

PROPERTY LINE ADJUSTMENT
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 24,
 TOWNSHIP 27 SOUTH, RANGE 6 WEST,
 WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
 MARCH 30, 2022

FILED
 Date: 5/2/2022 By: JC
 This survey consists of:
 Map: M180-73
 Narrative:
 Corner Rpt:
DOUGLAS COUNTY SURVEYOR

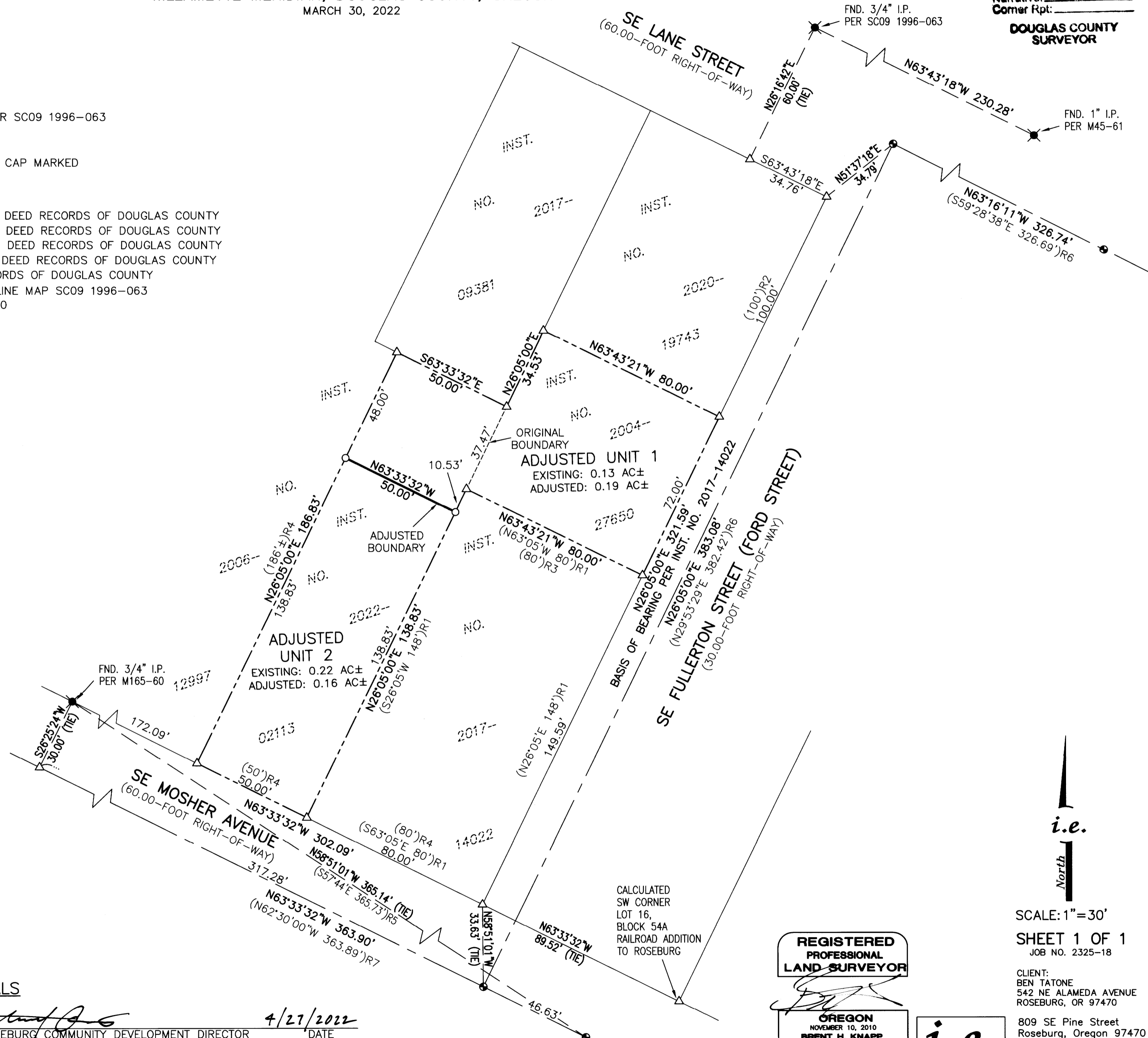
LEGEND

- DENOTES EXTERIOR PROPERTY BOUNDARY
- DENOTES EXISTING BOUNDARY LINE TO BE ADJUSTED
- DENOTES ADJUSTED BOUNDARY LINES
- - DENOTES FOUND 5/8" IRON ROD WITH CAP MARKED "HIBBS LS 52989" PER M165-50
- - DENOTES FOUND 2" BRASS CAP CENTERLINE MONUMENT PER SC09 1996-063
- ✕ - DENOTES FOUND IRON PIPE AS NOTED
- - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING"
- △ - DENOTES CALCULATED POSITION, NOTHING FOUND OR SET
- ()R1 - DENOTES RECORD PER INSTRUMENT NUMBER 2017-14022, DEED RECORDS OF DOUGLAS COUNTY
- ()R2 - DENOTES RECORD PER INSTRUMENT NUMBER 2020-19743, DEED RECORDS OF DOUGLAS COUNTY
- ()R3 - DENOTES RECORD PER INSTRUMENT NUMBER 2004-27650, DEED RECORDS OF DOUGLAS COUNTY
- ()R4 - DENOTES RECORD PER INSTRUMENT NUMBER 2021-19115, DEED RECORDS OF DOUGLAS COUNTY
- ()R5 - DENOTES RECORD PER VOLUME 16, PAGE 247, DEED RECORDS OF DOUGLAS COUNTY
- ()R6 - DENOTES RECORD PER DOUGLAS COUNTY STREET CENTERLINE MAP SC09 1996-063
- ()R7 - DENOTES RECORD PER DOUGLAS COUNTY SURVEY M165-50

