PROPERTY LINE ADJUSTMENT

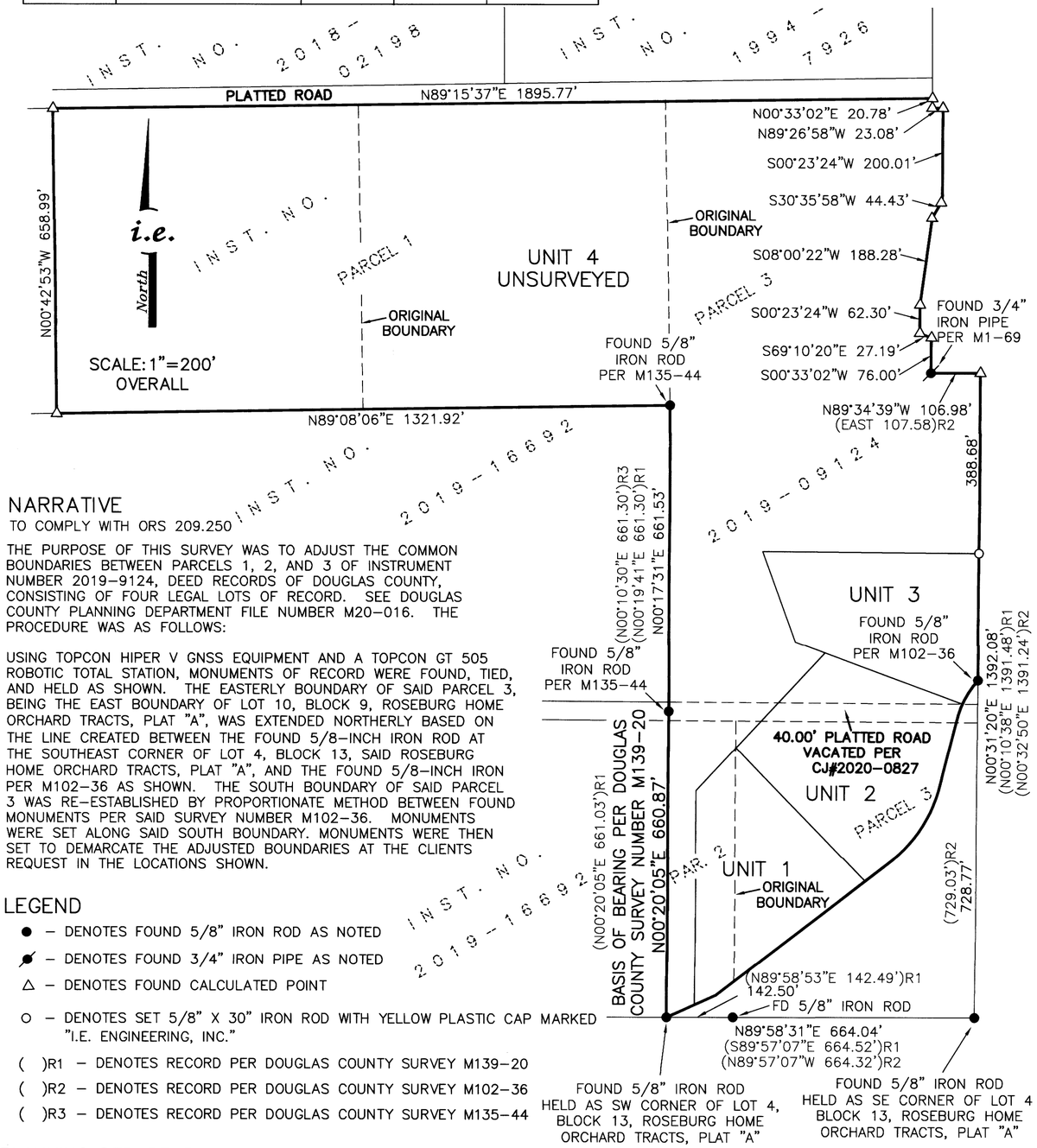
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20 AND
THE NORTHWEST QUARTER OF SECTION 29,
TOWNSHIP 26 SOUTH, RANGE 6 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

