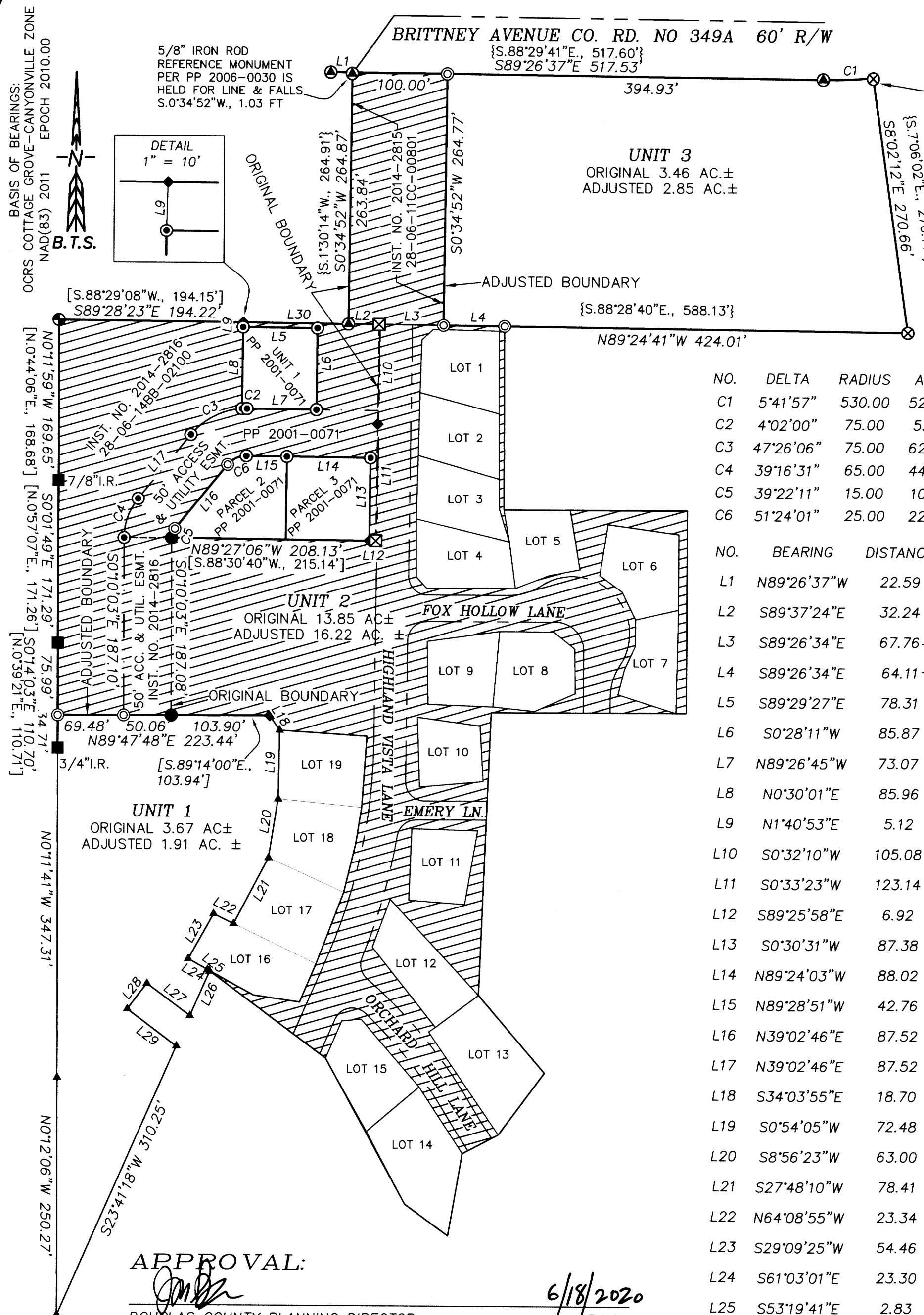


# RECORD OF SURVEY

## BOUNDARY LINE ADJUSTMENT

LOCATED IN THE  
SW 1/4 of SECTION 11 and NW 1/4 OF SECTION 14  
T.28S., R.6W., W.M.  
DOUGLAS COUNTY, OREGON

FILED  
Date: 6-18-2020 By: *Di*  
This Survey Consists of:  
Map: M177-12  
Narrative: \_\_\_\_\_  
Corner Rpt.: \_\_\_\_\_  
DOUGLAS COUNTY  
SURVEYOR



