

BOUNDARY LINE ADJUSTMENT SURVEY

LOCATED IN
 LOTS 1-5, BLOCK 1, FAIRVIEW ADDITION TO THE CITY OF ROSEBURG
 SW1/4-SW1/4, SECTION 19, T.27S., R.5W., W.M.
 DOUGLAS COUNTY, OREGON

FILED
 Date: 4-6-2021 By: *XC*
 This Survey Consists of:
 Map: M 179-23
 Narrative: _____
 Corner Rpt.: _____
 DOUGLAS COUNTY
 SURVEYOR

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO CONSOLIDATE THE TWO MEADOR LOTS OF RECORD INTO ONE TRACT, AS APPROVED UNDER CITY OF ROSEBURG COMMUNITY DEVELOPMENT DEPARTMENT FILE NO. BLA-21-005. THE MEADOR PROPERTIES ARE DESCRIBED IN DEED INSTRUMENT NO'S 2002-015663 AND 2012-017014.

THE SURVEY IS CONTROLLED BY THE FOUND RECORD MONUMENTS AS SHOWN. NO NEW MONUMENTS WERE SET ON THIS SURVEY.

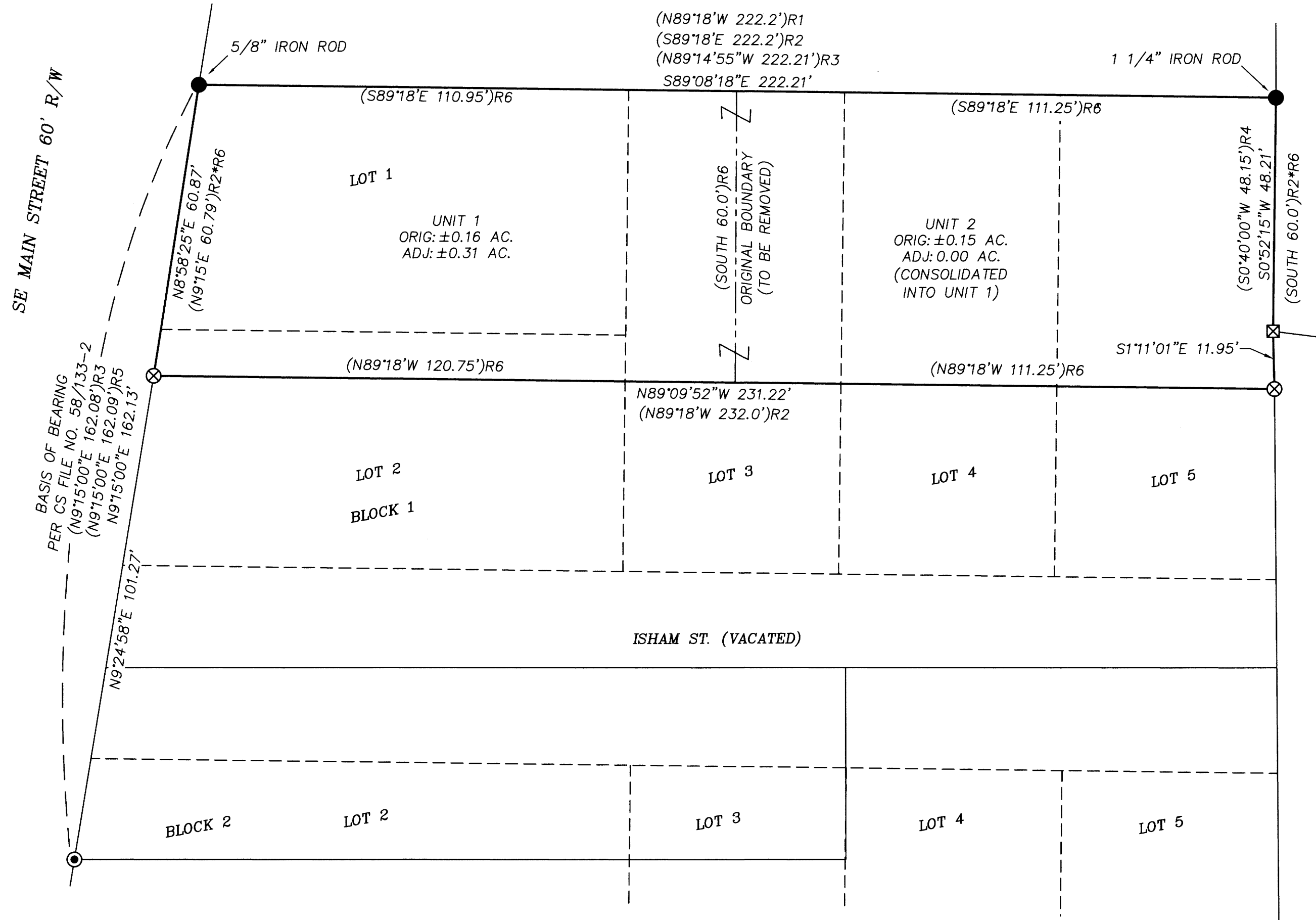
THIS SURVEY WAS PERFORMED BY ADAM DEGROOT, ISAAC JACOBSEN, AND ALLYN ST.ONGE USING A LEICA TS15 TOTAL STATION, WITH COMPUTATIONS AND DRAFTING BY ADAM DEGROOT.

