

BOUNDARY LINE ADJUSTMENT SURVEY

LOCATED IN THE SW 1/4 OF THE SW 1/4
SECTION 3, T.27S., R.2W., W.M.
DOUGLAS COUNTY, OREGON

FILED
Date: 4-18-2022 By: [Signature]
This Survey Consists of:
Map: M180-66
Narrative:
Corner Rpt.:
DOUGLAS COUNTY
SURVEYOR

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE COMMON BOUNDARY OF THE BESSLER PROPERTIES, UNIT 1 AND UNIT 2, AS APPROVED UNDER DOUGLAS COUNTY PLANNING FILE NO. M21-080. THE ENTIRE PROPERTY IS DESCRIBED AS PARCEL 1, 2, AND 3 OF INSTRUMENT NO. 1999-022990, BEING ALL THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, LYING EAST OF LITTLE RIVER.

THIS SURVEY IS BASED ON THE ORIGINAL GPS PROJECT CONTROL POINTS FOR THE 2007 BTS LAND PARTITION 2007-0117. THE SOUTH 1/16 CORNER AND THE SOUTHWEST 1/16 CORNER WERE VERIFIED IN THEIR 2007 SURVEYED LOCATIONS. THE NORTH AND WEST BOUNDARIES ARE CONTROLLED BY THE FOUND PLSS MONUMENTS. I ACCEPT THE FOUND MONUMENT SET BY HOFFINE PER SURVEY M158-17 AS CONTROLLING THE SOUTH BOUNDARY, BUT NOTE A DISCREPANCY IN THE M158-17 RECORD DISTANCES. THE WESTERLY BOUNDARY IS CONTROLLED BY THE CENTERLINE OF LITTLE RIVER, WHICH IS TIED BY SURVEY. THE ORIGINAL BOUNDARY BETWEEN UNITS 1 AND 2 IS CONTROLLED BY THE FOUND MONUMENTS OF THE 1947 SURVEY BY RICHARD ECKER, WHICH WAS FILED JULY 8, 1980 AS C.S. FILE NO. 58/192-6. THE ADJUSTED BOUNDARY WAS SET AS DIRECTED BY THE OWNERS.

THIS SURVEY WAS PERFORMED IN THE FIELD BETWEEN SEPTEMBER 6 AND SEPTEMBER 15, 2021 USING A LEICA GS15 GPS SYSTEM, AND LEICA TS15 TOTAL STATION BY ISAAC JACOBSEN AND JACOB BUZZARD WITH COMPUTATIONS AND DRAFTING BY ISAAC JACOBSEN AND ADAM DEGROOT.

OWNERSHIP:

UNIT 1:
OWNERS: CHRISTOPHER BESSLER & AMANDA BESSLER
ADDRESS: 13701 LITTLE RIVER RD GLIDE, OR 97443
MAP ID: 27020302200
PROPERTY ID: R60451
ZONE: 5R - RURAL RESIDENTIAL 5 ACRE
COMP PLAN: RC5 - COMMITTED RESIDENTIAL 5 ACRES

UNIT 2:
OWNERS: CHRISTOPHER BESSLER & AMANDA BESSLER
ADDRESS: 0 CHRISTIAN CAMP LN GLIDE, OR 97443
MAP ID: 27020302100
PROPERTY ID: R60485
ZONE: 5R - RURAL RESIDENTIAL 5 ACRE
COMP PLAN: RC5 - COMMITTED RESIDENTIAL 5 ACRES


NO.	BEARING	DISTANCE	
L1	S25°47'34"W	244.20	R1(S27°W 241.2')
L2	S17°02'45"W	410.26	R1(S18°08'W 410.6')
L3	S52°07'43"W	80.74	R1(S52°58'W 80.5')
L4	S77°54'09"W	92.68	R1(S78°00'W 93.1')
L5	S77°54'09"W	22.22	
L6	N29°13'20"W	182.04	
L7	N29°13'20"W	92.64	
L8	N71°32'06"W	122.82	
L9	N6°47'49"E	124.47	
L10	N33°57'03"E	120.44	
L11	N46°44'16"E	240.33	
L12	N30°40'51"E	210.39	
L13	S31°51'28"E	361.27	
L14	S13°00'12"E	201.56	
L15	S9°04'53"W	71.09	

