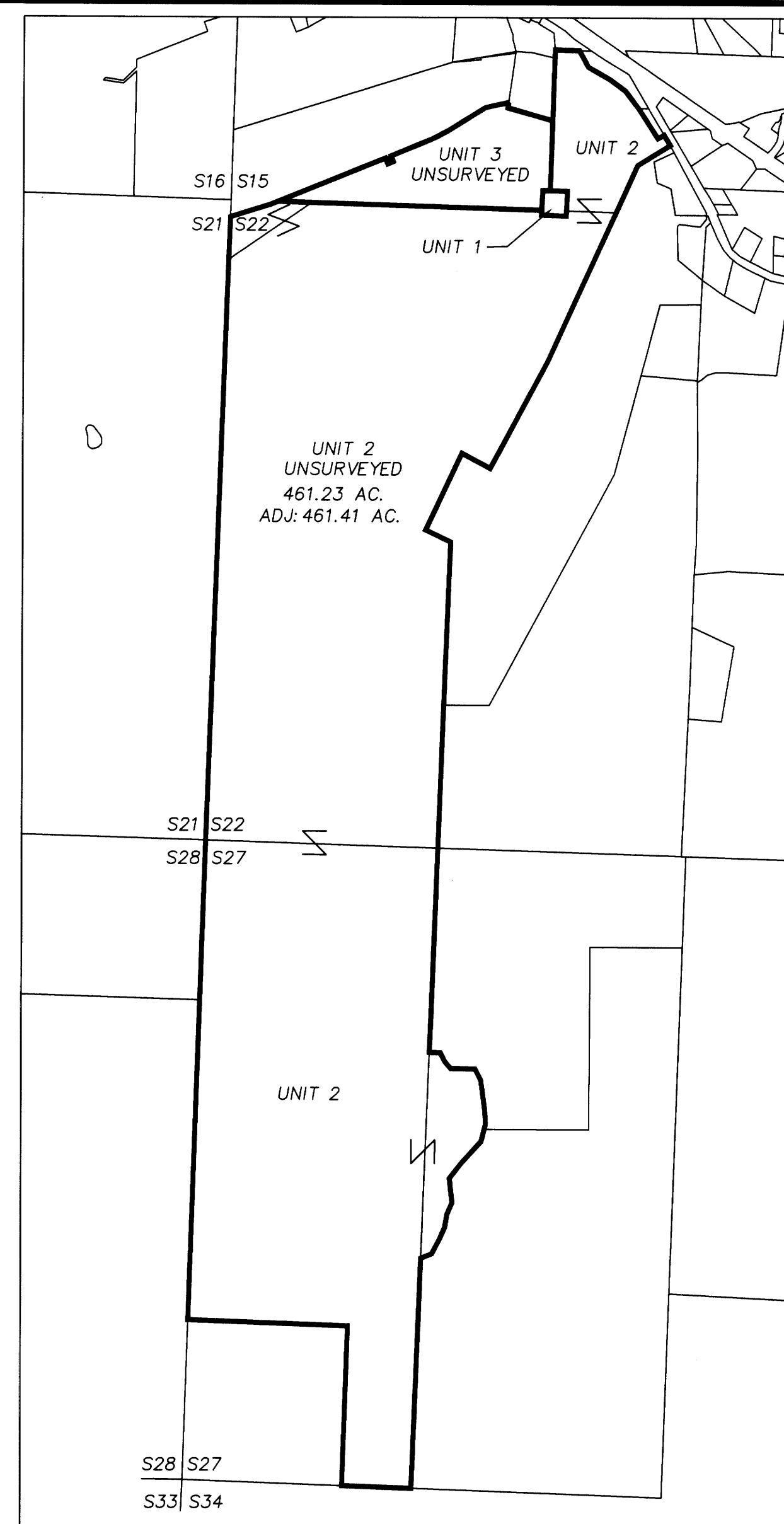


PROPERTY LINE ADJUSTMENT SURVEY

LOCATED IN THE SOUTH 1/2 OF SECTION 15 &
THE NORTH 1/2 OF SECTION 22, T.27S., R.5W., W.M.
DOUGLAS COUNTY, OREGON

FILED
Date: 8-26-2021 By: [Signature]
This Survey Consists of:
Map: M178-38
Narrative:
Corner Rpt.:
DOUGLAS COUNTY SURVEYOR