NO.	DELTA	RADIUS	ARC	BEARING	CHORD	RECORD
C1	5'41"57"	530.00	52.72	N87°42'24"E	52.70	{N.88°38'26"E., 52.62'}
C2	4'02"00"	75.00	5.28	S88°56'26"W	5.28	[S.89°29'21"W., 5.23']
C3	47'26"06"	75.00	62.09	S62°48'29"W	60.33	[S.63°29'21"W., 60.35']
C4	39'16"31"	65.00	44.56	S19°30'10"W	43.69	[S.20°24'11"W., 43.69']
C5	39'22"11"	15.00	10.31	S19°23'53"W	10.11	[S.20°24'11"W., 10.08']
C6	51'24"01"	25.00	22.43	S64°54'05"W	21.68	[S.65°45'52"W., 21.70']

NO.	BEARING	DISTANCE	RECORD
L1	N89°26'37"W	22.59	{S.88°29'41"E., 22.53'}
L2	S89°37'24"E	32.24	
L3	S89°26'34"E	67.76	[S.89°26'40"E., 131.87']
L4	S89°26'34"E	64.11	
L5	S89°29'27"E	78.31	[S.88°30'44"E., 78.29']
L6	S0°28'11"W	85.87	[S.1°29'20"W., 85.80']
L7	N89°26'45"W	73.07	[N.88°30'40"W., 73.06']
L8	N0°30'01"E	85.96	[N.01°29'20"E., 85.98']
L9	N1°40'53"E	5.12	[S.01°29'20"W., 5.00']
L10	S0°32'10"W	105.08	[N.01°29'20"E., 105.00']
L11	S0°33'23"W	123.14	[N.01°29'20"E., 123.16']
L12	S89°25'58"E	6.92	[S.88°30'40"E., 7.00']
L13	S0°30'31"W	87.38	[S.01°29'20"W., 87.42']
L14	N89°24'03"W	88.02	[S.88°30'40"E., 88.00']
L15	N89°28'51"W	42.76	[S.88°30'40"E., 42.77']
L16	N39°02'46"E	87.52	[S.40°02'23"W., 87.54']
L17	N39°02'46"E	87.52	[S.40°02'23"W., 87.54']
L18	S34°03'55"E	18.70	[S.33°06'24"E., 18.69']
L19	S0°54'05"W	72.48	[S.01°51'36"W., 72.44']
L20	S8°56'23"W	63.00	[S.09°53'54"W., 62.97']
L21	S27°48'10"W	78.41	[S.28°45'41"W., 78.37']
L22	N64°08'55"W	23.34	[N.63°11'24"W., 23.33']
L23	S29°09'25"W	54.46	[S.30°06'56"W., 54.43']
L24	S61°03'01"E	23.30	[S.60°05'30"E., 23.29']
L25	S53°19'41"E	2.83	[S.52°22'10"E., 2.83']
L26	S23°41'18"W	51.34	[S.24°38'49"W., 51.31']
L27	N53°19'48"W	56.66	[N.52°22'17"W., 56.63']
L28	S37°08'24"W	33.96	[S.38°05'55"W., 33.94']
L29	S53°11'44"E	64.80	[S.52°14'13"E., 64.77']
L30	N89°20'15"W	110.77	

### NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE PROPERTY LINES BETWEEN THE HIGHLANDS AT VISTA RIDGE PHASE 1, 2, 3 PLANNED COMMUNITY AND HIGHLANDS AT VISTA RIDGE FIRST ADDITION ROADWAYS AND COMMON OPEN SPACE AREAS (UNIT 1) AND PARCEL 1 OF PARTITION PLAT 2001-0071 (UNIT 2) AND PARCEL 2 OF PARTITION PLAT 2006-0030 (UNIT 3) AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. M20-014. THIS PROPERTY LINE ADJUSTMENT WAS PREVIOUSLY APPROVED UNDER PLANNING DEPARTMENT FILES M13-023 AND M13-030 BUT ALL CONDITIONS WERE NOT COMPLETED AT THAT TIME. THE NORTHERLY 1.76 ACRES OF PARCEL 1, PARTITION PLAT 2001-0071 (INST. NO. 2014-002816) AND THE 100 FOOT WIDE HIGHLAND VISTA LANE EASEMENT THROUGH PARCEL 2 OF PARTITION PLAT 2006-0030 (INST. NO. 2014-002815) ARE BOTH BEING ADJUSTED INTO THE COMMON OPEN SPACE OF THE HIGHLANDS AT VISTA RIDGE PLANNED COMMUNITY.

