PROPERTY LINE ADJUSTMENT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24 AND THE SOUTHWEST QUARTER OF SECTION 13,
TOWNSHIP 30 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN,
DOUGLAS COUNTY, OREGON

JANUARY 26, 2024

FILED
Date: 1-29-2024 By: BT
This survey consists of:
Map: M183-32A&B
Narrative:
Corner Rpt:
DOUGLAS COUNTY SURVEYOR

MAP FILE M183-32B

APPROVALS

Kathleen Wilson
CITY OF RIDDLE MANAGER

1-26-2024
DATE

RECORDING

ADJUSTMENT DEED RECORDED AS INSTRUMENT NUMBER 2024-00874, DEED RECORDS OF DOUGLAS COUNTY.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARY BETWEEN INSTRUMENT NO. 2002-19940 AND INSTRUMENT NO. 2007-09659, DEED RECORDS OF DOUGLAS COUNTY. THE PROCEDURE WAS AS FOLLOWS:

THE WESTERLY BOUNDARIES OF INSTRUMENT NUMBER 2007-09659 AND 2002-19940 WERE RE-ESTABLISHED BY HOLDING THE CENTERLINE OF THE CENTRAL OREGON & PACIFIC RAILROAD AND OFFSETTING THAT LINE 30.00 FEET EASTERLY. THIS OFFSET CENTERLINE FIT WITH THE FOUND 5/8-INCH IRON ROD HELD AS THE NORTHWEST CORNER OF SAID INSTRUMENT NUMBER 2007-09659. THE NORTHERLY BOUNDARY OF SAID INSTRUMENT NUMBER 2007-09659 WAS RE-ESTABLISHED BY HOLDING THE RECORD ANGLE BETWEEN THE WESTERLY AND NORTHERLY BOUNDARIES OF INSTRUMENT NUMBER 2004-05512, DEED RECORDS OF DOUGLAS COUNTY. THE NORTHEAST CORNER OF SAID INSTRUMENT NUMBER 2007-09659 WAS REESTABLISHED AT BEARING-BEARING INTERSECTION BY HOLDING SAID NORTHERLY BOUNDARY AND THE SOUTHERLY EXTENSION OF THE LINE CREATED BETWEEN THE FOUND MONUMENTS PER DOUGLAS COUNTY SURVEY M128-6. THE SOUTHERLY BOUNDARY OF SAID INSTRUMENT NUMBER 2007-09695 WAS RE-ESTABLISHED BY HOLDING THE RECORD ANGLE OF 90°00'00" BETWEEN SAID SOUTHERLY BOUNDARY AND SAID RE-ESTABLISHED WESTERLY BOUNDARY OF SAID INSTRUMENT NUMBER 2007-09659. THE PORTION OF THE WESTERLY RIGHT-OF-WAY BOUNDARY OF EAST FIFTH AVENUE (DOUGLAS COUNTY ROAD NUMBER 20) COINCIDENT WITH THE EASTERLY BOUNDARY OF SAID INSTRUMENT NUMBER 2007-09659 WAS RE-ESTABLISHED BY HOLDING THE RECORD DISTANCES TOGETHER WITH THE ANGULAR RELATIONSHIP OF SAID SOUTHERLY BOUNDARY AND SAID EASTERLY BOUNDARY PER DOUGLAS COUNTY SURVEY CS 51/137-006 AND THE LEGAL DESCRIPTION PER SAID INSTRUMENT NUMBER 2007-09659. THE SOUTHEAST CORNER OF SAID INSTRUMENT NUMBER 2007-09659 WAS SET HOLDING THE RECORD DISTANCE OF SAID SOUTHERLY BOUNDARY AND THE SOUTHERLY EXTENSION OF THE MOST SOUTHERLY SEGMENT OF SAID EASTERLY BOUNDARY. THE CENTERLINE OF SAID EAST FIFTH AVENUE BETWEEN ENGINEER'S STATION 3+87.15 AND 15+93.53 IS BASED ON THE CENTERLINE LEGAL DESCRIPTION IN INSTRUMENT NUMBER 1996-22368, DEED RECORDS OF DOUGLAS COUNTY. THE FOUND MONUMENTS PER PARTITION PLAT 2020-0031, PLAT RECORDS OF DOUGLAS COUNTY WERE HELD AS SAID ENGINEER'S STATION 3+87.15 AND ENGINEER'S STATION 5+35.91 AS SHOWN. THE CURBS ON BOTH SIDES OF SAID EAST FIFTH AVENUE WERE TIED AND USED TO VERIFY THE CENTERLINE LEGAL DESCRIPTION WHICH MATCHED THE PHYSICAL ALIGNMENT OF THE STREET. THE WESTERLY RIGHT-OF-WAY OF SAID EAST FIFTH AVENUE WAS BASED ON THE RECORD CENTERLINE OFFSETS PER SAID INSTRUMENT NUMBER 1996-22368. THE SOUTHWEST CORNER OF SAID INSTRUMENT NUMBER 2002-19940 WAS RE-ESTABLISHED AT RECORD DISTANCE FROM THE FOUND SOUTHWEST CORNER OF PARCEL 1 OF INSTRUMENT NUMBER 2023-10522, DEED RECORDS OF DOUGLAS COUNTY. THE SOUTHERLY BOUNDARY OF SAID INSTRUMENT NUMBER 2002-19940 WAS RE-ESTABLISHED BY HOLDING THE RECORD ANGLES AND DISTANCES PER SAID SURVEY CS 51/137-006. THE SOUTHWEST CORNER WAS HELD AND THE RECORD ANGLE BETWEEN THE WESTERLY BOUNDARY AND SAID SOUTHERLY BOUNDARY WAS HELD PER SAID SURVEY CS 51/137-006. THE SOUTHEAST CORNER OF SAID INSTRUMENT NUMBER 2002-19940 WAS RE-ESTABLISHED AT THE INTERSECTION OF SAID SOUTHERLY BOUNDARY WITH SAID WESTERLY RIGHT-OF-WAY BOUNDARY OF EAST FIFTH AVENUE. MONUMENTS WERE SET TO DELINEATE THE MISSING BOUNDARY CORNERS AS SHOWN. THE ADJUSTED BOUNDARY WAS ESTABLISHED AT THE CLIENT'S REQUESTED LOCATION AND MONUMENTED AS SHOWN.

FIELD CREW:	JEREMY LEONARD RENDEN HEICHEL
OFFICE:	BRENT KNAPP & KENNETH TYNAN
DRAFTING:	KENNETH TYNAN
CHECKED:	BRENT KNAPP

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
NOVEMBER 10, 2010
BRENT H. KNAPP
81116
EXPIRES: 6/30/2025

i.e. ENGINEERING

SHEET 2 OF 2
JOB NO. 3135-01

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MAP FILE M183-32A

CITY OF RIDDLE PLANNING DEPARTMENT FILE NO. 460B-23