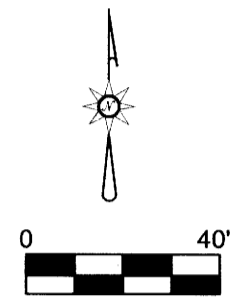


MAP FILE M177-31

FILED

DATE: 8-28-2020 BY: [Signature]
THIS SURVEY CONSISTS OF:
MAP: M177-31
NARRATIVE:
CORNER RPT: _____

DOUGLAS COUNTY
SURVEYOR



PROPERTY LINE ADJUSTMENT
FOR: JOHN S. AND THERESE A MACGREGOR
ROBERT D. AND MARGARET KLINE
E 1/2, SECTION 17, T22S, R10W, W.M.
MAP 22-10-17B TAX LOT 700
MAP 22-10-17D TAX LOT 200
SITE ADDRESS "NOT ASSIGNED"

OWNERS ADDRESS 1729 OLD STAGE RD
CENTRAL POINT, OR 97502

ZONE: FF (FARM FOREST)

NOTE: BOTH TAX LOTS ARE UNDEVELOPED

S 40°24'02" E
LC=488.13'
R=4508.66'
A=488.37'
T=244.42'
D=6°12'22"

S 40°24'02" E
LC=496.25'
R=4583.66'
A=496.49'
T=248.49'
D=6°12'22"

75' R-O-W STATION 572+08.6
BEARS N 40°24'02" W
488.13 FEET

N 29°44'18" E
15.00'

S 46°50'43" E
102.85'

S 46°15'43" E
21.23'

N 33°02'44" E
10.00'

N 29°44'18" E
211.98'

UNIT 2
MAP 22-10-17B
TAX LOT 700
ORIGINAL AREA: 22991 SQ FT
ADJUSTED AREA: 26227 SQ.FT.

ORIGINAL BOUNDARY

EASTERLY 1/2
LOT 10
HAIL'S HARBOR
"UNRECORDED"
M 9-47

UNIT 1
MAP 22-10-17D
TAX LOT 200
ORIGINAL AREA: 0.97 ACRES
ADJUSTED AREA: 43365 SQ.FT.

N 29°42'51" E
232.03'
N 33°02'44" E
119.127'

NEW BOUNDARY

BASIS OF BEARING - ORE. DEPT. OF FORESTRY
1974 SURVEY M55-13
1995 SURVEY M122-31 WARD NORTHWEST
1996 SURVEY M125-64 WARD NORTHWEST
(N 85°45'20" E, 2599.15)
N 85°45'20" E 2599.15'

3" BCIP W1/4, S16 ONLY
REFER TO M55-13 &
M122-31

S 44°09'57" E
LC=104.23'
R=4508.66'
A=104.23'
T=52.12'
D=1°19'28"

S 29°44'18" W
28.00'

S 44°52'34" E
LC=7.55'
R=4508.66'
A=7.55'
T=3.77'
D=0°05'45"

LOT 9 HAIL'S HARBOR
"UNRECORDED"
M 9-47

3/4" REBAR SET AS
C1/4, IN ROAD BED
OF HWY 38 PER
M55-13 & M122-31

577+05.09

C1/4

134.94' S 80°52'02" E

S 44°12'50" E
LC=113.63'
R=4583.66'
A=113.64'
T=56.82'
D=1°25'14"

S 33°02'44" W
28.00'

HWY R-O-W 75'

S 46°11'11" E
LC=198.66'
R=4508.66'
A=198.67'
T=99.35'
D=2°31'29"

S 29°42'59" W
222.48'

578+18.73

S 46°11'11" E
LC=201.96'
R=4583.66'
A=201.98'
T=101.01'
D=2°31'29"

S 29°42'59" W
29.00'

580+20.7

LEGEND

- △ HWY 38 C/L STATION
- COMPUTED POSITION
- SET REFERENCE MONUMENT IN PAVEMENT, 3" SURVEY-MARK WITH BRASS WASHER STAMPED "LS 1091"
- ⊙ SET REFERENCE MONUMENT 5/8" X 30 " REBAR WITH YPC MARKED "LS 1091"
- ⊕ 1/4 CORNER AS NOTED
- ∟ SCALE BREAK
- YPC YELLOW PLASTIC CAP
- () RECORD DATA PER M122-31

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
OREGON
ROBERT B. WARD JR.
JULY 30, 1976
1091
EXPIRES: 6/30/2022

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE CORNERS OF A BOUNDARY LINE ADJUSTMENT AS SHOWN HEREON.

THE LOCATION OF THE NEW BOUNDARY WAS AS DIRECTED BY THE LANDOWNERS AND APPROVED BY THE DOUGLAS COUNTY PLANNING DEPARTMENT.

THE BASIS OF BEARING FOR THIS SURVEY IS AS NOTED HEREON.

THE HWY 38 CENTERLINE AND RIGHT-OF-WAY WAS DETERMINED AS PART OF COUNTY SURVEY FILE M122-31. THE CENTERLINE AND RIGHT-OF-WAY SHOWN ON THIS MAP IS PER THE M 122-31 FILED SURVEY.

REFERENCE MONUMENTS WERE SET TO REFERENCE CORNERS ALONG RIVER BANK.

REFERENCE MONUMENTS WERE ALSO SET FOR CORNERS ALONG HWY 38 R-O-W BECAUSE TRUE CORNER LOCATIONS FALL IN AREAS OF LARGE BOULDERS FROM PRIOR HIGHWAY CONSTRUCTION.

THIS SURVEY WAS PERFORMED USING A TOPCON ROBOTIC TOTAL STATION.

DECLARATION OF PROPERTY LINE ADJUSTMENT, INST. NO. 2019-014995

RESTRICTIVE COVENANT INST. NO. 2020-006766

PD FILE NO. M19-017

[Signature]
JOSHUA M. SHAKLEE
PLANNING DIRECTOR
DOUGLAS COUNTY PLANNING DEPARTMENT

8/28/2020
DATE

FILE NAME 18-107.trv		
SCALE 40 Ft/in	DATE 8-25-2020	DRAWN BY RBW
JOB 18-107	REVISION 1/1	SHEET 1/1

This map drawn with TRAVERSE PC, Software

NORTHWEST Land Surveying, Inc.
(541) 997-9201
www.northwestlandsurveying.com
P.O. Box 2827
Florence, OR 97439
Fax (541) 902-0743

MAP FILE M177-31