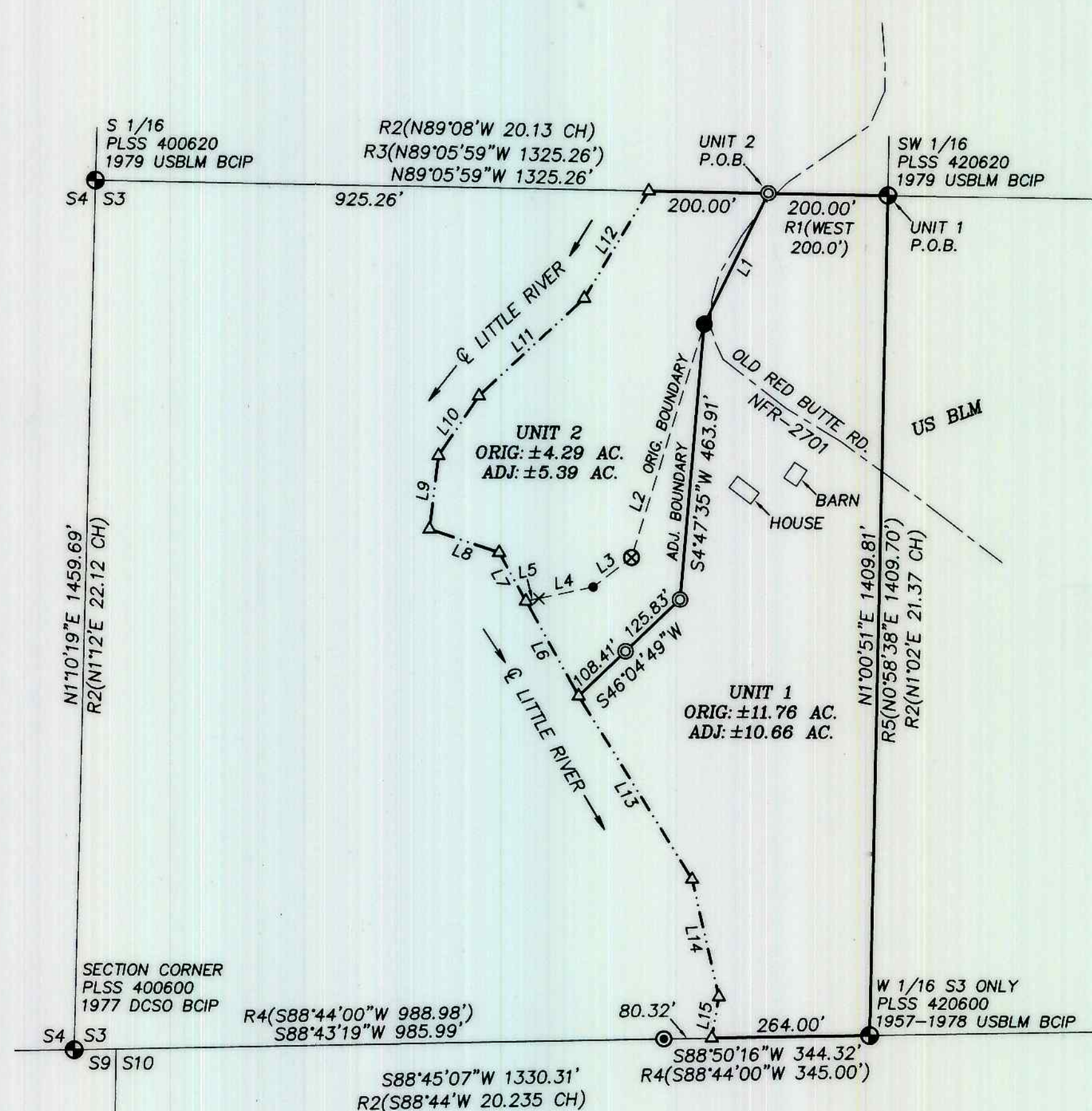
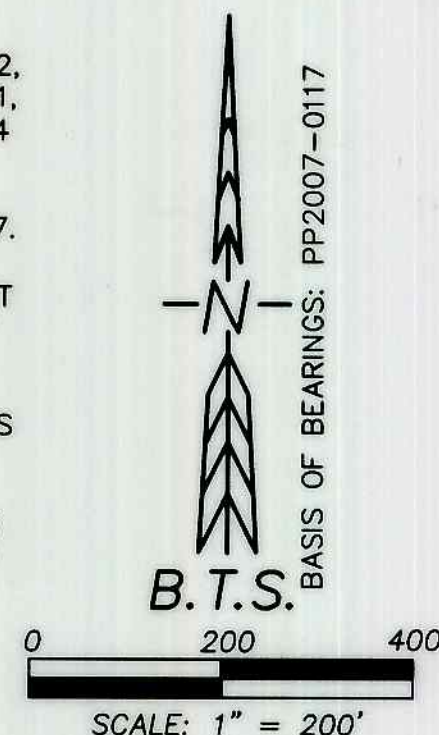
DEED REFERENCE:

