

PROPERTY LINE ADJUSTMENT SURVEY

LOCATED IN
THE NE 1/4 OF THE SE 1/4 OF SECTION 19,
AND THE NW 1/4 OF THE SW 1/4 OF SECTION 20
T.22S., R.7W., W.M.
CITY OF ELKTON, DOUGLAS COUNTY, OREGON

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE BOUNDARY BETWEEN UNIT 1 AND UNIT 3 CASCADE UTILITY, INC. AND UNIT 2 KELLEE GARCIA, AS APPROVED BY THE CITY OF ELKTON, UNDER PLANNING FILE #2021-005.

THIS SURVEY IS REQUESTED BY CASCADE UTILITY, INC. (DBA RELIANCE CONNECTS) TO FACILITATE A NEW BUILDING PROJECT AND TO RECTIFY LONG STANDING ENCROACHMENTS OF BUILDINGS, ACCESS ROADS, AND APPURTENANT STRUCTURES ACROSS AND OUTSIDE OF THEIR DEEDED PROPERTY, AS DESCRIBED IN THE CORRECTION DEED TO UMPQUA TELEPHONE CO., INC. RECORDED JUNE 14, 1956 IN VOLUME 255, PAGE 959 AS RECORDERS NO. 218769. PRIOR SURVEY WORK BY DAVID EDWARDS FOR GARCIA IN 2020 DISCOVERED THE ENCROACHMENT OVER HER DEEDED BOUNDARY AS DESCRIBED IN INSTRUMENT NO. 2019-019913, THE DESCRIPTION OF WHICH IS QUALIFIED TO THE NORTHWESTERLY BOUNDARY OF VOL. 255 PG. 959. THE ORIGINAL 1950'S UMPQUA TELEPHONE BUILDING IS BUILT ALMOST COMPLETELY ON THE DEEDED GARCIA PROPERTY. DURING THE COURSE OF THIS SURVEY, I DISCOVER THE ENCROACHMENT OF THE BUILDING, FUEL TANK, AND ACCESS ROAD ON THE EMEL PROPERTY TAX LOT 2207W19DA00200. THIS PROPERTY IS AN IN-HOLDING, BEING A PORTION OF THE UN-SURVEYED PARCEL 1, PARTITION PLAT 1991-0014. THE EMEL VESTING DEED, INSTRUMENT NO. 82-01935, SPECIFICALLY EXCEPTS THE CASCADE AND GARCIA DEED DESCRIPTIONS, AND ALSO THE CITY OF ELKTON PROPERTY AS DESCRIBED IN INSTRUMENT NO. 71-12673, WHICH WAS BASED ON THE 1971 DON BENITZ SURVEY M 43-47. SINCE THE EMEL PARCEL WAS AN UN-DESCRIBED REMNANT IN-HOLDING NOT ATTACHED TO THE OTHER EMEL PROPERTY, IT WAS GRANTED BY EMEL TO CASCADE UNDER THE STATUTORY BARGAIN AND SALE DEED RECORDED MAY 27, 2021 AS INSTRUMENT NO. 2021-011358, AND RE-RECORDED TO CORRECT THE EXHIBIT "A" LEGAL DESCRIPTION ON JUNE 15, 2021 AS INSTRUMENT NO. 2021-013300.

THE 1969 SURVEY HEN-23 BY WILFORD HAINES FOR UMPQUA TELEPHONE CO., POSTHUMOUSLY RECORDED IN 1990, MAPS AND MONUMENTS A 0.12 ACRE PARCEL. THERE IS NO EVIDENCE OF ANY DEED TRANSACTIONS OF THIS PARCEL. I FIND THE MONUMENTS AND OLD FENCE LINES TO CLOSELY MATCH THE HAINES RECORDS, WHICH FOLLOWS THE HISTORICAL OCCUPATION AND UTILIZATION OF THE CASCADE PROPERTY.

I RESOLVE THE BOUNDARIES AS FOLLOWS: I PROPORTION THE CENTER OF THE 12 FOOT ALLEY OF BLOCK 1, ALTA VISTA AT POINT "L", BETWEEN POINTS "B"- "C", HOLDING THE CENTERLINE OF THE ALLEY 6.00 FEET AND TANGENT TO POINT "F". I ACCEPT POINT "E" AS PROPERLY MONUMENTED ON THE NORTHEAST BOUNDARY OF LOT 3. I ACCEPT POINTS "G"- "H"- "I" AS CONTROLLING THE SOUTHWEST BOUNDARY OF THE ORIGINAL VACATED "E" STREET, AND THE ELKTON CITY LIMITS PER RM 1-6. UTILIZING THE HEN-23 AND M 43-47 RECORDS, I COMPUTE POINT "N" BY SCALING AND ROTATING THE M 43-47 RECORD BETWEEN POINTS "E"- "J", AND THEN PROJECT LINE "E"- "H", THIS POINT FALLS 0.8 FEET NW OF THE FENCE CORNER. I COMPUTE THE SOUTHEAST AND SOUTHWEST BOUNDARY OF THE CITY OF ELKTON TAX LOT 2207W19DA00100 BY HOLDING THE M 43-47 RECORD COURSES AT POINT "G" AND ROTATING TO MEASURED LINE "G"- "X". I PROJECT LINE "J"- "N" TO INTERSECT THIS SOUTHEAST BOUNDARY.

