

**OWNERS**

JOHN & DEBBIE KELLY  
16282 NONPAREIL ROAD  
SUTHERLIN, OREGON 97479

McDOUGAL BROS. INVESTMENTS  
PO BOX 518  
CRESWELL, OREGON 97426

DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. M16-004

**PROPERTY LINE ADJUSTMENT**

FOR  
**JOHN & DEBBIE KELLY  
AND  
McDOUGAL BROS. INVESTMENTS**  
LOCATED IN THE SE 1/4 & IN THE SW 1/4 OF SEC. 20  
T24S, R3W, WM  
DOUGLAS COUNTY, OREGON  
JUNE 8, 2016

FILED

Date: 9-26-2016 by SC  
This survey consists of:  
Map: M172-42  
Narrative: \_\_\_\_\_  
Corner Rpt: \_\_\_\_\_

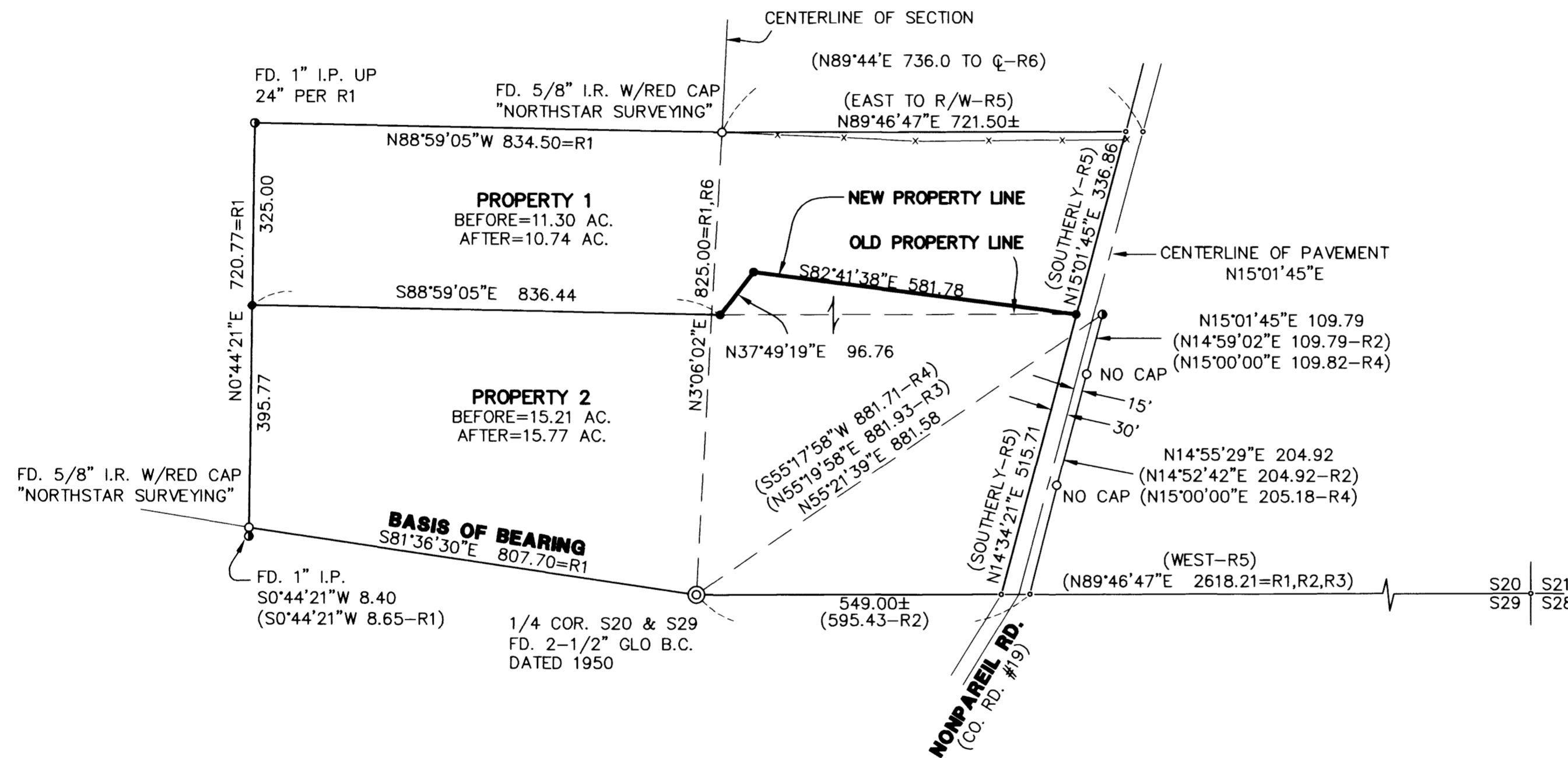
DOUGLAS COUNTY  
SURVEYOR

*Keith L. Collier* 9/26/16  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