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE BOUNDARY AROUND THE BOYER RESERVOIR WATER TANK AS SHOWN, AND APPROVED UNDER DOUGLAS COUNTY PLANNING FILE NO. M20-033. THE NEW ADJUSTED BOUNDARY AND MONUMENTS WERE COMPUTED AND SET AS DIRECTED BY THE OWNERS. A METES AND BOUNDS DESCRIPTION WAS PREPARED FROM THIS SURVEY, AND THE ADJUSTMENT PARCEL WAS CONVEYED.

1. THE ORIGINAL LEGAL DESCRIPTION FOR THE RESERVOIR SITE IS REFERENCED TO THE SOUTH 1/4 CORNER OF SECTION 15. THE ORIGINAL 1/4 CORNER IS LOST. THE POSITION OF THE 1/4 CORNER IS COMPUTED ON THE SOUTH LINE OF SECTION 15 AS DEFINED BY THE SW SECTION CORNER OF SECTION 15 AND THE SW CORNER OF DLC NO. 47 AT A PROPORTIONAL DISTANCE EAST OF THE SW CORNER OF DLC NO. 47.
2. THE EXISTING WATER TANK IS NOT CONSTRUCTED ON THE PARCEL OF LAND DESCRIBED IN THE DIXONVILLE WATER ASSOCIATION DEED (INSTRUMENT NO. 66-10480) & CITY OF ROSEBURG DEED (INSTRUMENT NO. 2007-022333).
3. THE EXISTING ROADWAYS FROM BUCKHORN ROAD TO THE RESERVOIR ARE NOT LOCATED WITHIN THE DIXONVILLE WATER ASSOCIATION'S 16.5 FOOT ACCESS EASEMENT AS RECORDED IN INSTRUMENT NO. 66-11335.
4. THE EXISTING WATER LINE FROM BUCKHORN ROAD TO THE RESERVOIR IS NOT LOCATED WITHIN THE DIXONVILLE WATER ASSOCIATION'S 10 FOOT WATER SYSTEM EASEMENT AS RECORDED IN INSTRUMENT NO. 66-11336.

THE FIELDWORK FOR THIS SURVEY WAS ORIGINALLY PERFORMED IN 2006, BY ADAM DEGROOT AND LESTER FANNING WITH COMPUTATIONS AND DRAFTING BY KRIS DEGROOT. AT THAT TIME IT WAS DISCOVERED THAT THE EXISTING TANK WAS NOT WITHIN THE DEEDED PARCEL. IN 2020 THE CITY OF ROSEBURG PURSUED THE PROPERTY LINE ADJUSTMENT. ADDITIONAL FIELD WORK WAS PERFORMED IN 2020 BY RUSSELL BADGLEY WITH COMPUTATIONS AND DRAFTING BY RUSSELL BADGLEY AND ADAM DEGROOT.

OWNERSHIP:

UNIT 1:	UNIT 2:	UNIT 3:
OWNERS: CITY OF ROSEBURG 900 SE DOUGLAS AVE. ROSEBURG, OR 97470	OWNERS: SIDNEY L. HOBGOOD 215 BUCKHORN RD ROSEBURG, OR 97470	OWNERS: SIDNEY L. HOBGOOD 215 BUCKHORN RD ROSEBURG, OR 97470
INST. NO. 2007-22333	INST. NO. 2007-12640	INST. NO. 2007-12640
MAP ID: 270515D00900	MAP ID: 270515D00800, 27052200500&00600, 27052700201&00300	MAP ID: 270515C01900
PROPERTY ID: R67388 & R67409	PROPERTY ID: R67374, R143658, R67395, R68837, R67262, R9852, R69817	PROPERTY ID: R67248
ZONE: FG PLAN: AGG	ZONE: FF PLAN: FTT	ZONE: FG PLAN: AGG

