

BASIS OF BEARING

NAD 83 OREGON STATE PLANE SOUTH (PER GPS OBSERVATION)

CONVERGENCE ANGLE = 01°57'22.80" (NE CORNER LOT 8, BLOCK 2, MULHOLLAND MEADOWS)

SCALE FACTOR: 0.99989518

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT TRACT OF LAND DESCRIBED IN THE CITY OF ROSEBURG VACATION ORDINANCE NO. 3471, RECORDED AS INSTRUMENT NUMBER 2016-13576, DEED RECORDS OF DOUGLAS COUNTY, INTO 3 PARCELS AS SHOWN. THE PROCEDURE WAS AS FOLLOWS:

THE SOUTH BOUNDARY OF THE ABOVE DESCRIBED TRACT, BEING THE SOUTH BOUNDARY OF VACATED BETHEL AVENUE, WAS ESTABLISHED BY HOLDING FOUND MONUMENTS AS SHOWN. THE WEST BOUNDARY WAS ESTABLISHED BY HOLDING FOUND MONUMENTS AS SHOWN WITH THE MOST WESTERLY SOUTHWEST CORNER SET AT RECORD DISTANCE NORTHERLY FROM A 5/8-INCH IRON ROD PER DOUGLAS COUNTY SURVEY M117-12. THE NORTH BOUNDARY IS THE CENTERLINE OF VACATED CECIL STREET WHICH WAS ESTABLISHED BY HOLDING THE FOUND MONUMENTS ALONG THE NORTH BOUNDARY OF LOT 8, BLOCK 2 OF MULHOLLAND MEADOWS, VOLUME 6, PAGE 54, PLAT RECORDS OF DOUGLAS COUNTY, AS SHOWN ON DOUGLAS COUNTY SURVEY NUMBER M119-50, AND THE WESTERLY EXTENSION OF THAT LINE TO THE EASTERLY RIGHT-OF-WAY OF VACATED RUTTER LANE, ESTABLISHING THE NORTH BOUNDARY OF SAID LOT 8 AND LOT 9 OF SAID BLOCK 2. THE WEST BOUNDARY OF SAID VACATED RUTTER LANE WAS ESTABLISHED BY HOLDING FOUND MONUMENTS PER SAID SURVEY M119-50. THE WESTERLY RIGHT-OF-WAY BOUNDARY WAS OFFSET 40.00 FEET EAST IN ORDER TO ESTABLISH SAID EASTERLY RIGHT-OF-WAY BOUNDARY. THE NORTH BOUNDARY OF SAID LOTS 8 AND 9 WERE OFFSET 20 FEET NORTHERLY TO THE AFOREMENTIONED CENTERLINE OF SAID VACATED CECIL STREET. UTILIZING THE REESTABLISHED NORTH BOUNDARY OF SAID LOTS 8 AND 9 AND OFFSETTING THE SOUTH BOUNDARY OF SAID VACATED BETHEL 40 FEET NORTH IN ORDER TO ESTABLISH THE SOUTH BOUNDARY OF LOT 1 AND LOT 16, SAID BLOCK 2, THE LOTS OF BLOCK 2 WERE PROPORTIONED BASED ON THE ORIGINAL PLAT OF SAID MULHOLLAND MEADOWS. THE WESTERLY RIGHT-OF-WAY BOUNDARY OF MULHOLLAND DRIVE WAS THEN ESTABLISHED BY USING THE RECORD INFORMATION PER INSTRUMENT NUMBER 2015-16613, DEED RECORDS OF DOUGLAS COUNTY. THE NORTHERLY BOUNDARY OF THAT TRACT LABELED AS FUTURE CECIL STREET WAS ESTABLISHED BY HOLDING A 50-FOOT NORTHERLY OFFSET OF THE NORTH BOUNDARY OF REESTABLISHED LOTS 5 AND 12 OF SAID BLOCK 2. THE SOUTH BOUNDARY OF FUTURE CECIL STREET IS A 5-FOOT SOUTHERLY OFFSET OF THE NORTH BOUNDARY OF SAID LOTS 5 AND 12 AND WILL BE FOR DEDICATION TO THE CITY OF ROSEBURG. THE CONTINUATION OF THE WESTERLY RIGHT-OF-WAY BOUNDARY OF SAID MULHOLLAND DRIVE WAS ESTABLISHED BY HOLDING THE REESTABLISHED LOTS 1 THROUGH 5, SAID BLOCK 2, AND THOSE DEEDS OF DEDICATIONS RECORDED AS 1982-10935, 1982-09861, 1982-08047, 1983-05552, AND 1983-05554, RESPECTIVELY. MONUMENTS WERE SET AT THE ESTABLISHED CORNERS AND ANGLE POINTS AS SHOWN IN ORDER TO DELINEATE THE NEWLY DEFINED PARCEL BOUNDARIES AS SHOWN.

