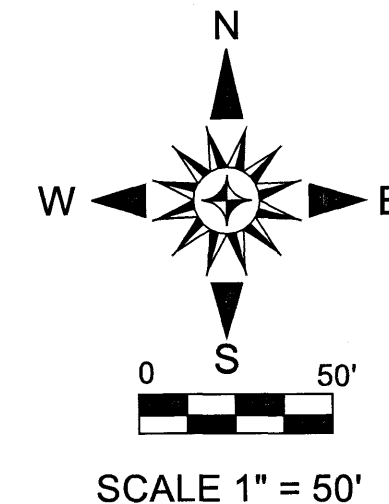


PROPERTY LINE ADJUSTMENT SURVEY BETWEEN TAX LOTS 600, 700, AND 4100, A PORTION OF BLOCK 34, "LA PINE", AND OTHER LANDS SITUATE IN THE SE1/4 OF THE NE 1/4 OF SECTION 15, IN TWP. 22 S., RANGE 10 E.W.M., CITY OF LA PINE, DESCHUTES COUNTY, OREGON

CITY OF LA PINE FILE NO. 02LLA-22



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE LINES BETWEEN TAX LOTS 600, 700, & 4100 IN ORDER TO MAKE THE SOUTH LINE OF TAX LOT 700 STRAIGHT. THIS SURVEY IS BASED UPON MY EARLIER SURVEY FILED AS CS20318. THE NEW MONUMENT SET (525) FOR THE SE CORNER OF TAX LOT 700 WAS SET ON THE LINE BETWEEN MONUMENTS 521 AND THE EAST ONE-QUARTER CORNER (111) OF SECTION 15 AT THE INTERSECTION WITH THE EASTERLY PROLONGATION OF THE LINE BETWEEN MONUMENTS 518 & 519. THE NEW NE CORNER (603) OF TAX LOT 600 WAS SET ON LINE BETWEEN MON. 525 AND MON. 519, AT THE INTERSECTION WITH A LINE BETWEEN MONUMENTS 520 & 521.

BASIS OF BEARINGS

THE BEARINGS ARE DERIVED FROM THE ORGN BROADCAST NAD 83 (2011) (EPOCH 2010.0) COORDINATES THEN TRANSFORMED TO THE OGRS COORDINATES IN THE BEND-KLAMATH FALLS ZONE USING THE FOLLOWING PARAMETERS:

TRANSVERSE MERCATOR PROJECTION
NORTH AMERICAN DATUM OF 1983

LATITUDE OF GRID ORIGIN: 41°45'00" N
CENTRAL MERIDIAN: 121°45'00" W
FALSE NORTHING: 0.000 M
FALSE EASTING: 80,000.000 M
CENTRAL MERIDIAN SCALE: 1.000200

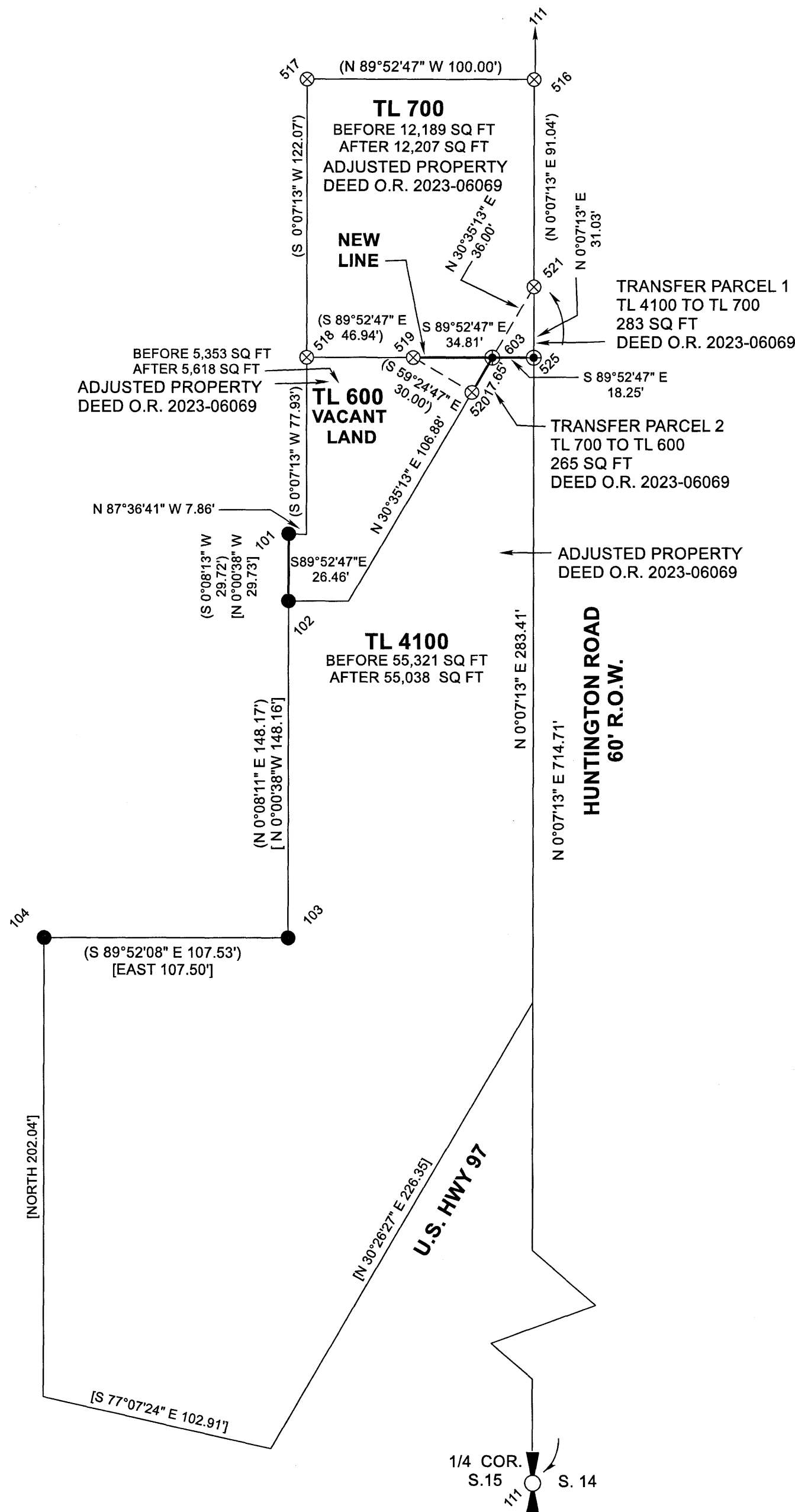
(NOTE: THE PHYSICAL BASIS OF BEARINGS LINE IS THE LINE BETWEEN MONS NUMBERED 111 & 110 BEING THE EAST LINE OF SECTION 15.)

