

# RECORD OF SURVEY

## PROPERTY LINE ADJUSTMENT

LOCATED IN THE  
SW 1/4 SECTION 27 T.30S., R.5W., W.M.  
DOUGLAS COUNTY, OREGON

FILED  
Date: 8-20-2019 By: [Signature]  
This Survey Consists of:  
Map: M171-62  
Narrative: \_\_\_\_\_  
Corner Rpt.: \_\_\_\_\_  
DOUGLAS COUNTY  
SURVEYOR

### NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE EAST LINE OF PARCEL 1 (UNIT 1) AND THE WEST LINES PARCEL 2 (UNIT 3) AND PARCEL 3 (UNIT 4) OF MINOR LAND PARTITION PLAT VOLUME 7, PAGES 69 A & B (M 88-40 A & B) AND ALSO TO ADJUST THE SOUTH LINE OF PARCEL 1 WITH THE NORTH LINE OF THAT PARCEL OF LAND DESCRIBED AS PARCEL 1 OF INSTRUMENT NO. 2018-010414 (UNIT 2) OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON. THE NORTH END OF THE PIONEER PLAZA BUILDING & AWNING WAS CONSTRUCTED OVER THE PROPERTY LINE AS SHOWN AND NOTED ON M 88-40.

— MONUMENTS PER M 3-12 AND M 88-40 WERE FOUND AND HELD TO CONTROL THE PROPERTY LINES OF UNITS 1-4.

— THE M 3-12 AND M 88-40 MONUMENTS ON THE EAST RIGHT OF WAY LINE OF MAIN STREET (OLD HWY 99) WERE DESTROYED BY SIDEWALK CONSTRUCTION. THE POSITION OF THESE MONUMENTS WAS BASED ON THE AS CONSTRUCTED CENTERLINE OF MAIN STREET AND WERE NOT HELD UNDER THIS SURVEY.

— THE MAIN STREET (OLD HWY 99) RIGHT OF WAY WAS ORIGINALLY SURVEYED UNDER OSHD MAP 3B-11-08 WHICH HELD THE 80 FOOT RIGHT OF WAY PER THE VOLUME 2, PAGE 20 PLAT OF CANYONVILLE AND SET FORTH A 60 FOOT RIGHT OF WAY NORTH OF THE PLAT.

— ORIGINAL STREET MONUMENTS AT THE INTERSECTIONS OF FIRST & MAIN AND SECOND & MAIN WERE FOUND AND REMONUMENTED BY GEORGE BAKER IN 1948 PER CS 40/104 BUT HAVE BEEN DESTROYED BY UTILITY CONSTRUCTION. I COMPUTED THESE STREET MONUMENT POSITIONS BY HOLDING RECORD M 132-46 ANGLES AND DISTANCES FROM FOUND STREET MONUMENTS AT THE INTERSECTIONS OF FIRST & CANYON AND SECOND AND CANYON STREETS PER THE M 132-46 RECORD.

— A BEST FIT (LEAST SQUARES) LINE WAS COMPUTED BETWEEN FOUND M 26-79 MONUMENTS WITH THE SOUTHERLY M 26-79 MONUMENT POSITION BEING COMPUTED PER CS 47/117 & M 3-12 FIELD NOTES AS THE WESTERLY RIGHT OF WAY LINE OF MAIN STREET. THIS LINE WAS OFFSET 30 FEET EASTERLY AND HELD AS MAIN STREET CENTERLINE. MONUMENTS FOUND PER CS 42/260 CLOSELY MATCH THE EASTERLY RIGHT OF WAY LINE (RECORD 80.00' VS. MEASURED 79.85') AS SHOWN.

— A RECORD 5 DEGREE CURVE ON CENTERLINE PER OSHD MAP 3B-11-08 WAS THEN COMPUTED BETWEEN THE CANYONVILLE PLAT CENTERLINE AND THE M 26-79 OFFSET CENTERLINE WITH THE MEASURED DELTA ANGLE OF 22°22'18" CLOSELY MATCHING THE MAP 3B-11-08 RECORD OF 22°42'00". THIS CENTERLINE WAS THEN OFFSET 30 OR 40 FEET EASTERLY AS THE EASTERLY RIGHT OF WAY LINE OF MAIN STREET.