RECORDING:

THE RESTRICTIVE COVENANT CONSOLIDATING UNIT 1 AND UNIT 2 IS RECORDED AS INSTRUMENT NO. 2021-007382, DOUGLAS COUNTY CLERK'S RECORDS.

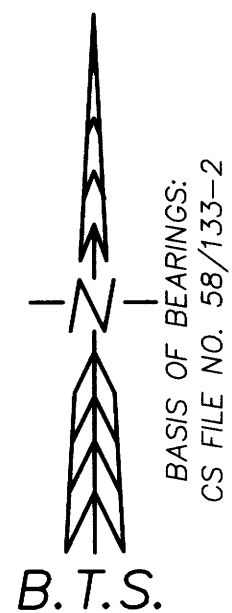
ZONING & UTILITIES:

ZONING: SINGLE FAMILY RESIDENTIAL (R7.5)
 COMP. PLAN: LOW DENSITY RESIDENTIAL (LDR)
 WATER: CITY OF ROSEBURG
 SEWER: RUSA
 COMMUNITY DEVELOPMENT FILE NO. BLA-21-005



LEGEND:

- = FOUND IRON ROD PER VOL. 3 PG. 45 AS NOTED
- ⊗ = FOUND 5/8" IRON ROD PER M 26-51
- ⊙ = FOUND P/K NAIL IN LEAD PER CS FILE NO. 58/133-2
- ⊠ = FOUND 5/8" IRON ROD PER M 118-9
- ()R1 = RECORD PER "FAIRVIEW ADDITION" VOL. 3 PG. 45 - 1911
- ()R2 = RECORD PER SURVEY M 26-51 ~ N.E. RICHARDSON - 1947
- ()R3 = RECORD PER C.S. FILE NO. 58/133-2 ~ ROMNEY WARE - 1977
- ()R4 = RECORD PER SURVEY M 118-9 ~ DON BENTZ - 1993
- ()R5 = RECORD PER SURVEY M 157-22 ~ NEIL HIBBS - 2010
- ()R6 = RECORD PER DEED INSTRUMENT NO. 2002-015663 & 2012-017014
- = RESOLVED BOUNDARY LINE
- = ORIGINAL BOUNDARY LINE
- - - - - = FAIRVIEW ADDITION LOT LINE



APPROVALS:

Adam Degroot 4/6/21
 CITY OF ROSEBURG COMMUNITY DEVELOPMENT DIRECTOR DATE

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Adam Degroot
 OREGON
 MAY 26, 2015
 ADAM DEGROOT
 89398
 RENEWS: 12-31-2021

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

SCALE: 1" = 20'	FOR: MANYA & RALPH MEADOR 1229 SE MAIN STREET ROSEBURG, OR 97470	JOB #: 21-005
DATE: 4-1-2021		FILE: MEADOR-PLAT.DWG
		SHEET 1 OF 1

MAP FILE M 179-23

MAP FILE M 179-23