

MAP FILE M18476

NARRATIVE:

**AFFIDAVIT OF CORRECTION
RECORDED 5/20/2025 COUNTY
CLERK INSTRUMENT No.
2025-005521; C.S. 65/114-11**

FILED
Date: 5-7-2025 By: Da
This survey consists of:
Map: M184-76
Narrative:
Corner Rpt: _____

--THIS SURVEY WAS COMPLETED AT THE REQUEST OF FUSAYO (FAY) ANDREWS PER THE APPROVED BOUNDARY LINE ADJUSTMENT APPLICATION NO. BLA-25-001 CITY OF ROSEBURG COMMUNITY DEVELOPMENT DEPARTMENT LAND USE APPLICATION AND AS RECORDED IN DEED INSTRUMENT NO. ~~2025-004731~~ DOUGLAS COUNTY CLERKS RECORDS, 2025-005521

--THE BASIS OF BEARINGS IS BETWEEN FOUND MONUMENTS 102 & 101 AS SHOWN PER PARTITION PLAT NO. 2005-0100 DOUGLAS COUNTY SURVEY RECORDS.

--FOR THE BOUNDARY RESOLVE OF DEED NO. 2013-016843, I HELD THE FOUND RECORD MONUMENTS AND THE CALCULATED POINTS AS SHOWN PER PARTITION PLAT NO. 2005-0100 DOUGLAS COUNTY SURVEY RECORDS.

--FOR THE BOUNDARY RESOLVE OF DEED NO. 2024-010613, I HELD THE FOUND MONUMENTS ALONG THE SOUTH LINE OF PARTITION PLAT NO. 2005-0100 FOR THE NORTH LINE. I TIED MONUMENT NO. 105 PER DOUGLAS COUNTY SURVEY M68-68 TO ESTABLISH THE WEST BOUNDARY LINE. FOR THE SOUTH LINE I HELD THE EXISTING FENCE LINE PER THE ADJACENT LANDOWNER MRS. ROPER, THE FENCE LINE HAS BEEN IN THE SAME PLACE IT WAS WHEN SHE ORIGINALLY PURCHASED THE HOME. SHE HAS BEEN IN OWNERSHIP AND ACCEPTED THE FENCE LINE AS HER NORTH BOUNDARY LINE SINCE SEPTEMBER 29, 1980.

MRS. ANDREWS PURCHASED DEED NO. 2024-010613 FROM THE ESTATE OF JAMES EDWARDS JENKINS WHOM SHE HAD KNOW FOR 24 YEARS AND HAD LIVED NEXT TO FOR 12 YEARS. MRS. ROPER AND MRS. ANDREWS HAVE BOTH ACCEPTED THE EXISTING FENCE LINE AS THE COMMON BOUNDARY LINE BETWEEN THEIR DEEDED PROPERTIES.

THE MEASURED DISTANCE OF 95.10 FEET ALONG THE RIGHT OF WAY OF FLAGG STREET FOR DEED NO. 2024-010613 FITS WITHIN 0.02 FEET OF THE RECORD PLAT DISTANCE OF "TODD BUILDING COMPANY SUBDIVISION NO. 1. WITH THE NORTHERLY 10.00 FEET BEING DEEDED TO PARTITION PLAT NO. 2005-0100. THE WEST LINE AS SHOWN IS SHORT PER THE RECORD AS I HELD THE FENCE LOCATION PER MRS. ANDREWS AND THE ADJACENT LAND OWNER MRS. ROPER CONVERSATION AND THEIR MUTUAL ACCEPTANCE OF THE EXISTING FENCE LINE AS THE COMMON PROPERTY LINE.

DOUGLAS COUNTY SURVEY NO. M68-68, M114-25 PARTITION PLAT NO. 1996-0059 & 2005-0015 HAVE ALL CALLED FOR AND HELD EXISTING FENCE LINES IN THEIR BOUNDARY RESOLVE AS THE ACCEPTED BOUNDARY LINES OF LOTS WITHIN TODD BUILDING COMPANY SUBDIVISION NO. 1. VOLUME 5, PAGE 76.

