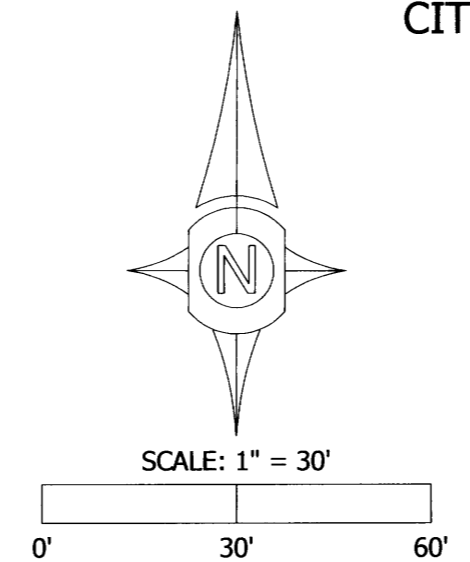


MAP FILE M182-16

BOUNDARY LINE ADJUSTMENT AT THE REQUEST OF ANDREW WIMER IN THE SW 1/4 SEC. 19, T. 27 S., R. 5 W., W.M. CITY OF ROSEBURG, DOUGLAS COUNTY, OREGON

FEBRUARY 2, 2023
BLA-22-013, ZONING: R10

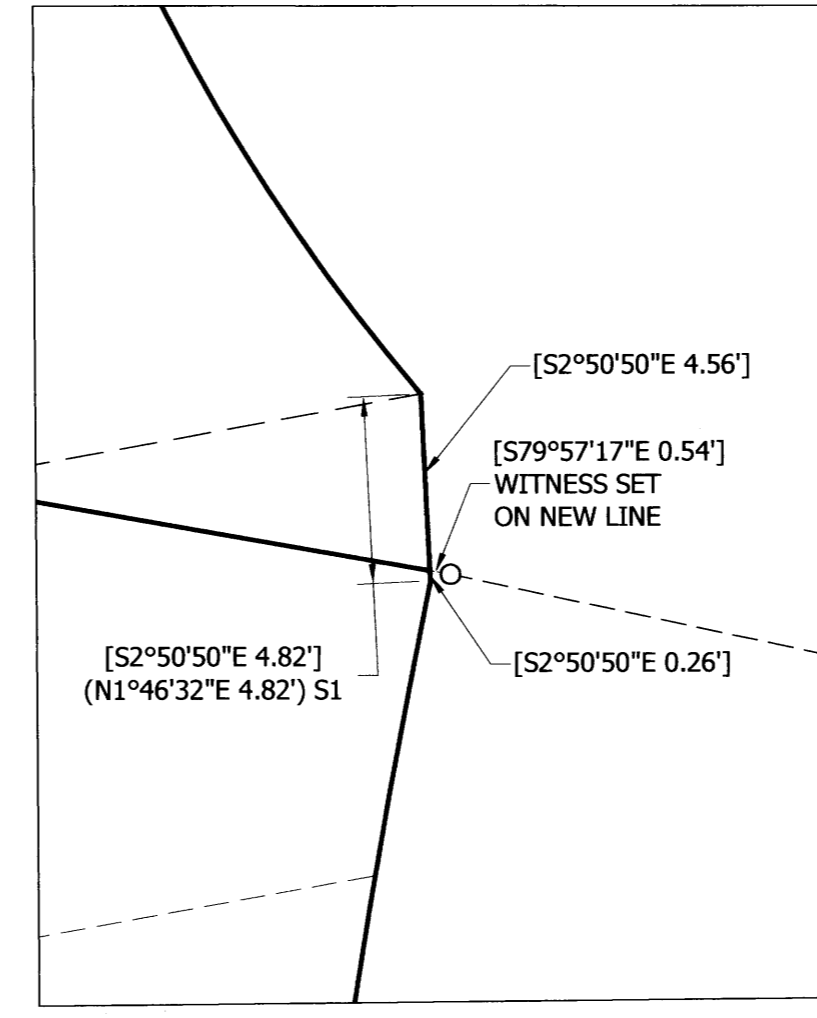
FILED
DATE: 4-5-2023 BY: *ds*
THIS SURVEY CONSISTS OF:
MAP: M182-16
NARRATIVE:
CORNER RPT:
DOUGLAS COUNTY
SURVEYOR