ACCESS NOTES:

PARCELS 1 AND 3 SHALL NOT BE ACCESSED VIA MULHOLLAND DRIVE.

LEGEND:

- SET 5/8" x 30" IRON ROD w/CAP MARKED "I.E. ENGINEERING" UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD WITH ALUMINUM CAP UNLESS OTHERWISE NOTED
- △ CALCULATED POSITION

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°32'17"W (S00°07'40"E)R2	38.22' (38.10')R2
L2	N71°04'04"W (S75°45'02"E)R2	25.41' (25.48')R2

CURVE TABLE					
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH	DELTA
C1	S37°23'12"E (N35°59'01"E)R4	42.85' (36.70')R4	263.73' (263.73')R4	42.89' (36.73')R4	9°19'06"
C2	S11°02'50"W (N12°19'54"E)R4	55.17' (54.54')R4	34.50' (34.50')R4	63.94' (62.70')R4	106°11'10"
C3	S77°17'55"W (N77°13'42"E)R4	38.82' (37.69')R4	85.25' (85.25')R4	39.16' (38.00')R4	25°32'32"
C4	N82°46'44"E	37.48'	140.25'	37.59'	15°21'26"

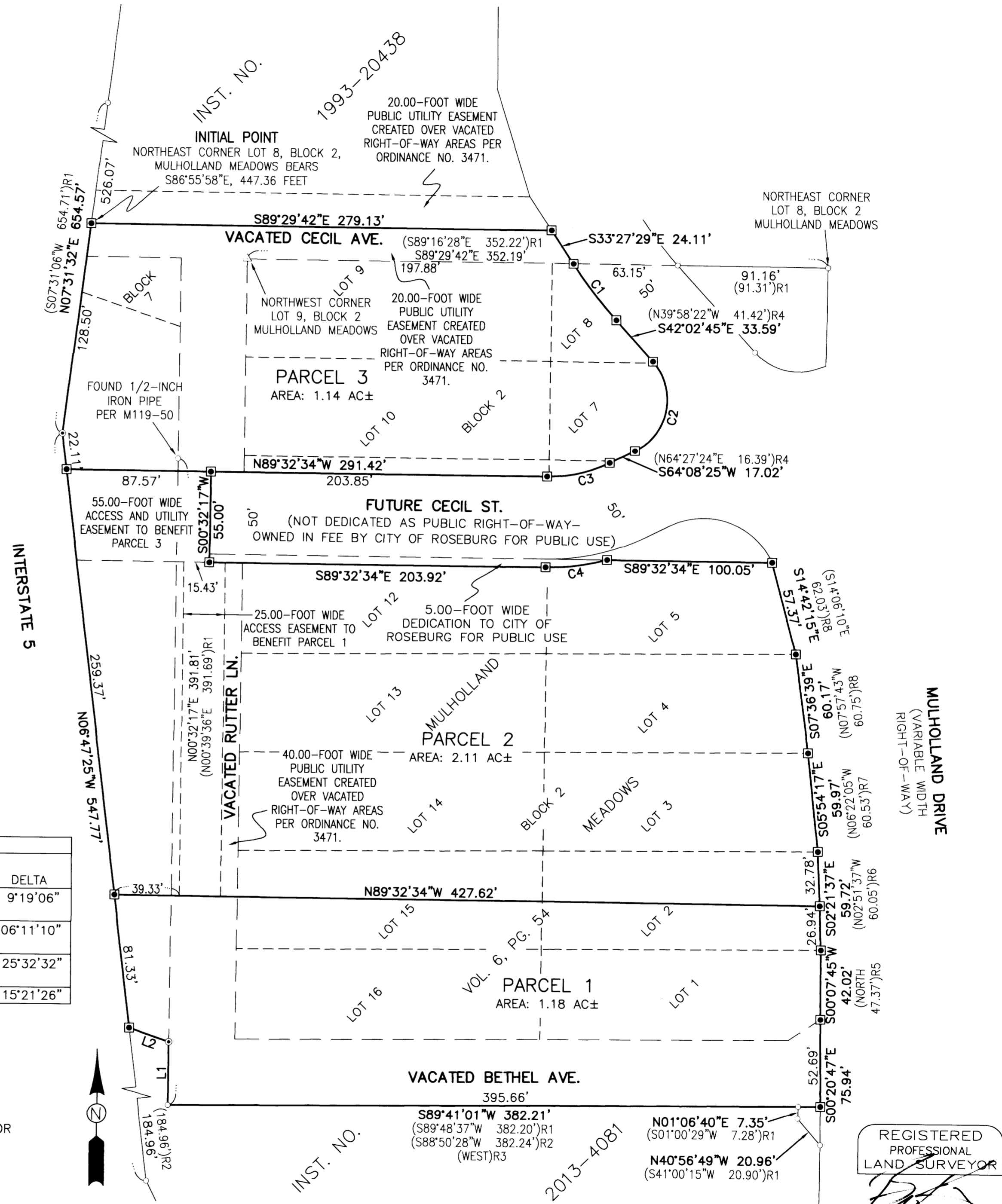
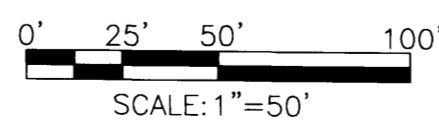
- ()R1 RECORD PER DOUGLAS COUNTY SURVEY M119-50
- ()R2 RECORD PER DOUGLAS COUNTY SURVEY M117-12
- ()R3 RECORD PER PLAT OF MULHOLLAND MEADOWS, VOLUME 6, PAGE 54, DOUGLAS COUNTY PLAT RECORDS
