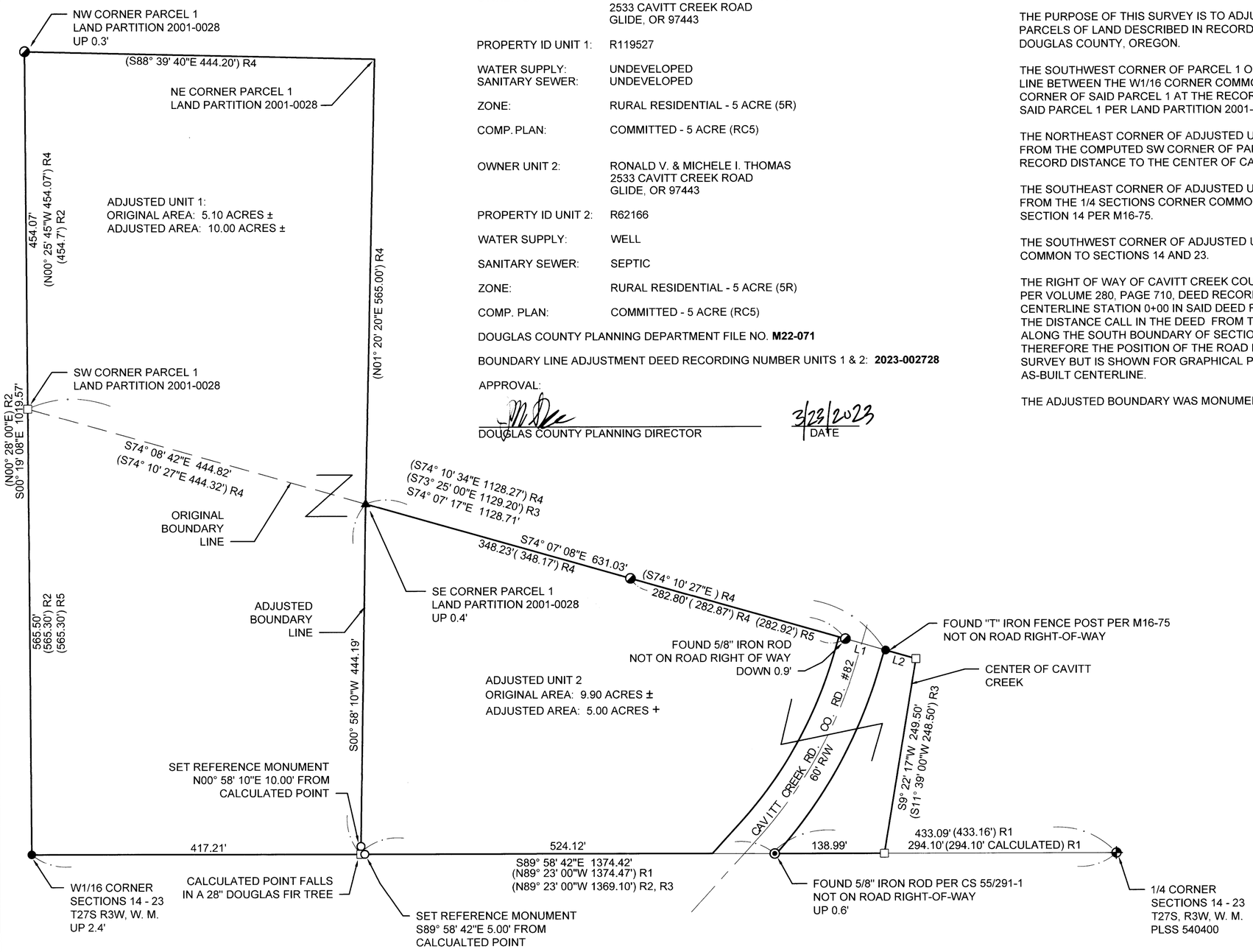

OWNER UNIT 1: RONALD V. & MICHELE I. THOMAS
2533 CAVITT CREEK ROAD
GLIDE, OR 97443

PROPERTY ID UNIT 1: R119527

WATER SUPPLY: UNDEVELOPED
SANITARY SEWER: UNDEVELOPED

ZONE: RURAL RESIDENTIAL - 5 ACRE (5R)

COMP. PLAN: COMMITTED - 5 ACRE (RC5)

OWNER UNIT 2: RONALD V. & MICHELE I. THOMAS
2533 CAVITT CREEK ROAD
GLIDE, OR 97443

PROPERTY ID UNIT 2: R62166

WATER SUPPLY: WELL

SANITARY SEWER: SEPTIC

ZONE: RURAL RESIDENTIAL - 5 ACRE (5R)

COMP. PLAN: COMMITTED - 5 ACRE (RC5)

DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. **M22-071**

BOUNDARY LINE ADJUSTMENT DEED RECORDING NUMBER UNITS 1 & 2: **2023-002728**

APPROVAL:

DOUGLAS COUNTY PLANNING DIRECTOR — DATE 3/23/2023

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE COMMON BOUNDARY BETWEEN TWO PARCELS OF LAND DESCRIBED IN RECORDER'S NUMBER 2018-20106, DEED RECORDS OF DOUGLAS COUNTY, OREGON.