THIS SURVEY WAS PERFORMED IN THE FIELD BY ADAM DEGROOT & ISAAC JACOBSEN BETWEEN FEBRUARY 11, 2021 AND AUGUST 6, 2021, UTILIZING A LEICA GS15 GNSS RECEIVER AND LEICA TS15 TOTAL STATION, WITH COMPUTATIONS AND DRAFTING BY ADAM DEGROOT.

BASIS OF BEARING:

BASIS: OCRS (OREGON COORDINATE REFERENCE SYSTEM)
METHOD: ORGN (OREGON REAL-TIME GNSS NETWORK)
ZONE: COTTAGE GROVE - CANYONVILLE
UNITS: INTERNATIONAL FEET
DATUM: NAD 83 (2011) 2010.00

LINE TABLE:

NO.	BEARING	DISTANCE
L1	N43°30'32"W	6.00
L2	N43°30'32"W	6.00
L3	S43°32'20"E	6.00
L4	S43°32'20"E	6.00
L5	N46°26'14"E	100.18
L6	N42°22'25"E	5.24
L7	N48°39'53"W	28.34 (N47°35'W 28.45')R4
L8	N41°56'39"E	12.82 (N41°58'E 13.0')R3

RECORDS:

- R1 = SURVEY RM 1-6 ~ DCSO N.E. RICHARDSON - 1951
- R2 = "ALTA VISTA" VOL. 9 PG. 53 ~ A.R. EVANS - 1951
- R3 = HEN-23 ~ WILFORD HAINES - 1969 - FILED 1990
- R4 = M 43-47 ~ DON BENITZ - 1971
- R5 = LAND PARTITION 1991-0014 ~ GLENN BAUGHMAN - 1991
- R6 = DEED VOL. 203 PG. 314
- R7 = DEED VOL. 255 PG. 959 ~ RECORDERS NO. 218769 - JUNE 14, 1956
- R8 = DEED VOL. 476 PG. 204 ~ INSTRUMENT NO. 71-12673 - SEPTEMBER 14, 1971
- R9 = DEED INSTRUMENT NO. 2019-019913 - DECEMBER 23, 2019

MONUMENT TABLE:

- A 1" I.D. IRON PIPE - SET "BTS SURVEYING" PLASTIC CAP IN PIPE
- B 1" I.D. IRON PIPE - SET "BTS SURVEYING" PLASTIC CAP IN PIPE
- C 1" I.D. IRON PIPE - SET "BTS SURVEYING" PLASTIC CAP IN PIPE
- D 1" I.D. IRON PIPE - SET "BTS SURVEYING" PLASTIC CAP IN PIPE
- E 5/8" IRON ROD
- F 5/8" IRON ROD INSIDE 1" I.D. IRON PIPE
- G 3/4" I.D. X 42" IRON PIPE, TOP 12" BENT. STRAIGHTEN & RE-DRIVE
- H 1/2" IRON ROD
- I 5/8" IRON ROD INSIDE 1" I.D. IRON PIPE
- J 5/8" IRON ROD (REC. 1/2" IRON ROD PER M 43-47)
- K 1" I.D. IRON PIPE - SET "BTS SURVEYING" PLASTIC CAP IN PIPE

LEGEND:

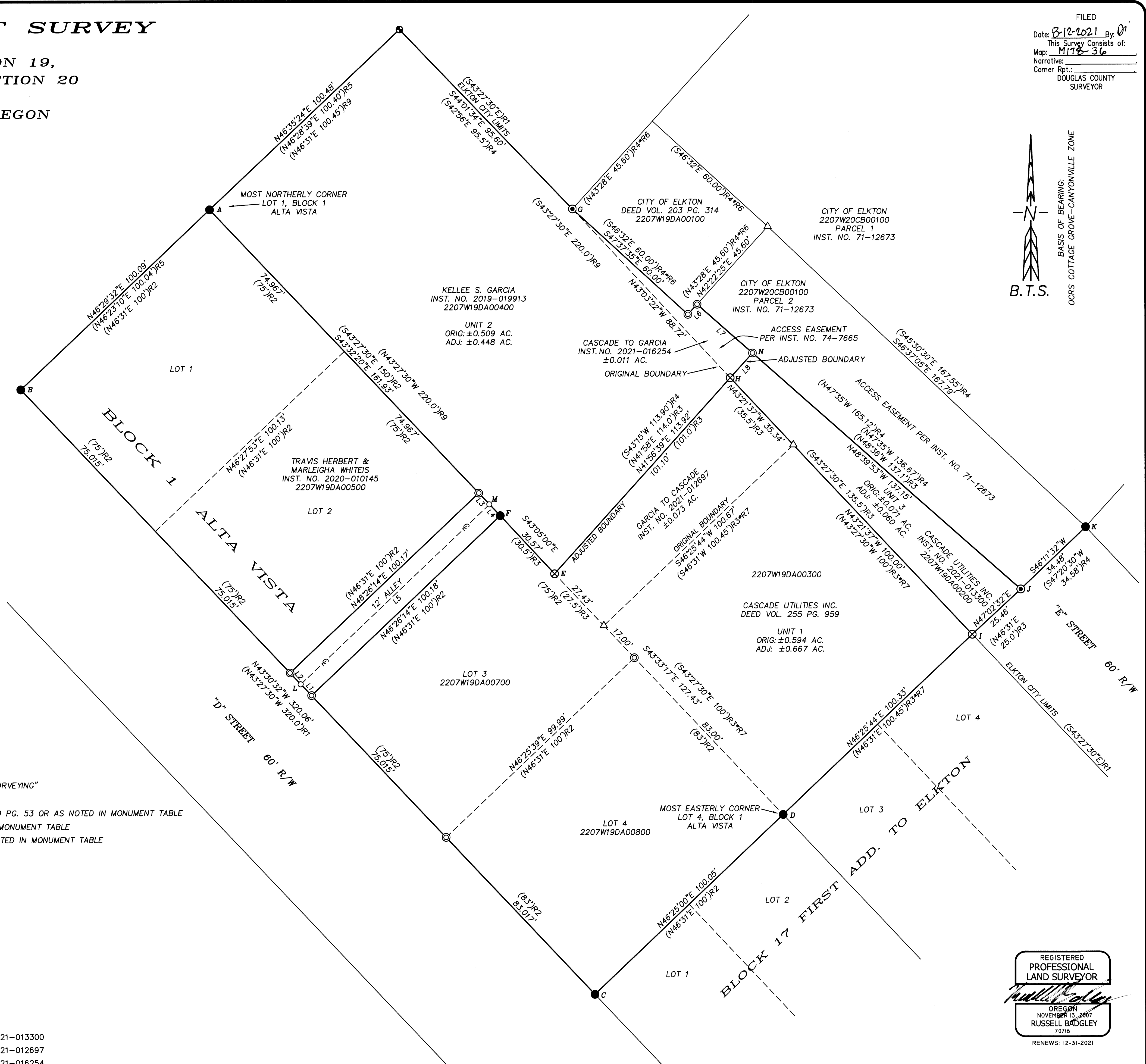
- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP "BTS SURVEYING"
- ⊕ = FOUND ELKTON CITY LIMITS BCIP PER RM 1-6
- = FOUND 1" I.D. IRON PIPE PER "ALTA VISTA" VOL. 9 PG. 53 OR AS NOTED IN MONUMENT TABLE
- ⊗ = FOUND MONUMENT SET PER HEN-23 AS NOTED IN MONUMENT TABLE
- ⊙ = FOUND MONUMENT DESCRIBED PER M 43-47 AS NOTED IN MONUMENT TABLE
- = CENTERLINE ALLEY POINT - NOT SET
- △ = COMPUTED POINT - NOT SET
- = RESOLVED BOUNDARY LINES
- - - = INTERIOR LOT LINES
- = COMPUTED BOUNDARY LINES

APPROVALS:

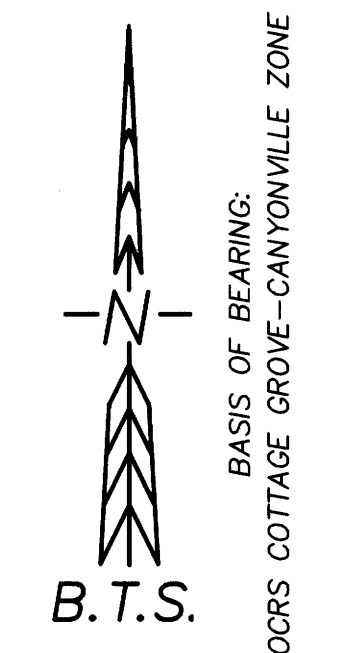
[Signature] 8-12-21
CITY OF ELKTON DATE

DEED REFERENCE:

EMEL TO CASCADE UTILITIES, INC. INSTRUMENT NO. 2021-013300
GARCIA TO CASCADE UTILITIES, INC. INSTRUMENT NO. 2021-012697
CASCADE UTILITIES, INC. TO GARCIA INSTRUMENT NO. 2021-016254



FILED
Date: 8-12-2021 By: [Signature]
This Survey Consists of:
Map: M178-36
Narrative:
Corner Rpt.:
DOUGLAS COUNTY SURVEYOR



REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
OREGON NOVEMBER 13, 2007
RUSSELL BADGLEY
70716
RENEWS: 12-31-2021

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

SCALE: 1" = 20'	FOR: CASCADE UTILITIES, INC. PO BOX 189 ESTACADA, OR 97023	JOB #: 21-014 FILE: CASCADE_PLAT.DWG SHEET 1 OF 1
DATE: 8/11/2021		