PROPERTY LINE ADJUSTMENT DEED 2016-013559

**LEGEND**

- SET 5/8"x30" IRON ROD W/YELLOW CAP STAMPED "PLS 2552"
  - FOUND 1" IRON PIPE
  - o FOUND 5/8" IRON ROD AS NOTED
  - ⊙ FOUND BRASS CAP AS NOTED
  - CALCULATED POINT
  - ( ) INDICATES RECORD DATA
  - = INDICATES MEASURED DATA EQUALS RECORD DATA
- R1 RECORD DATA PER M159-67  
R2 RECORD DATA PER M125-33  
R3 RECORD DATA PER M121-58A  
R4 RECORD DATA PER M50-9  
R5 RECORD DATA PER DEED 752, PAGE 987  
R6 RECORD DATA PER DEED 232, PAGE 96



**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE NEW PROPERTY LINE PER COUNTY PLANNING DEPARTMENT FILE NO. M16-004. THE BOUNDARY SURVEY FOLLOWED IN THE FOOTSTEPS OF M159-67, WHICH WAS USED AS A BASIS OF BEARING. ALL MONUMENTS FROM M159-67 WERE FOUND AND MATCHED RECORD DATA. THE MONUMENTS ON THE EAST SIDE OF NONPAREIL ROAD MATCHED EXISTING CENTERLINE AT 15'. THE BAKER SURVEY (M125-33) SHOWED THESE MONUMENTS AT 30' FROM CENTERLINE. THE McLIND SURVEY (M50-9), WHICH SET THE MONUMENTS, DOES NOT SHOW CENTERLINE OR RIGHT-OF-WAY WIDTH. THE COUNTY SURVEY OF NONPAREIL ROAD STOPS APPROXIMATELY 1 MILE SOUTH OF THE SITE. AFTER DISCUSSING THE SITUATION WITH COUNTY PUBLIC WORKS IT WAS DECIDED TO HOLD EXISTING PAVEMENT CENTERLINE AS CENTER OF RIGHT-OF-WAY, WHICH FIT THE EXISTING MONUMENTS (AND FENCES) AT 15' FROM CENTERLINE. THIS CENTERLINE WAS THEN USED TO CALCULATE THE POSITION OF THE SET MONUMENT ON RIGHT-OF-WAY. THIS IS THE ONLY AREA WHERE CENTERLINE WAS MEASURED. CENTERLINE WAS NOT FULLY DETERMINED AT THE NE AND SE POINTS DURING THIS SURVEY. THE POINT AT THE NE WAS CALCULATED BY EXTENDING CENTERLINE BEARING AND HOLDING THE NORTH LINE PARALLEL WITH THE SOUTH LINE PER DEED. THE SE POINT WAS CALCULATED USING RECORD DISTANCE FROM R2. BOTH OF THESE POINTS WERE THEN USED FOR AREA CALCULATIONS. THE FENCE ALONG THE NORTH BOUNDARY IS QUITE OLD AND COULD POSSIBLY BE FROM THE BOYER SURVEY (VOL 04, PG 079) DONE IN 1941. IN THAT SURVEY BOYER STATES "NO FINE DEGREE OF ACCURACY WAS GOTTEN FOR N. LINE" WHICH MAY EXPLAIN WHY THE FENCE IS OFF LINE. THE DEEDS, R5 (THE PARENT DEED FOR PROPERTIES 1 AND 2) AND R6 (THE PARENT DEED FOR THE ADJOINER TO THE NORTH) CALL FOR THIS BOUNDARY TO BE A STRAIGHT LINE. THE NEW PROPERTY LINES WERE ESTABLISHED PER CLIENT INSTRUCTIONS. THE BEARING TREES AT THE 1/4 CORNER WERE FOUND BUT THE FIR TREES ARE NOW STUMPS.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*David J. Collier*  
OREGON  
JULY 21, 1992  
DAVID J. COLLIER  
2552  
RENEWAL 12-31-17

Pacific Surveying, Inc.



75506 Blue Mountain School Rd Tel. (541)767-0790  
Cottage Grove, Oregon 97424 Cell (541)915-4043

**SHEET 1 of 1**

MAP FILE M172-42

MAP FILE M172-42