THE BOUNDARY LINE ADJUSTMENT RESTRICTIVE COVENANT IS RECORDED AS INST. NO. 2022-~~007098~~
RE-RECORDED AS INSTRUMENT No. 2022-008145

**AFFIDAVIT OF CORRECTION
RECORDED 5/17/2022 AS
COUNTY CLERK INSTR. No.
2022-008810; C.S. 65/108-5**

APPROVALS:


DOUGLAS COUNTY PLANNING DIRECTOR
PLANNING DEPARTMENT FILE NO. M21-080
DATE: 4/18/22



LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD W/ BTS SURVEYING CAP
- ⊕ = FOUND PLSS MONUMENT AND ACCESSORIES PER RECORD
- = FOUND 1/2" IRON PIPE PER R1
- ⊗ = FOUND 3/4" IRON ROD PER R1
- = FOUND 1/2" IRON BOLT PER R1
- x = FOUND "X" CHISELED ON ROCK PER R1
- ⊙ = FOUND 5/8" IRON ROD PER R4
- Δ = COMPUTED POINT - CENTERLINE LITTLE RIVER
- R# = RECORD REFERENCE
- () = RECORD DIMENSION
- = PROPERTY BOUNDARY LINES
- - - - - = ORIGINAL BOUNDARY LINE
- - - - - = CENTERLINE OLD RED BUTTE RD. NFR-2701
- - - - - = CENTERLINE LITTLE RIVER

RECORDS:

- R1 = C.S. FILE NO. 58/192-6 ~ ECKER - 1947 (FILED JULY 8, 1980)
- R2 = BLM DEPENDENT RESURVEY PLAT 5888 - JUNE 16, 1983 (GROUP NO. 983 ~ ROGERS - 1979)
- R3 = PARTITION PLAT 2007-0117 ~ DEGROOT - 2007
- R4 = SURVEY M158-17 ~ HOFFINE - 2008
- R5 = BLM RETRACEMENT PLAT 7703 - NOVEMBER 6, 2012 (GROUP NO. 2500 ~ SAVELAND - 2011)

REGISTERED
PROFESSIONAL
LAND SURVEYOR


OREGON
MAY 26, 2015
ADAM DEGROOT
89398

RENEWS: 12-31-2023

BTS SURVEYING, INC.
PO BOX 222, ROSEBURG, OR 97470
(541) 580-2675 adam@btssurveying.com

SCALE: 1" = 200'	FOR: CHRIS BESSLER 568 TURTLE ROCK RD SANDPOINT, ID 83864	JOB #: 21-089 FILE: 21-089_BESSLER_BLA.DWG SHEET 1 OF 1
DATE: 4/7/2022		

MAP FILE M180-66

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