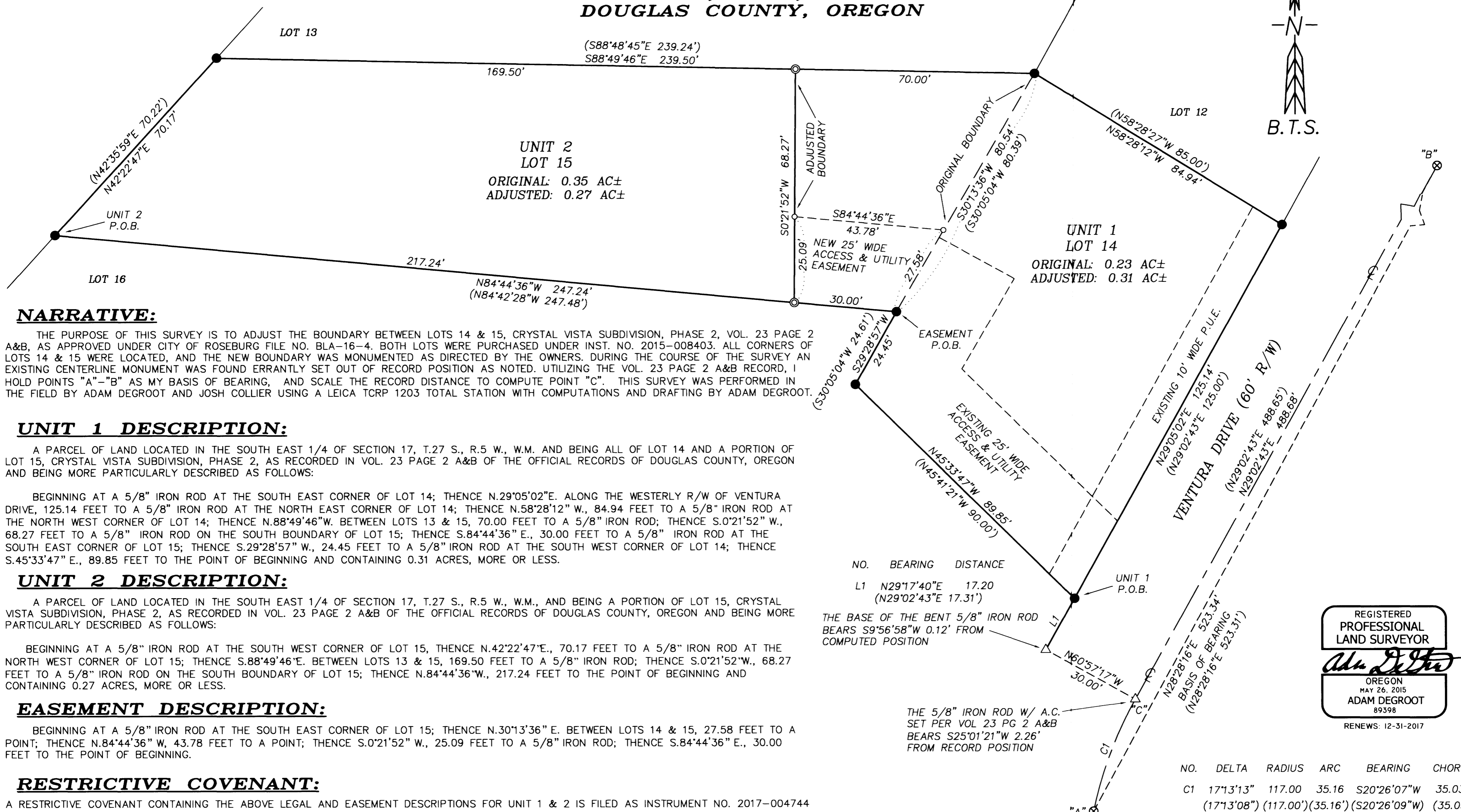


BOUNDARY LINE ADJUSTMENT SURVEY

LOTS 14 & 15, CRYSTAL VISTA SUBDIVISION, PHASE 2

LOCATED IN THE
SE 1/4 OF SECTION 17
T.27S., R.5W., W.M.
DOUGLAS COUNTY, OREGON

FILED
Date: **3-22-2017** By: **JK**
This Survey Consists of:
Map: **M173-11**
Narrative:
Corner Rpt.:
DOUGLAS COUNTY
SURVEYOR



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE BOUNDARY BETWEEN LOTS 14 & 15, CRYSTAL VISTA SUBDIVISION, PHASE 2, VOL. 23 PAGE 2 A&B, AS APPROVED UNDER CITY OF ROSEBURG FILE NO. BLA-16-4. BOTH LOTS WERE PURCHASED UNDER INST. NO. 2015-008403. ALL CORNERS OF LOTS 14 & 15 WERE LOCATED, AND THE NEW BOUNDARY WAS MONUMENTED AS DIRECTED BY THE OWNERS. DURING THE COURSE OF THE SURVEY AN EXISTING CENTERLINE MONUMENT WAS FOUND ERRANTLY SET OUT OF RECORD POSITION AS NOTED. UTILIZING THE VOL. 23 PAGE 2 A&B RECORD, I HOLD POINTS "A"- "B" AS MY BASIS OF BEARING, AND SCALE THE RECORD DISTANCE TO COMPUTE POINT "C". THIS SURVEY WAS PERFORMED IN THE FIELD BY ADAM DEGROOT AND JOSH COLLIER USING A LEICA TCRP 1203 TOTAL STATION WITH COMPUTATIONS AND DRAFTING BY ADAM DEGROOT.