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARY BETWEEN THOSE TRACTS OF LAND DESCRIBED IN INSTRUMENT NUMBER 2004-27650 AND INSTRUMENT NUMBER 2021-19115, DEED RECORDS OF DOUGLAS COUNTY. THE PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN. THE FOUND CENTERLINE MONUMENTS AT THE INTERSECTION OF SE LANE STREET AND SE FULLERTON STREET (SE FORD STREET) AND THE INTERSECTION OF SE MOSHER STREET AND SAID SE FULLERTON STREET WERE HELD AND OFFSET 15.00 FEET WESTERLY IN ORDER TO DELINEATE THE EAST BOUNDARY OF SAID INSTRUMENT NUMBER 2004-27650. THE FOUND MONUMENT CITED IN THE DEED FROM GREGORY TO FOGLEMAN RECORDED AS VOLUME 160, PAGE 247, DOUGLAS COUNTY DEED RECORDS AND SHOWN ON THE SURVEY BY HIBBS, DOUGLAS COUNTY SURVEY M165-50 WAS HELD AS BEING ON THE NORTH RIGHT-OF-WAY BOUNDARY OF SAID SE MOSHER STREET. A LINE 30.00 FEET AND PERPENDICULAR TO THE CENTERLINE PROJECTED THROUGH THE TWO FOUND CENTERLINE MONUMENTS ON SAID SE MOSHER STREET WAS OFFSET 30.00 FEET NORTHERLY TO DELINEATE THE SOUTH BOUNDARY OF INSTRUMENT NUMBER 2017-14022, DEED RECORDS OF DOUGLAS COUNTY AND SAID INSTRUMENT NUMBER 2021-19115. THE FOUND MONUMENTS ON THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF SAID SE LANE STREET WERE ORIGINALLY HELD ON CENTERLINE SURVEY SC09 1996-063, DOUGLAS COUNTY SURVEY RECORDS, IN ORDER TO MONUMENT SAID CENTERLINE. THESE MONUMENTS WERE HELD IN LIEU OF USING THE FOUND CENTERLINE MONUMENTS DUE TO DISCREPANCIES IN THE MEASUREMENTS FROM THE NORTHERLY RIGHT-OF-WAY BOUNDARY TO SAID CENTERLINE AND THE DISTANCE DISCREPANCIES CREATED TO THE OVERALL BLOCK LENGTH BETWEEN SAID SE MOSHER STREET AND SAID SE LANE STREET. THE ORIGINAL BLOCK LENGTH BY DEED WAS ASSUMED TO BE 320.00 FEET WITH A PHYSICAL MEASUREMENT OF 321.59 FEET. SAID INSTRUMENT NUMBER 2004-27650 IS COMPRISED OF THE SOUTH 60.00 FEET OF A 160.00-FOOT TRACT ORIGINALLY SUBDIVIDED PER THAT DEED FROM TRISDALE TO FLETCHER IN MARCH OF 1885, VOLUME 16, PAGE 166, DEED RECORDS OF DOUGLAS COUNTY AND THE NORTH 12.00 FEET OF THE TRACT FROM HENSLEE TO PENGRA FROM APRIL OF 1912, VOLUME 70, PAGE 4, DOUGLAS COUNTY DEED RECORDS. THE SOUTH 60.00 FEET OF THE NORTH 160 FEET TOGETHER WITH THE 12.00-FOOT STRIP WERE HELD AS SAID INSTRUMENT NUMBER 2004-27650. THE BOUNDARY OF SAID INSTRUMENT NUMBER 2017-14022 WAS ESTABLISHED BY HOLDING THE RECORD DEED WIDTH OF 80.00 FEET AND BOUNDED ON THE SOUTH BY SAID SE MOSHER STREET AND NORTH BY SAID INSTRUMENT NUMBER 2004-27650. SAID INSTRUMENT NUMBER 2021-19115 WAS ESTABLISHED BY HOLDING DEED CALLS WITH THE EASTERLY AND WESTERLY BOUNDARIES PARALLEL WITH SAID SE FULLERTON STREET. MONUMENTS WERE SET IN ORDER TO DELINEATE THE ADJUSTED BOUNDARY LINE, BEING THE NORTH 48.00 FEET OF SAID INSTRUMENT NUMBER 2021-19115, AS SHOWN.



RECORDING

ADJUSTED PORTION RECORDED AS INSTRUMENT NUMBER 2022-07591, DOUGLAS COUNTY DEED RECORDS.

APPROVALS

[Signature] 4/27/2022
 CITY OF ROSEBURG COMMUNITY DEVELOPMENT DIRECTOR DATE

ZONING

COMMUNITY DEVELOPMENT FILE NO. BLA-22-001 LIMITED MULTIPLE-FAMILY RESIDENTIAL (MR14)

SCALE: 1"=30'
 SHEET 1 OF 1
 JOB NO. 2325-18

CLIENT:
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REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 NOVEMBER 10, 2010
 BRENT H. KNAPP
 8116

EXPIRES: 6/30/2023

i.e. ENGINEERING

MAP FILE M180-73

MAP FILE M180-73