

BOUNDARY LINE ADJUSTMENT SURVEY

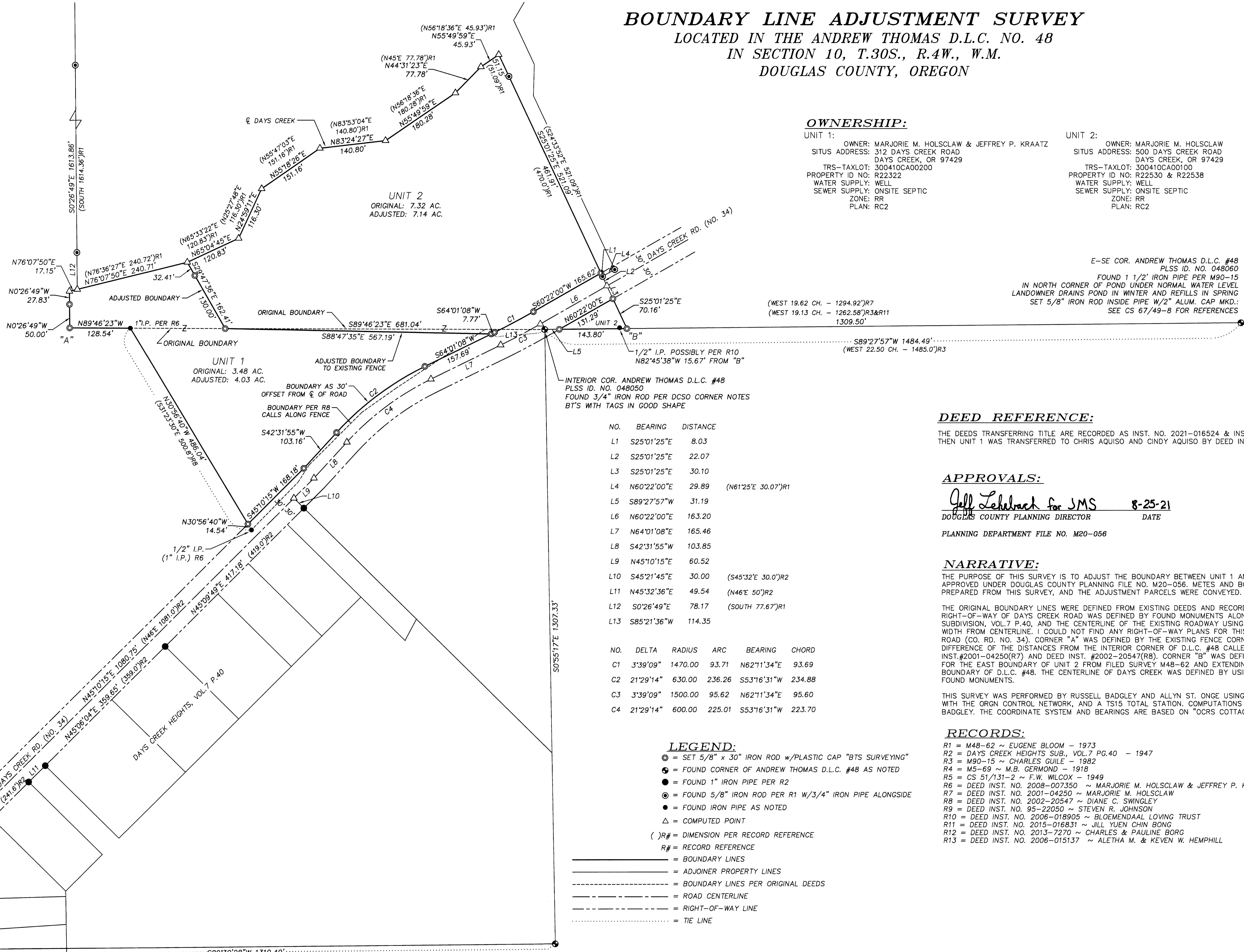
LOCATED IN THE ANDREW THOMAS D.L.C. NO. 48
IN SECTION 10, T.30S., R.4W., W.M.
DOUGLAS COUNTY, OREGON

FILED
Date: 8-26-2021 By: [Signature]
This Survey Consists of:
Map: M178-39
Narrative:
Corner Rpt.:
DOUGLAS COUNTY SURVEYOR