JULY 22, 2020

FILED
Date: 8-21-2020 By: DR
This survey consists of:
Map: M177-29
Narrative:
Corner Rpt:
DOUGLAS COUNTY SURVEYOR

MAP FILE M177-29

CURVE TABLE				
CURVE	CHORD	RADIUS	CURVE LENGTH	DELTA
C1	N33°22'31"E 176.20' (N33°25'20"E 176.20')R2	300.00' (300.00')R2	178.83' (179.49')R2	34°09'17" (38°05'19")R2
C2	S27°13'36"W 102.59' (N27°16'08"E 102.63')R2	200.00' (200.00')R2	103.75' (103.50')R2	29°43'32"
C3	S33°16'02"W 61.34'	200.00'	61.58'	17°38'41"
C4	S18°24'16"W 42.09'	200.00'	42.16'	12°04'51"



NARRATIVE

TO COMPLY WITH ORS 209.250

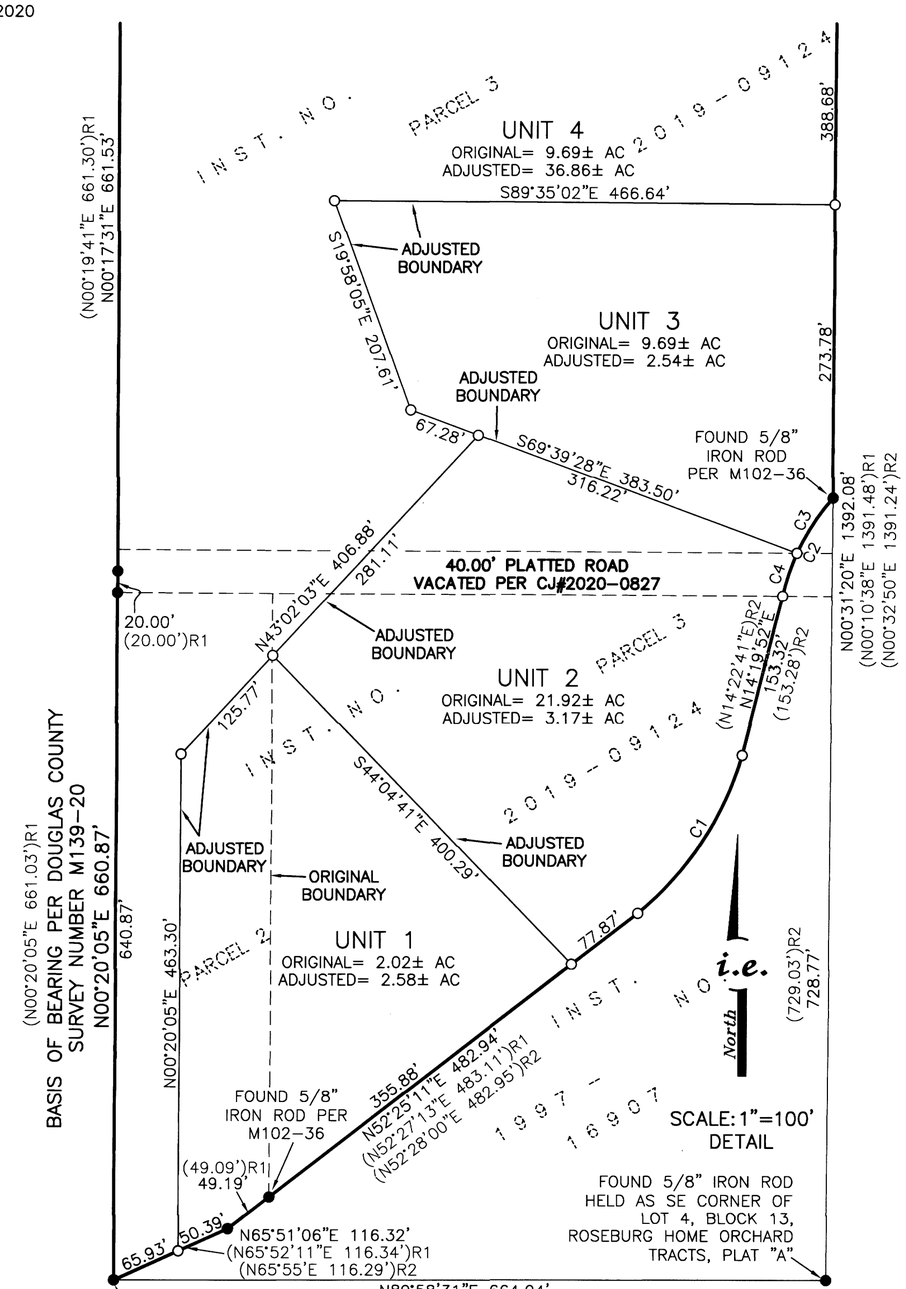
THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE COMMON BOUNDARIES BETWEEN PARCELS 1, 2, AND 3 OF INSTRUMENT NUMBER 2019-9124, DEED RECORDS OF DOUGLAS COUNTY, CONSISTING OF FOUR LEGAL LOTS OF RECORD. SEE DOUGLAS COUNTY PLANNING DEPARTMENT FILE NUMBER M20-016. THE PROCEDURE WAS AS FOLLOWS:

USING TOPCON HIPER V GNSS EQUIPMENT AND A TOPCON GT 505 ROBOTIC TOTAL STATION, MONUMENTS OF RECORD WERE FOUND, TIED, AND HELD AS SHOWN. THE EASTERLY BOUNDARY OF SAID PARCEL 3, BEING THE EAST BOUNDARY OF LOT 10, BLOCK 9, ROSEBURG HOME ORCHARD TRACTS, PLAT "A", WAS EXTENDED NORTHERLY BASED ON THE LINE CREATED BETWEEN THE FOUND 5/8-INCH IRON ROD AT THE SOUTHEAST CORNER OF LOT 4, BLOCK 13, SAID ROSEBURG HOME ORCHARD TRACTS, PLAT "A", AND THE FOUND 5/8-INCH IRON PER M102-36 AS SHOWN. THE SOUTH BOUNDARY OF SAID PARCEL 3 WAS RE-ESTABLISHED BY PROPORTIONATE METHOD BETWEEN FOUND MONUMENTS PER SAID SURVEY NUMBER M102-36. MONUMENTS WERE SET ALONG SAID SOUTH BOUNDARY. MONUMENTS WERE THEN SET TO DEMARCATE THE ADJUSTED BOUNDARIES AT THE CLIENTS REQUEST IN THE LOCATIONS SHOWN.

LEGEND

- ● – DENOTES FOUND 5/8" IRON ROD AS NOTED
- ⌀ – DENOTES FOUND 3/4" IRON PIPE AS NOTED
- △ – DENOTES FOUND CALCULATED POINT
- ○ – DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING, INC."
- ( )R1 – DENOTES RECORD PER DOUGLAS COUNTY SURVEY M139-20
- ( )R2 – DENOTES RECORD PER DOUGLAS COUNTY SURVEY M102-36
- ( )R3 – DENOTES RECORD PER DOUGLAS COUNTY SURVEY M135-44

PLANNING DEPARTMENT FILE NO. M20-016



APPROVALS

DOUGLAS COUNTY PLANNING DIRECTOR — DATE 8/21/2020

ADJUSTED UNITS 1, 2, 3, AND 4: RESTRICTIVE COVENANT RECORDED AS INSTRUMENT NUMBER 2020-14275, DEED RECORDS OF DOUGLAS COUNTY.

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
NOVEMBER 10, 2010
BRENT H. KNAPP
81116
EXPIRES: 6/30/2021

SHEET 1 OF 1
JOB NO. 2977-01

SURVEYED FOR:
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MAP FILE M177-29