THIS SURVEY IS CONTROLLED BY MONUMENTS FOUND PER SUSIE-ANNA TRACTS, HIGHLANDS AT VISTA RIDGE PHASE 1, PARTITION PLATS 1998-0130, 2001-0071 AND 2006-0030 AND CS FILE 63/32. THE PROPERTIES WERE MONUMENTED IN ACCORDANCE WITH THE OWNERS AGREEMENTS.

THIS SURVEY WAS PERFORMED BY LESTER FANNING AND ADAM DEGROOT IN 2013-2014 USING LEICA 1200 GPS RECEIVERS AND A LEICA TCRP 1203 TOTAL STATION. ALL SURVEY OBSERVATIONS WERE ADJUSTED BY LEAST SQUARES METHODS BY ADAM DEGROOT WITH PLAT COMPUTATIONS AND DRAFTING BY KRIS DEGROOT AND ADAM DEGROOT.

### LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP "BTS ENG-SURV"
- ⊗ = SET MAGNAIL w/1 1/4" BRASS WASHER "PLS 1941"
- = FOUND DCSO BCIP PLSS ID #500500 (S10/S11/S14/S15)
- = FOUND 1/2" IRON ROD OR AS NOTED PER SUSIE-ANNA TRACTS (VOL. 11, PG. 19)
- ⊗ = FOUND 5/8" IRON ROD PER CS FILE 63/32
- = FOUND 5/8" IRON ROD PER HIGHLANDS AT VISTA RIDGE PH. 1 (VOL.18, PG. 19 A&B)
- ◆ = FOUND 5/8" IRON ROD PER PP 1998-0130 OR AS NOTED
- ⊙ = FOUND 5/8" IRON ROD PER PP 2001-0071
- ⊗ = FOUND 5/8" IRON ROD PER PP 2006-0030
- ▲ = COMPUTED CORNER PER PP 2001-0071
- [ ] = RECORD PER PP 2001-0071
- { } = RECORD PER PP 2006-0030
- ▨ = ROADWAY & COMMON OPEN SPACE

### UNIT 2:

ORIGINAL AND ADJUSTED UNIT 2 INCLUDES ALL ROADWAY AND COMMON OPEN SPACE AREAS OF HIGHLANDS AT VISTA RIDGE, PHASE 1, PHASE 2 AND PHASE 3 AND HIGHLANDS AT VISTA RIDGE, 1ST ADDITION. ONLY THE PHASE 1 ROADWAY AND OPEN SPACE AREAS ARE DEPICTED ON THIS MAP.

### UNIT 2 ROADWAY & COMMON OPEN SPACE AREAS:

TAX LOT/TAX ACCOUNT	ADJUSTED
28-06-11CC-00801 (R143105)	0.61 AC. PP 2006-0030
28-06-14BB-02100 (R69080)	4.55 AC. PHASE 1
28-06-14BC-00100 (R69087)	3.69 AC. PHASE 1
28-06-14BB-02800 (R68366)	0.05 AC. PHASE 2
28-06-14BB-03900 (R68373)	1.55 AC. PHASE 2
28-06-14BB-04100 (R71761)	1.03 AC. PHASE 3
28-06-14BB-04900 (R71551)	0.19 AC. PHASE 3
28-06-14BC-00600 (R71719)	2.04 AC. PHASE 3
28-06-14BC-01400 (R71663)	0.12 AC. PHASE 3
28-06-14BC-02500 (R128932)	2.39 AC. 1ST ADDITION
TOTAL	16.22 AC.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*[Signature]*  
OREGON  
MAY 26, 2015  
ADAM DEGROOT  
89598  
RENEWS: 12-31-2021

**BTS SURVEYING, INC.**  
348 S.E. JACKSON ST., ROSEBURG, OR 97470  
PHONE (541) 673-0966

SCALE: 1" = 100'	FOR: HIGHLANDS ASSOCIATES, INC. 9 SW MT. JEFFERSON TERRACE LAKE OSWEGO, OR 97035	JOB #: 12-061 FILE: 2020 PLA.dwg SHEET 1 OF 1
DATE: JUNE 18, 2020		

MAP FILE M177-12

MAP FILE M177-12