

MAP FILE M180-9 A

# BOUNDARY LINE ADJUSTMENT

SITUATED IN: LOTS 58 & 59, TRACT 1, PLAT 1,  
"ROSEBURG ORCHARDS COMPANY SUBDIVISION", E 1/2, SECTION 6  
TOWNSHIP 27 SOUTH, RANGE 5 WEST, W.M.  
DOUGLAS COUNTY, OREGON

## LEGEND

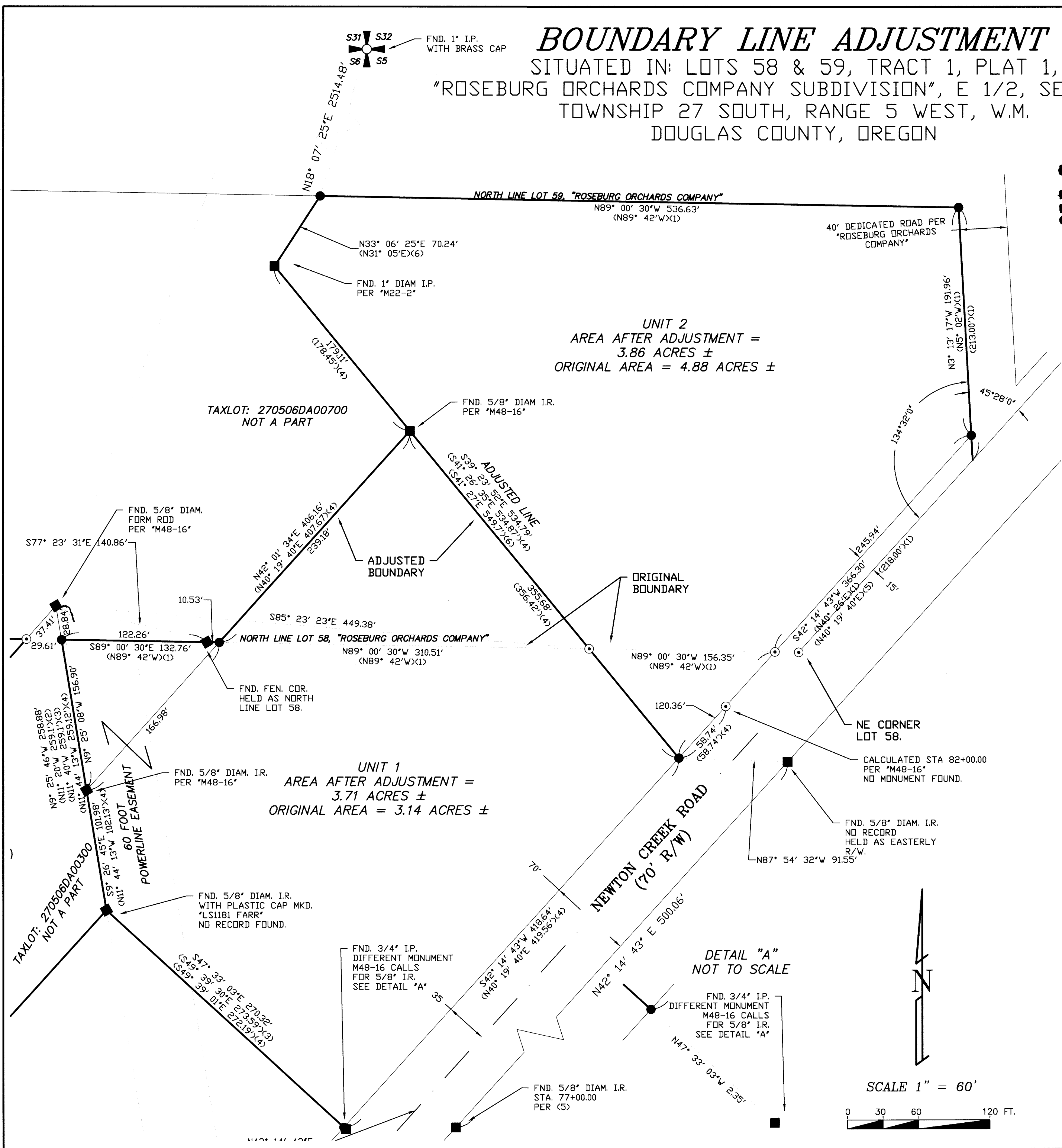
- FOUND SECTION CORNER 1" IRON PIPE WITH BRASS CAP MARKED "T26S R5W S31 S32 S6 S5 T27S"
  - FOUND MONUMENT AS NOTED
  - SET 5/8" X 30" IRON ROD WITH YPC STAMPED "AES INC"
  - CALCULATED POINT - NO MONUMENT FOUND OR SET
- FND - FOUND  
 IR - IRON ROD  
 IP - IRON PIPE  
 YPC - YELLOW PLASTIC CAP  
 R/W - RIGHT-OF-WAY  
 MKD. - MARKED  
 CNTY. - COUNTY
- ( ) (1) - TRACT 1, PLAT 1, ROSEBURG ORCHARDS CO. VOL 4, PAGE 10  
 ( ) (2) - RECORD DATA AS PER M27-60  
 ( ) (3) - RECORD DATA AS PER M39-30  
 ( ) (4) - RECORD DATA AS PER M48-16  
 ( ) (5) - RECORD DATA AS PER DOUGLAS COUNTY ROAD #84 SURVEY DATED 1972.  
 ( ) (6) - RECORD DATA AS PER M22-2

FILED  
 10-16-2021  
 This survey consists of  
 Map M180-9 A & B  
 Narrative  
 Corner Plat  
 DOUGLAS COUNTY  
 SURVEYOR