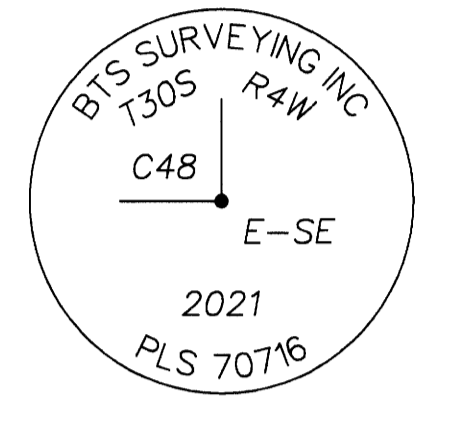
OWNERSHIP:

UNIT 1:
OWNER: MARJORIE M. HOLSLAW & JEFFREY P. KRAATZ
SITUS ADDRESS: 312 DAYS CREEK ROAD
DAYS CREEK, OR 97429
TRS-TAXLOT: 300410CA00200
PROPERTY ID NO: R22322
WATER SUPPLY: WELL
SEWER SUPPLY: ONSITE SEPTIC
ZONE: RR
PLAN: RC2

UNIT 2:
OWNER: MARJORIE M. HOLSLAW
SITUS ADDRESS: 500 DAYS CREEK ROAD
DAYS CREEK, OR 97429
TRS-TAXLOT: 300410CA00100
PROPERTY ID NO: R22530 & R22538
WATER SUPPLY: WELL
SEWER SUPPLY: ONSITE SEPTIC
ZONE: RR
PLAN: RC2



E-SE COR. ANDREW THOMAS D.L.C. #48
PLSS ID. NO. 048060
FOUND 1 1/2" IRON PIPE PER M90-15
IN NORTH CORNER OF POND UNDER NORMAL WATER LEVEL
LANDOWNER DRAINS POND IN WINTER AND REFILLS IN SPRING
SET 5/8" IRON ROD INSIDE PIPE W/2" ALUM. CAP MKD.:
SEE CS 67/49-8 FOR REFERENCES



NO.	BEARING	DISTANCE
L1	S25°01'25"E	8.03
L2	S25°01'25"E	22.07
L3	S25°01'25"E	30.10
L4	N60°22'00"E	29.89 (N61°25'E 30.07)R1
L5	S89°27'57"W	31.19
L6	N60°22'00"E	163.20
L7	N64°01'08"E	165.46
L8	S42°31'55"W	103.85
L9	N45°10'15"E	60.52
L10	S45°21'45"E	30.00 (S45°32'E 30.0)R2
L11	N45°32'36"E	49.54 (N46°E 50)R2
L12	S0°26'49"E	78.17 (SOUTH 77.67)R1
L13	S85°21'36"W	114.35

NO.	DELTA	RADIUS	ARC	BEARING	CHORD
C1	3'39"09"	1470.00	93.71	N62°11'34"E	93.69
C2	21'29"14"	630.00	236.26	S53°16'31"W	234.88
C3	3'39"09"	1500.00	95.62	N62°11'34"E	95.60
C4	21'29"14"	600.00	225.01	S53°16'31"W	223.70

DEED REFERENCE:

THE DEEDS TRANSFERRING TITLE ARE RECORDED AS INST. NO. 2021-016524 & INST. NO. 2021-016525. THEN UNIT 1 WAS TRANSFERRED TO CHRIS AQUISO AND CINDY AQUISO BY DEED INST. NO. 2021-016526

APPROVALS:

Jeff Lehebach for SMS 8-25-21
DOUGLAS COUNTY PLANNING DIRECTOR DATE
PLANNING DEPARTMENT FILE NO. M20-056

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE BOUNDARY BETWEEN UNIT 1 AND UNIT 2 AS SHOWN, AND APPROVED UNDER DOUGLAS COUNTY PLANNING FILE NO. M20-056. METES AND BOUNDS DESCRIPTIONS WERE PREPARED FROM THIS SURVEY, AND THE ADJUSTMENT PARCELS WERE CONVEYED.

THE ORIGINAL BOUNDARY LINES WERE DEFINED FROM EXISTING DEEDS AND RECORD OF SURVEYS. THE RIGHT-OF-WAY OF DAYS CREEK ROAD WAS DEFINED BY FOUND MONUMENTS ALONG DAYS CREEK HEIGHTS SUBDIVISION, VOL.7 P.40, AND THE CENTERLINE OF THE EXISTING ROADWAY USING A 30.00 FOOT RIGHT-OF-WAY WIDTH FROM CENTERLINE. I COULD NOT FIND ANY RIGHT-OF-WAY PLANS FOR THIS PORTION OF DAYS CREEK ROAD (CO. RD. NO. 34). CORNER "A" WAS DEFINED BY THE EXISTING FENCE CORNER, WHICH SPLITS THE DIFFERENCE OF THE DISTANCES FROM THE INTERIOR CORNER OF D.L.C. #48 CALLED FOR IN DEED INST.#2001-04250(R7) AND DEED INST. #2002-20547(R8). CORNER "B" WAS DEFINED BY USING THE MONUMENTS FOR THE EAST BOUNDARY OF UNIT 2 FROM FILED SURVEY M48-62 AND EXTENDING THE LINE TO THE SOUTH BOUNDARY OF D.L.C. #48. THE CENTERLINE OF DAYS CREEK WAS DEFINED BY USING FILED SURVEY M48-62 AND FOUND MONUMENTS.