- ()R4 RECORD PER INSTRUMENT NUMBER 2015-16613, DEED RECORDS OF DOUGLAS COUNTY
- ()R5 RECORD PER INSTRUMENT NUMBER 1982-10935, DEED RECORDS OF DOUGLAS COUNTY
- ()R6 RECORD PER INSTRUMENT NUMBER 1982-09861, DEED RECORDS OF DOUGLAS COUNTY
- ()R7 RECORD PER INSTRUMENT NUMBER 1982-08047, DEED RECORDS OF DOUGLAS COUNTY
- ()R8 RECORD PER INSTRUMENT NUMBER 1983-05552, DEED RECORDS OF DOUGLAS COUNTY
- ()R9 RECORD PER INSTRUMENT NUMBER 1983-05554, DEED RECORDS OF DOUGLAS COUNTY

FIELD CREW: JEREMY LEONARD AND NOLAN FROMDAHL
EQUIPMENT: TOPCON TOTAL STATION AND TDS RANGER DATA COLLECTOR
OFFICE: BRENT KNAPP
DRAFTING: BRENT KNAPP

SURVEYED BY:
i.e. ENGINEERING
 809 SE Pine Street
 Roseburg, Oregon 97470
 PHONE (541) 673-0166
 FAX (541) 440-9392
 email@ieengineering.com

SURVEYED FOR:
 HANNA HOSPITALITY IV, LLC
 PO BOX 1305
 ROSEBURG, OR 97470

DWG. BY: BHK
PM: AMP
SCALE: 1"=50'
PAGE: 2 OF 2
JOB NO: 2702-01
DATE: 9/14/16



2016-0026 B

2016-0026 B

LAND PARTITION
 LOCATED IN THE SE QUARTER OF SEC. 12 AND THE NE QUARTER OF SEC. 13,
 T. 27 S., R. 6 W., WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR
 BRENT H. KNAPP
 NOVEMBER 10, 2010
 81116
 EXPIRES: 6/30/2017