DEED REFERENCE:

THE "BOUNDARY LINE AGREEMENT AND CONVEYANCE" TRANSFERRING TITLE IS RECORDED AS INSTRUMENT NO. 2021-007889

APPROVALS:

[Signature] For JMS 8-25-21
DOUGLAS COUNTY PLANNING DIRECTOR DATE
PLANNING DEPARTMENT FILE NO. M20-033

RECORDS

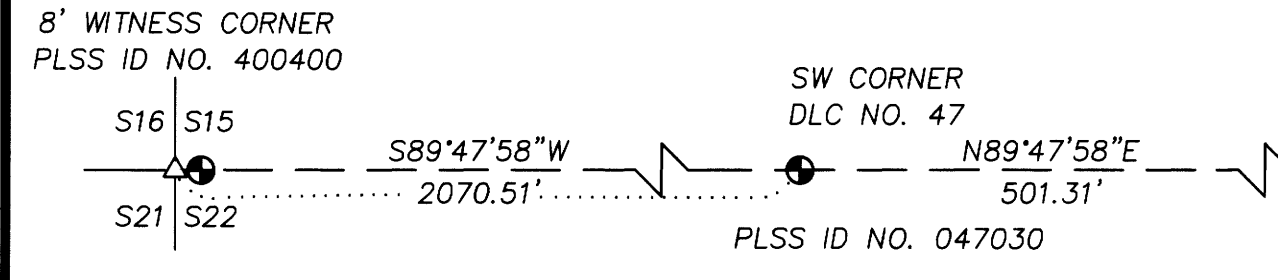
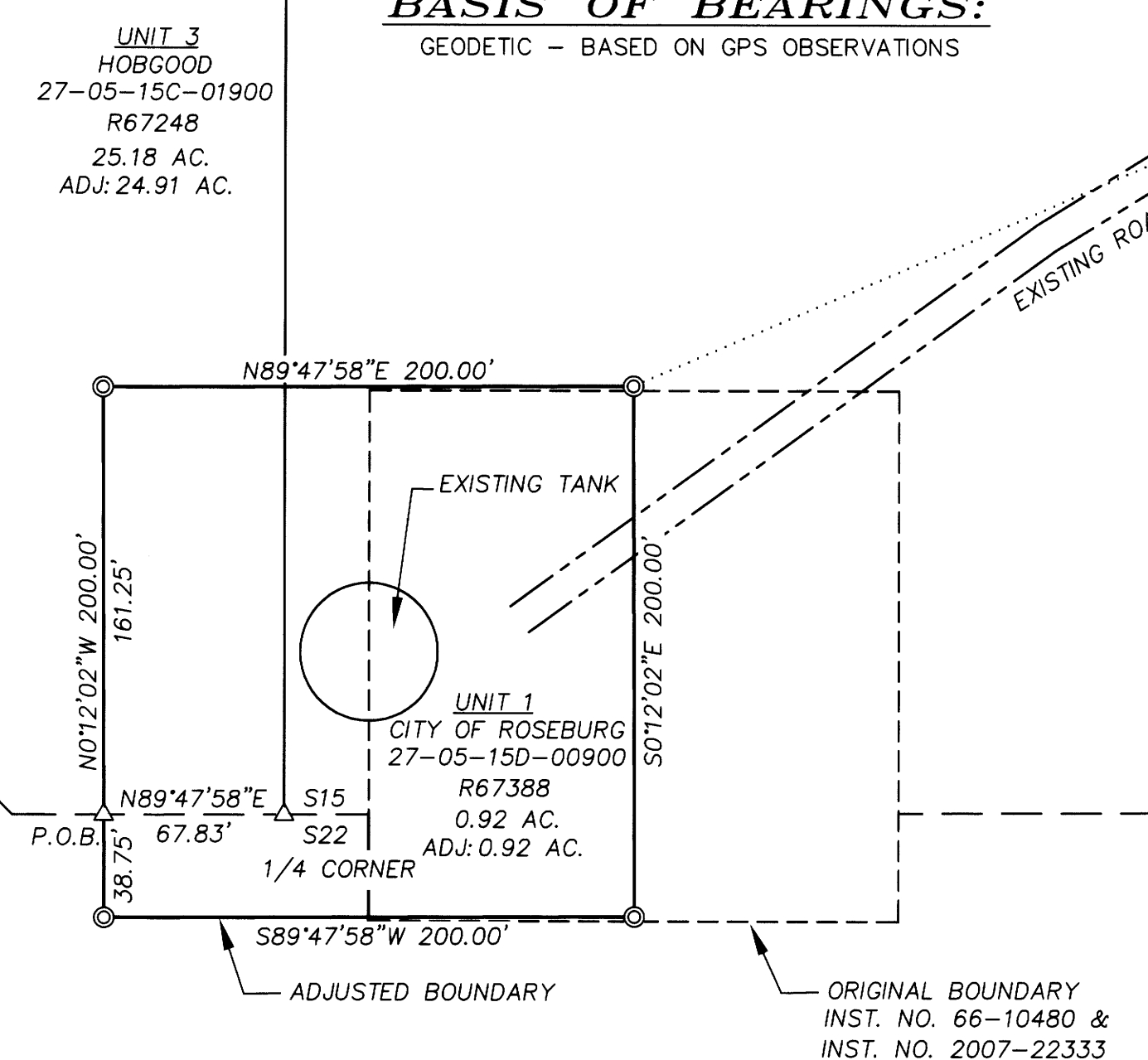
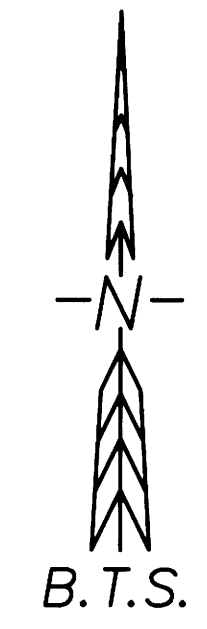
- R1 = M 27-58
- R2 = M 53-17
- R3 = M 54-59
- R4 = PP 1999-0057
- R5 = CS FILE NO. 63/108-2
- R6 = CS FILE NO. 51/307-4
- R7 = M 89-15
- R8 = M 30-13
- R9 = M 107-27
- R10 = ACCESS EASEMENT INST. #74-15449
- R11 = ACCESS EASEMENT INST. #74-16026
- R12 = ACCESS EASEMENT INST. #66-11335
- R13 = WATERLINE EASEMENT INST. #66-11335
- R14 = DEED INST. #2007-22333
- R15 = DEED INST. #2007-12640

LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/CAP MKD. "BTS SURVEYING"
- ⊙ = FOUND DCSO IRON POST WITH BRASS CAP
- ⊙ = FOUND 5/8" IRON ROD
- = FOUND 1/2" IRON ROD
- = FOUND 1" IRON PIPE
- △ = COMPUTED POINT NOT SET
- ()R# = RECORD DIMENSION
- ADJUSTED BOUNDARY LINE
- PARCEL LINES
- ORIGINAL BOUNDARY LINE
- ... TIE LINE
- - - EXISTING ROADWAY
- - - EXISTING EASEMENT AS SHOWN
- - - SECTION LINE

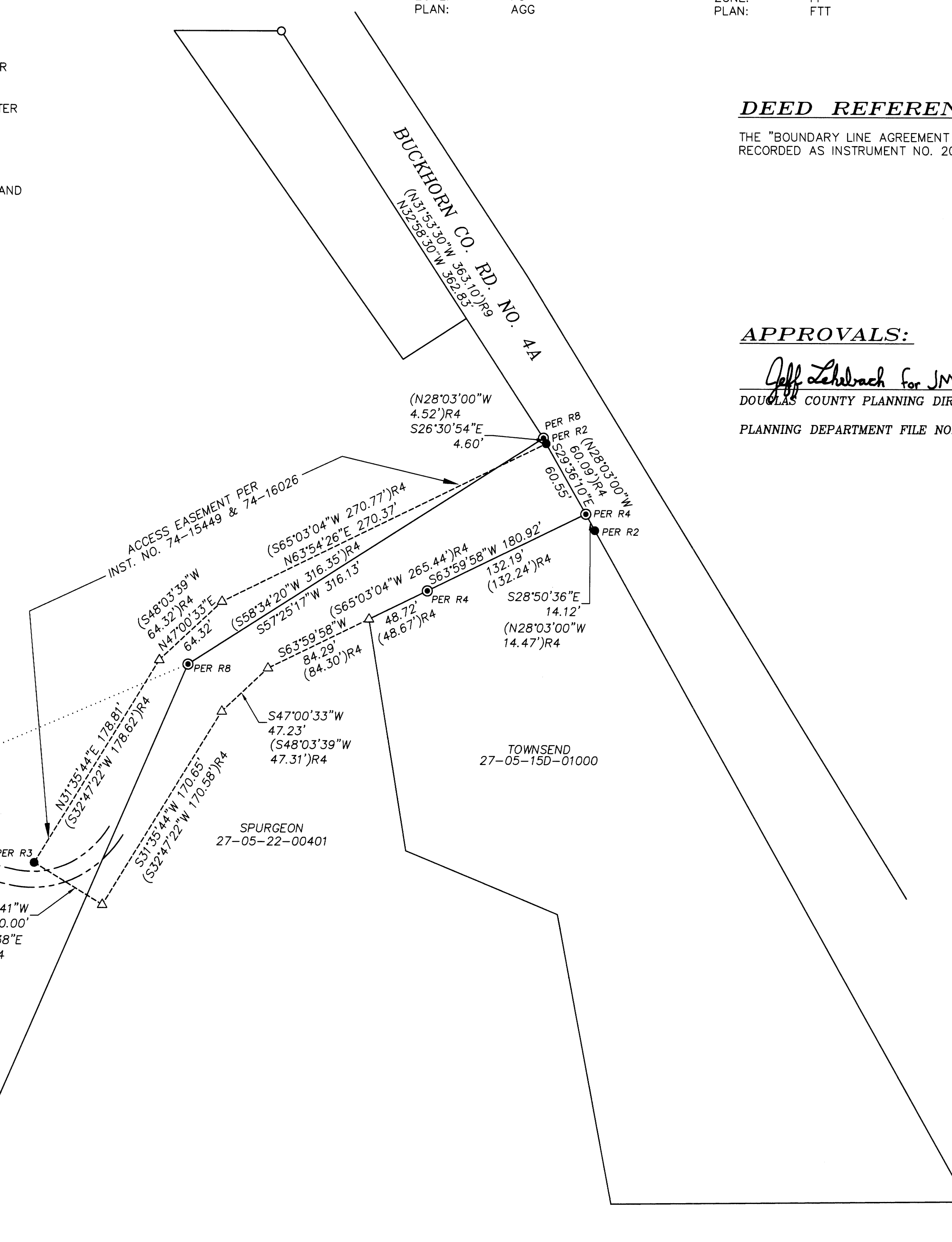
BASIS OF BEARINGS:

GEODETIC - BASED ON GPS OBSERVATIONS



UNIT 2
HOBGOOD
27-05-15D-00800
R67374
461.23 AC.
ADJ: 461.41 AC.

UNIT 2
HOBGOOD
27-05-22-00500
R68837
461.23 AC.
ADJ: 461.41 AC.



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@btssurveying.com

SCALE: 1" = 60'
DATE: FEBRUARY 17, 2021

FOR: CITY OF ROSEBURG
900 SE DOUGLAS AVE
ROSEBURG, OR 97470

JOB #: 20-017 BOYER
FILE: 20-017_BOYER.DWG
SHEET 1 OF 1