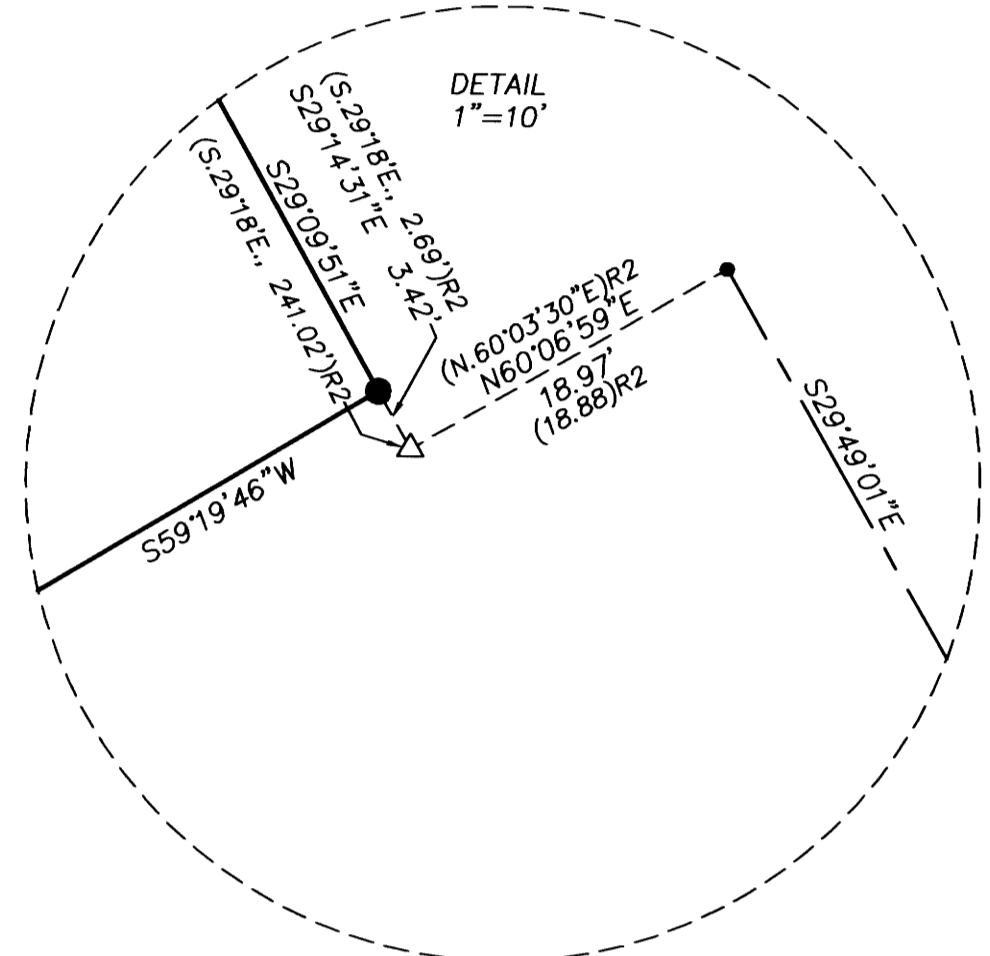
— THE RECORD OSHD 3B-11-08 DISTANCE OF 250.7 FOOT FROM THE SOUTH LINE OF BLOCK 24 WAS HELD AS THE NORTHERLY END OF THE 80 FOOT RIGHT OF WAY. THE 5/8" IRON ROD THAT WAS FOUND ON THE NORTH LINE OF BLOCK 24 PER M 3-12 IS MISSING BUT CLOSELY MATCHES THE 40 FOOT RIGHT OF WAY RESOLVED UNDER THIS SURVEY.

— THE WEST LINES OF M 88-40 PARCELS 2 AND 3 (UNITS 3 AND 4) WERE ADJUSTED TO THE APPROXIMATE TOP OF SLOPE.

— EXISTING CHAIN LINK FENCE LINES ARE CONSTRUCTED 0.1' TO 0.7' SOUTH AND 0.3' TO 0.7' EAST OF THE NORTHWESTERLY LINES OF UNIT 1 AND 5.5' TO 16' NORTH OF THE NORTH LINE OF UNIT 1 AS SHOWN ON THE FACE OF THE MAP.