UNIT 2  
 AREA AFTER ADJUSTMENT =  
 3.86 ACRES ±  
 ORIGINAL AREA = 4.88 ACRES ±

TAXLOT: 270506DA00700  
 NOT A PART

UNIT 1  
 AREA AFTER ADJUSTMENT =  
 3.71 ACRES ±  
 ORIGINAL AREA = 3.14 ACRES ±



NARRATIVE SHOWN ON  
 SHEET 2

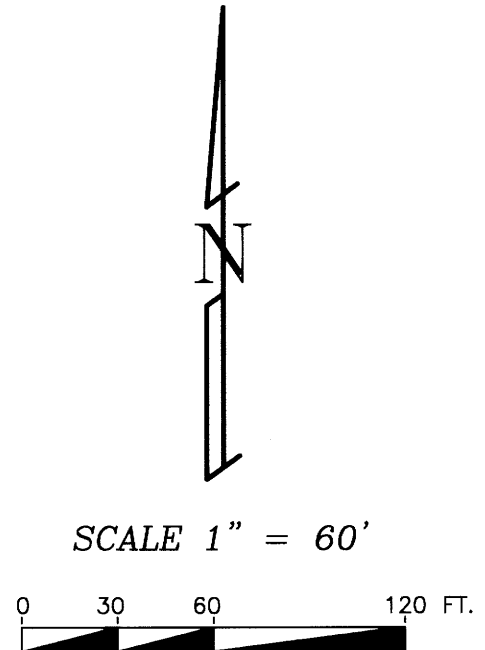
10/26/2021  
 DOUGLAS COUNTY PLANNING DIRECTOR DATE

PREPARED FOR:  
 KRISTINA BLAY, SUCCESSOR TRUSTEE, FLORENCE  
 ANN PARKER REVOCABLE LIVING TRUST  
 P.O. BOX 18254  
 RENO, NEVADA 89511  
 (775) 355-8735

PREPARED BY:  
**ANDERSON ENGINEERING & SURVEYING, INC.**  
 P.O. BOX 28  
 LAKEVIEW, OREGON 97630  
 (541) 947-4407 / FAX 947-2321  
 WWW.ANDERSONENGINEERING.COM

DATE: 10/12/2021      DWG. FILE: 2021-107  
 JOB NO.: 2021-107      SHEET 1 OF 2

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
  
 OREGON  
 NOV. 10, 2020  
 ZANE E. FERNLUND  
 94787  
 RENEWAL 12/31/21



MAP FILE M180-9 A

M180-93

# BOUNDARY LINE ADJUSTMENT

SITUATED IN: LOTS 58 & 59, TRACT 1, PLAT 1,  
"ROSEBURG ORCHARDS COMPANY SUBDIVISION", E 1/2, SECTION 6  
TOWNSHIP 27 SOUTH, RANGE 5 WEST, W.M.  
DOUGLAS COUNTY, OREGON

PLSD  
10/26/2021  
Map M180-93-2  
Douglas County  
Surveyor

## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE BOUNDARIES OF ADJOINING LOTS OF RECORD BOTH PARCELS BEING LOCATED IN LOT 58, "ROSEBURG ORCHARDS COMPANY, TRACT 1 PLAT 1", SE 1/4, SECTION 6, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON. CORNERS WERE LOCATED AND ESTABLISHED AS NOTED.

THE WESTERLY RIGHT-OF-WAY LINE OF THE DEDICATED ROAD (NO NAME) AS SHOWN UPON TRACT 1 PLAT 1, ROSEBURG ORCHARDS, WAS ESTABLISHED HOLDING THE RECORD 218' ALONG THE RIGHT-OF-WAY LINE ALONG COUNTY ROAD #84. THAT ESTABLISHED THE INTERSECTION OF THE ORIGINAL NORTHWEST RIGHT-OF-WAY AND THE WEST RIGHT OF WAY LINE OF THE DEDICATED NO NAME ROAD. HOLD RECORD ANGLE BETWEEN THE TWO RIGHT-OF-WAY LINES ESTABLISHED THE WEST RIGHT-OF-WAY OF THE DEDICATED NO NAME ROAD. USING RECORD DISTANCE ON THE ROSEBURG ORCHARDS PLAT ALONG THE WEST RIGHT-OF-WAY THE NORTHEAST CORNER OF LOT 59 WAS ESTABLISHED.

THE BASIS OF BEARINGS FOR THIS PLAT IS PER STATE PLANE COORDINATES, OREGON SOUTH ZONE 3602. THE SURVEY WAS COMPLETED USING RTK GPS USING A TRIMBLE R10 SYSTEM. THIS PROPOSED LOT LINE ADJUSTMENT IS COMPILED FROM SURVEY INFORMATION COLLECTED ON 26 JULY 2021 AND RECORD INFORMATION FROM DOUGLAS COUNTY SURVEYS AS SHOWN ON SHEET 1.

THIS BOUNDARY LINE ADJUSTMENT WAS APPROVED PER DOUGLAS COUNTY FILE NO. M21-056.

## RECORDED DEED REFERENCES

THE FOLLOWING IS THE RECORDED DEED REFERENCE FOR THE ADJUSTED PROPERTIES:  
~~2021-20463~~  
2021-21717

## NOTES

SURVEYED CONCURRENTLY WITH DOUGLAS COUNTY BOUNDARY LINE ADJUSTMENT FILE NUMBER M21-055.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Zane E. Fernlund*  
OREGON  
NOV. 10, 2020  
ZANE E. FERNLUND  
94787

RENEWAL 12/31/21

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DATE: 10/12/2021	DWG. FILE: 2021-107
JOB NO.: 2021-107	SHEET 2 OF 2

M180-93