--THE ADJUSTED LINE WAS MONUMENTED AS SHOWN, ADJUSTING A TOTAL AREA OF 0.10 ACRES +/-.

Shant Jones DATE 5/6/25
CITY OF ROSEBURG, COMMUNITY DEVELOPMENT DIRECTOR

James Dean Terrel DATE 5-5-25
I, JAMES DEAN TERREL, OREGON PLS 65473 CERTIFY THAT THIS SURVEY ACCURATELY AND CORRECTLY REPRESENTS A BOUNDARY LINE ADJUSTMENT IN ACCORDANCE WITH ORS 209.250 AND THE CITY OF ROSEBURG, DOUGLAS COUNTY, OREGON, CHARTER AND CODE OF ORDINANCE.

REFERENCES:

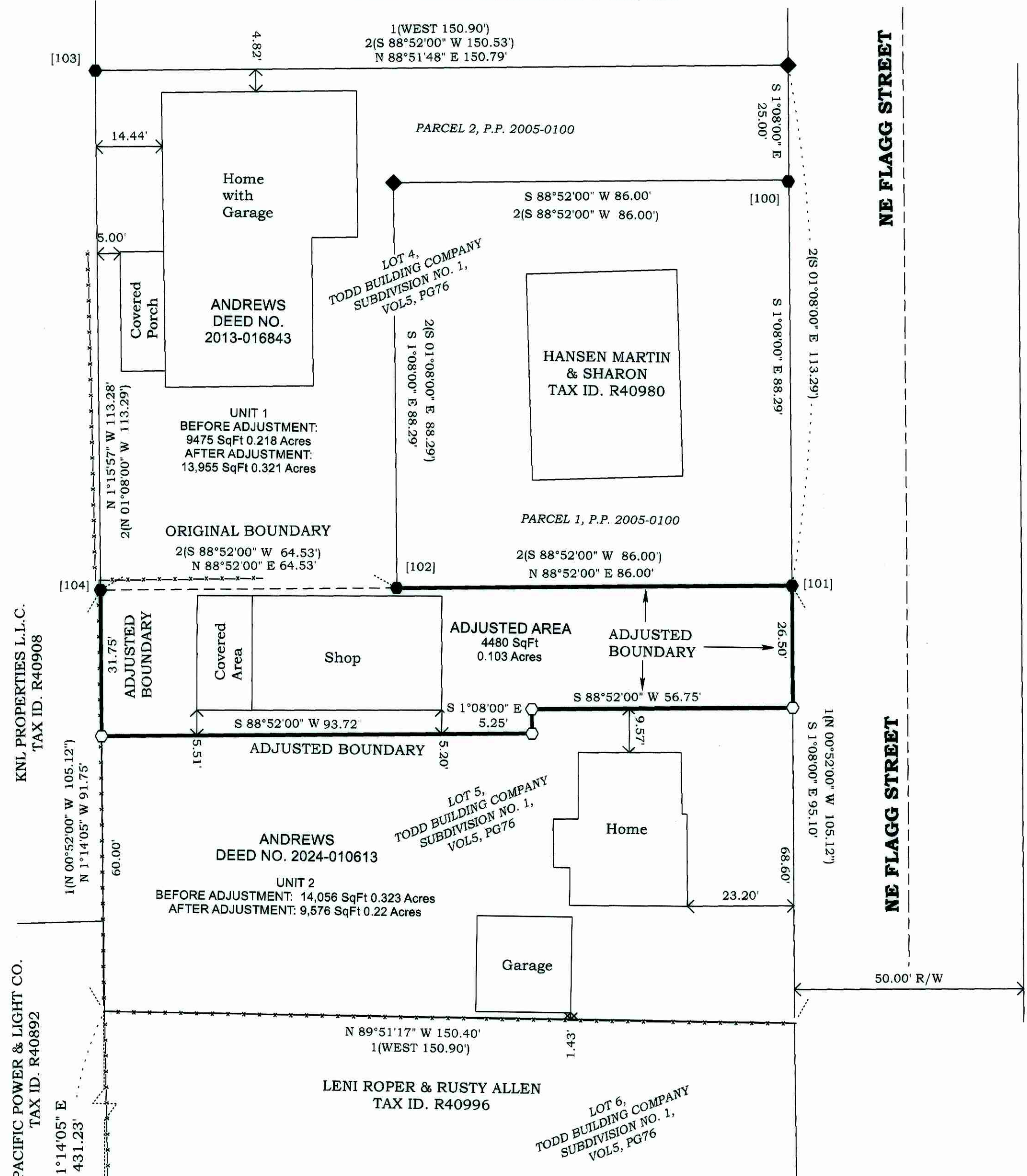
- SURVEYS:**
1 = TODD BUILDING COMPANY SUBDIVISION NO. 1. VOL 5, PAGE 76.
2 = PARTITION PLAT NO. 2005-0100
3 = M68-68
4 = M114-25
5 = CS 51-232-006