LEGEND:

- MONUMENT FOUND FLUSH OR AS NOTED
- SET 5/8"x30" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "UDELL ENG"
- () DATA OF RECORD AS NOTED
- [] CALCULATED DATA
- ALC ALUMINUM CAP
- BP BRASS PLUG
- DN DOUGLAS COUNTY DEED DOCUMENT NO.
- FD FOUND
- IR IRON ROD
- IP IRON PIPE
- R/W RIGHT-OF-WAY
- BOUNDARY LINE
- - - OLD LINE
- LOT LINE

DETAIL
SCALE: 1" = 5'



NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE COMMON BOUNDARY BETWEEN THE LANDS SHOWN HEREON UNDER COMMON OWNERSHIP AS DESCRIBED IN DOUGLAS COUNTY DEED DOCUMENT NO. 2022-008734 PER CITY OF ROSEBURG ORDER OF ADMINISTRATIVE APPROVAL NO. BLA-22-013.

THE BASIS OF BEARING WAS ESTABLISHED BY FOUND AND HELD MONUMENTS PER THE SKYLINE TERRACE 1ST ADDITION PLAT (VOL. 16, PAGE 49) AS SHOWN.

THE RIGHT-OF-WAY OF SE LAUREL COURT WAS ESTABLISHED BY HOLDING THE TWO NOTED FOUND 5/8" IRON RODS WITH ALUMINUM CAPS MARKING THE CENTERLINE. THE RECORD RADIUS WAS HELD BETWEEN THEM AND THE RESULTING CURVE WAS OFFSET 30.00' PER THE SKYLINE TERRACE, 1ST ADDITION PLAT (VOL. 16, PG. 49). THE REMAINING EAST LINES ALONG SAID RIGHT-OF-WAY WERE PLACED PER RECORD PLAT DATA. THE NOTED FOUND 5/8" IRON ROD ON THE EAST LINE OF UNIT 1 WAS HELD OVER THE FOUND 2" IRON PIPE IN THE CUL-DE-SAC AS THE PIPE POSITION DOES NOT AGREE WITH THE PLAT.

THE NORTHERLY LINES OF UNIT 1 WERE ESTABLISHED BY CALCULATING A RECORD DISTANCE INTERSECTION PER SAID PLAT.

THE WEST LINE OF BOTH UNITS WAS ESTABLISHED BY HOLDING THE TWO NOTED FOUND 5/8" IRON RODS (BASIS OF BEARING) AND EXTENDING THE LINE SOUTHERLY THE RECORD DISTANCE PER SAID PLAT.

THE SOUTH LINE OF UNIT 2 WAS ESTABLISHED USING THE RECORD BEARING EASTERLY FROM THE CALCULATED SW CORNER OF UNIT 2 TO THE INTERSECTION WITH THE RIGHT-OF-WAY LINE OF SE LAUREL COURT.

THE NEW LINE WAS PLACED PER OUR CLIENT'S REQUEST, WITH THE EASTERLY MONUMENT BEING A WITNESS TO THE TRUE CORNER, SET ON LINE AS SHOWN IN THE DETAIL.

REFERENCE SURVEYS:

- S1 SKYLINE TERRACE, 1ST ADDITION PLAT, VOLUME 16, PAGE 49
- DEED DN 2022-008734

APPROVALS:

CITY OF ROSEBURG FILE NO. BLA-22-013
WE THE UNDERSIGNED HAVE EXAMINED AND APPROVED THE PORTION OF THIS SURVEY AS REQUIRED BY THE DESIGNATED AUTHORITY OF OUR OFFICE.

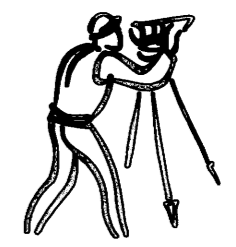
Shirley
CITY OF ROSEBURG COMMUNITY DEVELOPMENT DIRECTOR

04/04/2023
DATE

ADJUSTMENT DEED RECORDED AS INSTRUMENT #2023-002609, 2023-002610,
2023-002611, 2023002612

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Kyle W. Latimer
OREGON
JUNE 12, 2013
KYLE W. LATIMER
#80442
EXPIRES 12-31-2024



Udell
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FAX (541) 451-1366
22-292 WIMER PLA AWJ

MAP FILE M182-16