THE SOUTHWEST CORNER OF PARCEL 1 OF LAND PARTITION 2001-0028 WAS COMPUTED ON THE LINE BETWEEN THE W1/16 CORNER COMMON TO SECTIONS 14 AND 23 AND THE NORTHWEST CORNER OF SAID PARCEL 1 AT THE RECORD DISTANCE FROM THE NORTHWEST CORNER OF SAID PARCEL 1 PER LAND PARTITION 2001-0028.

THE NORTHEAST CORNER OF ADJUSTED UNIT 2 WAS COMPUTED BY EXTENDING THE LINE FROM THE COMPUTED SW CORNER OF PARCEL 1 AND THE FOUND "T" IRON FENCE POST THE RECORD DISTANCE TO THE CENTER OF CAVITT CREEK PER M16-75.

THE SOUTHEAST CORNER OF ADJUSTED UNIT 2 WAS COMPUTED AT THE RECORD DISTANCE FROM THE 1/4 SECTIONS CORNER COMMON TO SECTIONS 14 AND 23 ALONG THE SOUTH LINE OF SECTION 14 PER M16-75.

THE SOUTHWEST CORNER OF ADJUSTED UNIT 2 WAS DETERMINED TO BE THE W1/16 CORNER COMMON TO SECTIONS 14 AND 23.

THE RIGHT OF WAY OF CAVITT CREEK COUNTY ROAD NO. 82 WAS DETERMINED TO BE 60' WIDE PER VOLUME 280, PAGE 710, DEED RECORDS OF DOUGLAS COUNTY, OREGON. THE CALL TO CENTERLINE STATION 0+00 IN SAID DEED FITS THE EXISTING AS-BUILT CENTERLINE VERY WELL. THE DISTANCE CALL IN THE DEED FROM THE 1/4 CORNER COMMON TO SECTIONS 14 AND 23 ALONG THE SOUTH BOUNDARY OF SECTION 14 TO CENTERLINE STATION 2+82.74 IS INCORRECT. THEREFORE THE POSITION OF THE ROAD RIGHT OF WAY WAS NOT DETERMINED BY THIS SURVEY BUT IS SHOWN FOR GRAPHICAL PURPOSES ONLY AND IS BASED ON THE EXISTING AS-BUILT CENTERLINE.

THE ADJUSTED BOUNDARY WAS MONUMENTED AS SHOWN.

FILED
Date: 3-23-2023 By: DB
This survey consists of:
Map: M182-9
Narrative:
Corner Rpt:
DOUGLAS COUNTY SURVEYOR

MAP FILE M182-9

N

LEGEND:

- ● FOUND "T" IRON FENCE POST PER M16-75
- ✣ FOUND BRASS CAP PER PLSS 540400
- ⊙ FOUND 5/8" IRON ROD PER CS 55/291-1
- ◒ FOUND 5/8" IRON ROD PER M37-9
- ▲ FOUND 5/8" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752" PER LAND PARTITION 2001-0028
- □ CALCULATED POINT, NOTHING FOUND OR SET
- ○ SET 5/8" X 30" IRON ROD WITH PLASTIC CAP INSCRIBED "LAND MARK SURVEYING, INC"

RECORD INFORMATION:

( ) R1 RECORD DATA PER CS 55/291-1
( ) R2 RECORD DATA PER M43-2
( ) R3 RECORD DATA PER M16-75
( ) R4 RECORD DATA PER LAND PARTITION 2001-0028
( ) R5 RECORD DATA PER M37-9

BASIS OF BEARINGS: OREGON COORDINATE REFERENCE SYSTEM
COTTAGE GROVE - CANYONVILLE ZONE
NAD 83 (2011) EPOCH 2010

EQUIPMENT: TRIMBLE R-10 GNSS RECEIVERS & TRIMBLE S-6 ROBOTIC TOTAL STATION

FIELD CREW: ANTHONY WELCH & ZACHARY HOLLAND

OFFICE/CALCULATIONS: BARTTON M. HEICHEL

Line Table

Line #	Length	Direction	Record Information
L1	52.86	S73° 58' 20"E	(S74° 12' 51"E 52.90') R4 (S73° 23' 20"E 52.77') R5
L2	40.00	S74° 07' 17"E	(S74° 10' 34"E 40.00') R4 (S73° 25' 00"E 40.00') R3

0 100 200 400 Feet

SCALE: 1" = 100'

Sheet 1 of 1

BOUNDARY LINE ADJUSTMENT
In the SW 1/4, Section 14
Township 27 South, Range 3 West, W.M.
Douglas County, Oregon
March 2023

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Barton M. Heichel

OREGON
AUGUST 17, 2009
BARTTON M. HEICHEL
1640 PLS

RENEWS JUNE 30, 2023

FOR: Ronald & Michele Thomas
2533 Cavitt Creek Rd.
Glide, Oregon 97443

Land Mark Surveying, Inc.
•3317 N.E. Stephens St. •Roseburg, Oregon 97470
•Office (541) 677-9400

LM Proj. No. 2022-0122

MAP FILE M182-9