MONUMENT DESCRIPTIONS

- 101) CS19839, #5 REBAR WITH YPC FWG
- 102) CS19839, #5 REBAR WITH YPC FWG
- 103) CS19839, #5 REBAR WITH YPC FWG
- 104) CS19839, #5 REBAR WITH YPC 0.1' DOWN
- 110) NE CORNER SECTION 15, 3-1/4" DIA. BRASS CAP 0.25' DOWN IN MONUMENT BOX, 2.4' NORTHERLY OF CURB FACE
- 111) EAST 1/4 CORNER SECTION 15, BRASS CAP FROM CS07953 0.7' DOWN IN MON. BOX THAT IS 0.4' DOWN IN GRAVELED PARKING AREA, THE BRASS CAP IS MARKED WITH T22S R10E, 1/4, S15[S14, LS1026, 1976
- 516) 1" DIA. BRONZE DISK MKD. WITH LS 2253 RECESSED INTO THE CONCRETE SIDEWALK, 0.4' EAST OF THE WEST EDGE
- 517) 0.3' D.
- 518) 0.2' D
- 519) 0.1' D
- 520) FWG
- 521) FWG
- 525) SET 0.1' DOWN, 2' W OF BACK OF SIDEWALK
- 603) SET FWG

LEGEND

- FOUND A MONUMENT AS DESCRIBED
- ⊗ FOUND AN ORANGE PLASTIC CAP MARKED WITH LS2253 ATOP A #5x30" REBAR UNLESS OTHERWISE NOTED
- XXXX AS MEASURED DURING THIS SURVEY
- [XXXX] PROPERTY LINE ADJUSTMENT SURVEY CS19839 BY JAMES PERRY FILED ON 1/16/2019
- FWG FLUSH WITH GROUND
- YPC YELLOW PLASTIC CAP
- OPC ORANGE PLASTIC CAP INSCRIBED WITH LS2253
- ⊕ SECTION CORNER MONUMENT
- ⊙ ONE QUARTER CORNER MONUMENT
- ⊗ SET AN ORANGE PLASTIC CAP MARKED WITH LS2253 ATOP A #5 REBAR UNLESS OTHERWISE NOTED
- (XXXX) PROPERTY LINE ADJUSTMENT SURVEY 20318 BY SCOTT FRESHWATERS FILED ON 9/24/2020



DESCHUTES COUNTY SURVEYOR
FILED 06/06/2023 BY: Collins

REGISTERED PROFESSIONAL LAND SURVEYOR
Scott C. Freshwaters
OREGON
SCOTT C. FRESHWATERS
JANUARY 15, 1987
2253
RENEWS 12/31/2023

FRESHWATERS SURVEYING, INC.
SCOTT C. FRESHWATERS, PLS
P.O. BOX 4524
SUNRIVER, OR 97707
541.593.1792 OFFICE
MARCH 28, 2023
CLIENT: GUY & LISA TAVARES,
VALENTINE INVESTMENTS LLC
#11127

CS 21097