THIS SURVEY WAS PERFORMED BY KRIS DEGROOT, STEPHEN FLAUSE AND JEFF LORSUNG USING A NIKON DTM 520 TOTAL STATION WITH COMPUTATIONS AND DRAFTING BY KRIS DEGROOT. NEW MONUMENTS WERE SET ON AUGUST 12, 2019.

NO.	DELTA	RADIUS	ARC	BEARING	CHORD
C1	22°22'29"	1145.92	447.50	S18°39'01"E	444.66
	(22°41')	1145.92	453.7	N17°44'30"W	450.71)R6
C2	4°06'55"	1115.92	80.15	S9°31'13"E	80.13
C3	18°15'34"	1115.92	355.63	S20°42'28"E	354.13

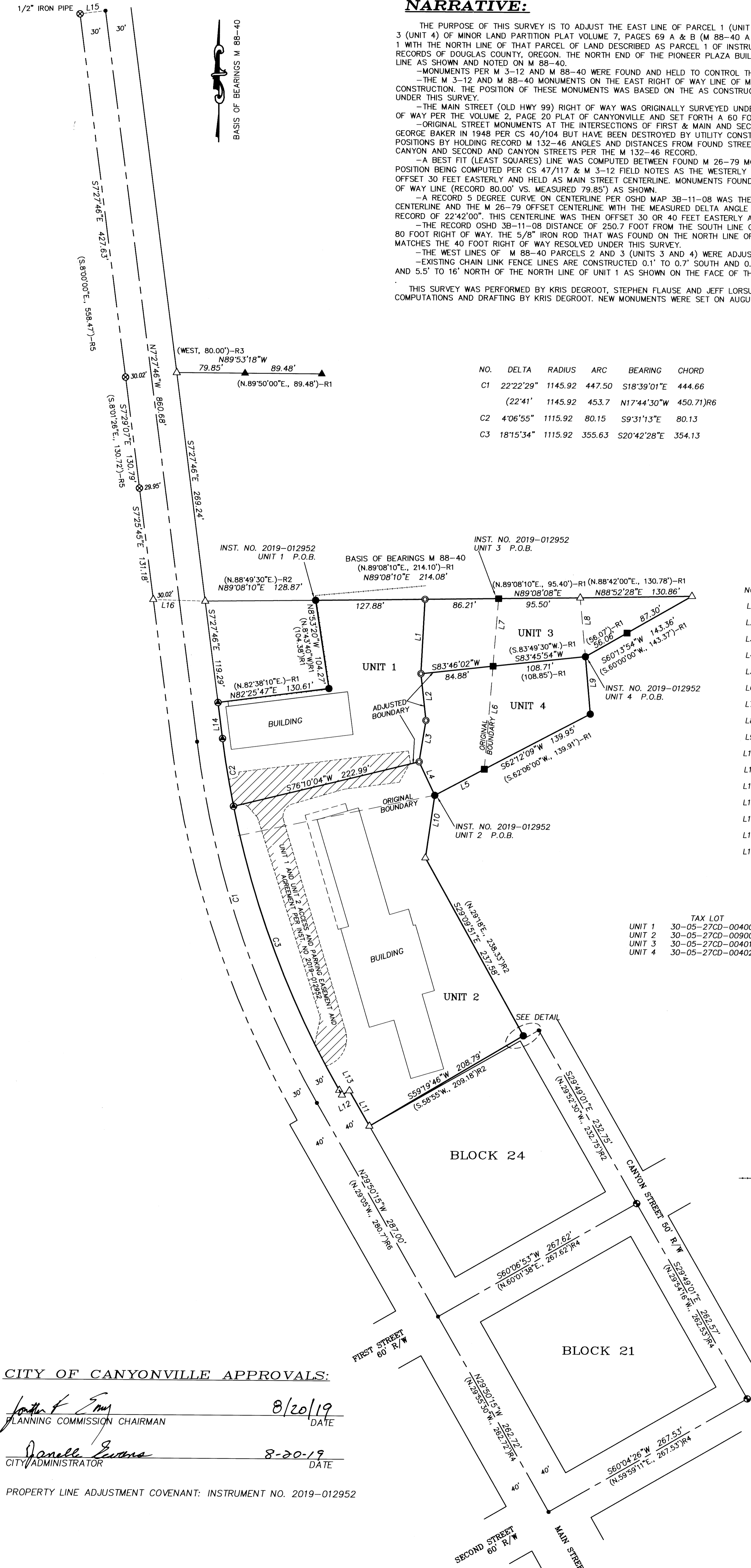


NO.	BEARING	DISTANCE	RECORD
L1	S2°52'25"W	87.01	
L2	S6°19'53"E	54.99	
L3	S8°57'40"W	49.01	
L4	S25°18'56"E	43.08	
L5	S62°03'50"W	65.52	(S.62°06'W., 65.58')R1
L6	S4°34'18"W	120.93	(S.4°30'50"W., 120.92')R1
L7	S4°28'28"W	79.21	(S.4°30'50"W., 79.23')R1
L8	S5°19'22"E	68.90	(S.5°03'40"E., 69.00')R1
L9	S5°11'33"E	67.36	(S.5°03'40"E., 67.05')R1
L10	S8°12'03"W	73.98	(S.7°59'30"W., 74.03')R2
L11	N29°50'15"W	47.36	
L12	S60°09'45"W	10.00	
L13	N29°50'15"W	6.30	
L14	N7°27'46"W	42.46	(N7°10'W)R2
L15	N82°32'14"E	30.00	
L16	S88°37'18"E	60.75	

UNIT	TAX LOT	ORIGINAL AREA	ADJUSTED AREA
UNIT 1	30-05-27CD-00400	1.45 AC.	0.855 AC.
UNIT 2	30-05-27CD-00900	1.70 AC.	1.871 AC.
UNIT 3	30-05-27CD-00401	0.28 AC.	0.437 AC.
UNIT 4	30-05-27CD-00402	0.25 AC.	0.478 AC.

### LEGEND:

- = FOUND STREET MONUMENT PER CS 40/104