UNIT 1 DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTH EAST 1/4 OF SECTION 17, T.27 S., R.5 W., W.M. AND BEING ALL OF LOT 14 AND A PORTION OF LOT 15, CRYSTAL VISTA SUBDIVISION, PHASE 2, AS RECORDED IN VOL. 23 PAGE 2 A&B OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AT THE SOUTH EAST CORNER OF LOT 14; THENCE N.29°05'02"E. ALONG THE WESTERLY R/W OF VENTURA DRIVE, 125.14 FEET TO A 5/8" IRON ROD AT THE NORTH EAST CORNER OF LOT 14; THENCE N.58°28'12" W., 84.94 FEET TO A 5/8" IRON ROD AT THE NORTH WEST CORNER OF LOT 14; THENCE N.88°49'46"W. BETWEEN LOTS 13 & 15, 70.00 FEET TO A 5/8" IRON ROD; THENCE S.0°21'52" W., 68.27 FEET TO A 5/8" IRON ROD ON THE SOUTH BOUNDARY OF LOT 15; THENCE S.84°44'36" E., 30.00 FEET TO A 5/8" IRON ROD AT THE SOUTH EAST CORNER OF LOT 15; THENCE S.29°28'57" W., 24.45 FEET TO A 5/8" IRON ROD AT THE SOUTH WEST CORNER OF LOT 14; THENCE S.45°33'47" E., 89.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.31 ACRES, MORE OR LESS.

UNIT 2 DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTH EAST 1/4 OF SECTION 17, T.27 S., R.5 W., W.M., AND BEING A PORTION OF LOT 15, CRYSTAL VISTA SUBDIVISION, PHASE 2, AS RECORDED IN VOL. 23 PAGE 2 A&B OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AT THE SOUTH WEST CORNER OF LOT 15, THENCE N.42°22'47"E., 70.17 FEET TO A 5/8" IRON ROD AT THE NORTH WEST CORNER OF LOT 15; THENCE S.88°49'46"E. BETWEEN LOTS 13 & 15, 169.50 FEET TO A 5/8" IRON ROD; THENCE S.0°21'52"W., 68.27 FEET TO A 5/8" IRON ROD ON THE SOUTH BOUNDARY OF LOT 15; THENCE N.84°44'36"W., 217.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.27 ACRES, MORE OR LESS.

EASEMENT DESCRIPTION:

BEGINNING AT A 5/8" IRON ROD AT THE SOUTH EAST CORNER OF LOT 15; THENCE N.30°13'36" E. BETWEEN LOTS 14 & 15, 27.58 FEET TO A POINT; THENCE N.84°44'36" W, 43.78 FEET TO A POINT; THENCE S.0°21'52" W., 25.09 FEET TO A 5/8" IRON ROD; THENCE S.84°44'36" E., 30.00 FEET TO THE POINT OF BEGINNING.

RESTRICTIVE COVENANT:

A RESTRICTIVE COVENANT CONTAINING THE ABOVE LEGAL AND EASEMENT DESCRIPTIONS FOR UNIT 1 & 2 IS FILED AS INSTRUMENT NO. 2017-004744

LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP "BTS ENG-SURV"
- ⊗ = FOUND 5/8" IRON ROD W/2" ALUM. CAP PER VOL. 23 PAGE 2 A&B
- = FOUND 5/8" IRON ROD PER VOL. 23 PAGE 2 A&B
- △ = COMPUTED POINT NOT SET
- = COMPUTED EASEMENT POINT
- () = RECORD PER VOL. 23 PAGE 2 A&B

APPROVALS:

Adam Degroot
COMMUNITY DEVELOPMENT DIRECTOR
ROSEBURG CITY FILE NO. BLA-16-4

3/21/2017
DATE

NO.	BEARING	DISTANCE
L1	N29°17'40"E (N29°02'43"E 17.31')	17.20

THE BASE OF THE BENT 5/8" IRON ROD BEARS S9°56'58"W 0.12' FROM COMPUTED POSITION

THE 5/8" IRON ROD W/ A.C. SET PER VOL 23 PG 2 A&B BEARS S25°01'21"W 2.26' FROM RECORD POSITION

NO.	DELTA	RADIUS	ARC	BEARING	CHORD
C1	17°13'13"	117.00	35.16	S20°26'07"W (17°13'08") (117.00')(35.16')	35.03 (S20°26'09"W) (35.03')

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

BTS ENGINEERING & SURVEYING, INC.
348 SE JACKSON ST., ROSEBURG, OR 97470
(541) 673-0966 adam@btssurveying.com

SCALE: 1" = 20'	FOR: RUSTY & MARY BARRON 373 HEATHER LANE ROSEBURG, OR 97471	JOB #: 16-017 FILE: 16-017_BLAPlat.DWG SHEET 1 OF 1
DATE: MARCH 17, 2017		

MAP FILE M173-11

MAP FILE M173-11