THIS SURVEY WAS PERFORMED BY RUSSELL BADGLEY AND ALLYN ST. ONGE USING A LEICA GS15 GPS SYSTEM WITH THE ORGN CONTROL NETWORK, AND A TS15 TOTAL STATION. COMPUTATIONS AND DRAFTING BY RUSSELL BADGLEY. THE COORDINATE SYSTEM AND BEARINGS ARE BASED ON "OCRS COTTAGE GROVE-CANYONVILLE ZONE".

RECORDS:

- R1 = M48-62 ~ EUGENE BLOOM - 1973
- R2 = DAYS CREEK HEIGHTS SUB., VOL.7 PG.40 - 1947
- R3 = M90-15 ~ CHARLES GUILÉ - 1982
- R4 = M5-69 ~ M.B. GERMOND - 1918
- R5 = CS 51/131-2 ~ F.W. WILCOX - 1949
- R6 = DEED INST. NO. 2008-007350 ~ MARJORIE M. HOLSLAW & JEFFREY P. KRAATZ
- R7 = DEED INST. NO. 2001-04250 ~ MARJORIE M. HOLSLAW
- R8 = DEED INST. NO. 2002-20547 ~ DIANE C. SWINGLEY
- R9 = DEED INST. NO. 95-22050 ~ STEVEN R. JOHNSON
- R10 = DEED INST. NO. 2008-018905 ~ BLOEMENDAAL LOVING TRUST
- R11 = DEED INST. NO. 2015-016831 ~ JILL YUEN CHIN BONG
- R12 = DEED INST. NO. 2013-7270 ~ CHARLES & PAULINE BORG
- R13 = DEED INST. NO. 2006-015137 ~ ALETHA M. & KEVEN W. HEMPHILL

LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP "BTS SURVEYING"
- ⊕ = FOUND CORNER OF ANDREW THOMAS D.L.C. #48 AS NOTED
- = FOUND 1" IRON PIPE PER R2
- ⊙ = FOUND 5/8" IRON ROD PER R1 W/3/4" IRON PIPE ALONGSIDE
- = FOUND IRON PIPE AS NOTED
- Δ = COMPUTED POINT
- ()R# = DIMENSION PER RECORD REFERENCE
- R# = RECORD REFERENCE
- = BOUNDARY LINES
- - - = ADJOINER PROPERTY LINES
- - - = BOUNDARY LINES PER ORIGINAL DEEDS
- - - = ROAD CENTERLINE
- - - = RIGHT-OF-WAY LINE
- = TIE LINE

REGISTERED PROFESSIONAL LAND SURVEYOR
Russell Badgley
OREGON NOVEMBER 1, 2007
RUSSELL BADGLEY 7076
RENEWS: 12-31-2021

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

SCALE: 1" = 100'	FOR: CHRIS AQUISO	JOB #: 21-023
DATE: AUG. 18, 2021		FILE: 21-023_AquisoBLA.DWG
		SHEET 1 OF 1

SW COR. ANDREW THOMAS D.L.C. #48 PLSS ID. NO. 048030
FOUND 2" IRON PIPE 9" BELOW ASPHALT SURFACE OF NORTH BOUND DRIVE LANE
SET MAG HUB INSIDE OF PIPE FROM WHICH:
A 1" IRON PIPE AT THE NW COR. OF LOT 3, DAYS CREEK HEIGHTS(R2) BEARS N08°17'41"E 188.00';
A 1/2" IRON ROD WITH "BTS CONTROL" CAP BEARS N37°46'19"W 116.87';
THE NW CORNER OF THE DAYS CREEK POST OFFICE BEARS S42°00'E 135.7';

S-SE COR. ANDREW THOMAS D.L.C. #48
PLSS ID. NO. 048040
FOUND 1 1/2" IRON POST BY DCSO IN 1999
W/ 2 1/2" BRASS CAP PER DCSO CORNER NOTES
1' SOUTH OF FENCE INTERSECTION
BT'S CUT DOWN AND TAGS REPLACED ON STUMPS