- ⊗ = FOUND 1" IRON PIPE (OR AS NOTED) PER M 26-79
- = FOUND 3/4" IRON ROD PER M 3-12 OR M 2-18
- ▲ = FOUND 1" IRON PIPE PER CS 42/260
- = FOUND 5/8" IRON ROD PER M 88-40
- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP "DOUG. CO. SURVEYOR"
- ⊕ = SET 1 1/8" COPPER DISK IN CONCRETE MARKED "DOUG CO SURVEYOR"
- △ = COMPUTED POINT NOT SET
- = COMPUTED CENTERLINE/EASEMENT POINT
- = EXISTING FENCE
- ( )R1 = RECORD BY WM. RUPPERT PER M 88-40 OR M 72-8
- ( )R2 = RECORD BY J. BYRON PER M 3-12 OR M 2-18
- ( )R3 = RECORD BY E. WOODFORD PER CS 42/260
- ( )R4 = RECORD BY R. BROWN PER M 132-46
- ( )R5 = RECORD BY R. BROWN PER M 174-71
- ( )R6 = RECORD PER OSHD MAP 3B-11-08



**CITY OF CANYONVILLE APPROVALS:**

[Signature] 8/20/19  
PLANNING COMMISSION CHAIRMAN DATE

[Signature] 8-20-19  
CITY ADMINISTRATOR DATE

PROPERTY LINE ADJUSTMENT COVENANT: INSTRUMENT NO. 2019-012952

<b>DOUGLAS COUNTY SURVEYOR</b> ROOM 105 JUSTICE BLDG. 1036 S.E. DOUGLAS AVENUE ROSEBURG, OREGON 97470 PHONE (541) 440-4272		REGISTERED PROFESSIONAL LAND SURVEYOR JULY 17, 1981 <u>[Signature]</u> KRISTIAN O. DEGROOT 1941 RENEWAL DATE: 12-31-2019
FOR:	DOUGLAS COUNTY LAND DEPT. ROOM 116 JUSTICE BLDG. 1036 S.E. DOUGLAS AVE ROSEBURG, OR 97470	
SCALE:	1" = 60' Pioneer Plat.dwg	
DATE:	AUGUST 13, 2019 SHEET 1 OF 1	