- DEEDS:**
1 = 2013-016843
2 = 2024-010613

MONUMENT NOTES:

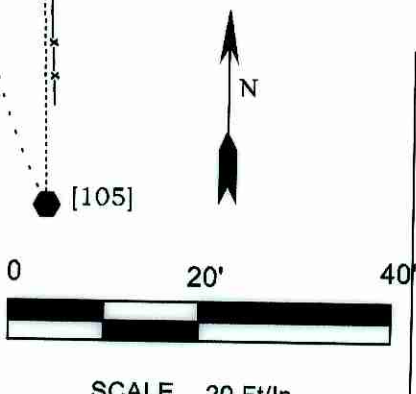
- [100] FOUND A 5/8" IRON ROD BENT, SPUN AND TIED AT BEND POINT, PER PARTITION PLAT NO. 2005-0100. HELD
- [101] FOUND A 5/8" IRON ROD WITH YELLOW PLASTIC CAP DESTROYED, PER PARTITION PLAT NO. 2005-0100. HELD
- [102] FOUND A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "LAND MARK", PER PARTITION PLAT NO. 2005-0100. HELD
- [103] FOUND A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "LAND MARK", PER PARTITION PLAT NO. 2005-0100. HELD
- [104] FOUND A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "LAND MARK", PER PARTITION PLAT NO. 2005-0100. HELD
- [105] FOUND A 3/8" IRON ROD AT THE BASE OF A CONCRETE WALL PER DOUGLAS COUNTY SURVEY NO. M68-68. HELD

MAY, CASSIE & ANTHONY TAX ID. R40972
LOT 3, TODD BUILDING COMPANY SUBDIVISION NO. 1. VOL5, PG76



LEGEND

- FOUND MONUMENT
- SET 5/8" x 30" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "TERREL PLS 65473"
- CHAIN LINK FENCE
- [XXX] MONUMENT NO.
- ◆ CALCULATED POINT
- #(XXX) RECORD SURVEY DATA



REGISTERED PROFESSIONAL LAND SURVEYOR
James Dean Terrel
OREGON
SEPTEMBER 14, 2021
JAMES DEAN TERREL
65473PLS
EXPIRES: 6-30-26

Property Line Surveying
PROPERTY LINE SURVEYING LLC.
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BOUNDARY LINE ADJUSTMENT
FOR FUSAYO ANDREWS
IN THE NW 1/4 OF SECTION 20, TOWNSHIP 27 SOUTH,
RANGE 5 WEST, W.M., CITY OF ROSEBURG,
DOUGLAS COUNTY, OREGON.

SHEET 1 OF 1
DRAWN BY: JDT
FIELD CREW: JDT & JLT
EQUIPMENT: TRIMBLE S7/TSC3/GPS
FIELD WORK: 2/18 - 2/20, 2025
JOB: 2025006
FILE NAME: 2025005 Fusayo.TRV
REVISION: 5-2-2025

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