METHODOLOGY AS PARTITION PLAT 2001-0045.) THE 20 FT VACATED ALLEY FOR LOTS 17 & 18 IS CONTROLLED BY THE FOUND M120-33 MONUMENTS, WHICH ARE OFFSET 10 FT TO THE C OF THE ALLEY. I COMPUTE THE NE CORNER OF PARCEL 1, PP 2001-0045 BY HOLDING THE RECORD ANGLE AND DISTANCE FROM THE NW CORNER OF PARCEL 1. THE WEST BOUNDARY OF MCGUIRE IS OFFSET 60 FT AND PARALLEL TO THE EAST BOUNDARY. THE SW CORNER OF ARMSTRONG IS AN EXTENSION OF THE M120-33 MONUMENTS.

THIS SURVEY WAS PERFORMED BY ADAM DEGROOT, STEPHEN WILLIAMS, AND KELLER SYVERSON USING A LEICA TCRP1203 TOTAL STATION WITH COMPUTATIONS AND DRAFTING BY ADAM DEGROOT.

LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP "BTS ENG-SURV"
- ⊕ = SET 1.5" BRASS DISK STAMPED "PROPERTY CORNER PLS 89398"
- = FOUND 3/4" IRON PIPE PER E.H. BRANTON SUB.
- ◇ = FOUND 5/8" IRON ROD PER M53-1
- ⊗ = FOUND 5/8" IRON ROD PER M116-62
- = FOUND 5/8" IRON ROD PER M120-33
- ⊗ = FOUND 5/8" IRON ROD PER M131-36 OR PARTITION PLAT 2001-0045
- △ = COMPUTED POINT NOT SET
- () = RECORD PER M120-33
- [] = RECORD PER PARTITION PLAT 2001-0045
- [[]] = RECORD PER M131-36

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Adam Degroot
OREGON
MAY 26, 2015
ADAM DEGROOT
89398
RENEWS: 12-31-2017

SW LOT 21
FD. THE PP2001-0045
IRON ROD 24" ABOVE
GROUND AND LEANING,
±S49°W, 1.3' FROM
RECORD POSITION,
DISTURBED BY A 6"
POWER CONDUIT. I REMOVE.

NO.	BEARING	DISTANCE
L1	N12°59'26"W	10.00
L2	N12°56'57"W	10.00
L3	N12°53'47"W	1.52 [N13°00'35"W 1.54']

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

SCALE: 1" = 30'	FOR: A.B. MCGUIRE CHARITABLE TRUST 572 SE JACKSON ST ROSEBURG, OR 97470	JOB #: 15-014 FILE: 15-014_PLAT.DWG SHEET 1 OF 1
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MAP FILE M170-73