



- LEGEND**
- SET 5/8" x 30" IR w/CAP MARKED "I.E. ENG" UNLESS OTHERWISE NOTED
  - ⊙ SET BRASS CAP IN MONUMENT BOX
  - FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
  - △ CALCULATED POSITION

**ZONE:** R-1-7.5  
**COMP. PLAN:** LOW DENSITY RESIDENTIAL  
**WATER:** CITY OF ROSEBURG  
**SEWER:** R.U.S.A.

**NOTE:**  
 IF SIDEWALKS HAVE NOT BEEN CONSTRUCTED AFTER TWO YEARS FROM THE DATE THE FINAL SUBDIVISION PLAT IS FILED, THE CITY OF ROSEBURG WILL REQUIRE ALL PARCELS TO DO SO AT THAT TIME.

**NOTE:**  
 ALL EXTERIOR BEARINGS AND DISTANCES BETWEEN FOUND MONUMENTS RECORD PER "MULHOLLAND HEIGHTS SUBDIVISION PHASE 1" (VOL. 20, PAGE 38 OF THE PLAT RECORDS OF DOUGLAS COUNTY). THE ONE EXCEPTION BEING IN THE SOUTH LINE OF LOT 38, RECORD SHOWN.

	BEARING	DISTANCE
1	N0°45'00"W	11.59'
2	N0°45'00"W	12.05'
3	N0°45'00"W	12.50'

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CHORD	RADIUS	ARC	
1	N10°28'57"E 89.61'	230.00'	90.18'
2	S18°43'55"E 9.45'	7.28'	10.28'
3	S74°57'43"E 60.36'	111.21'	61.12'
4	S82°53'01"E 46.61'	171.21'	46.76'
5	S67°08'20"E 47.20'	171.21'	47.35'
6	N80°17'02"E 9.39'	7.23'	10.22'
7	N46°05'32"E 50.54'	230.00'	50.64'
8	N50°44'13"E 17.39'	300.00'	17.39'
9	N37°45'15"E 117.79'	300.00'	118.56'

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CHORD	RADIUS	ARC	
10	N14°59'59"E 108.58'	200.00'	109.96'
11	S74°57'43"E 76.64'	141.21'	77.61'
12	N41°34'27"E 75.12'	200.00'	75.57'
13	N38°34'39"E 157.66'	330.00'	159.20'
14	N28°19'51"E 62.23'	360.00'	62.31'
15	N35°22'15"E 26.15'	360.00'	26.15'
16	N44°55'30"E 93.64'	360.00'	93.91'
17	N47°05'41"E 31.43'	170.00'	31.47'
18	N20°31'14"E 123.34'	170.00'	126.22'

PLANNING DEPT. FILE NO. S-00-2

2002-05946

<p><b>REGISTERED PROFESSIONAL LAND SURVEYOR</b></p> <p><i>J. Neil Hibbs</i></p> <p><b>OREGON</b>                  JANUARY 12, 1999  <b>F. NEIL HIBBS</b>                  52989</p> <p>EXPIRES: 6/30/2003</p>	<p><b>MULHOLLAND HEIGHTS SUBDIVISION PHASE 2</b>                  LYING IN THE SE 1/4 OF SEC 10, &amp; NE 1/4 OF SEC. 15,                  T27S, R6W, W.M. DOUGLAS COUNTY, OREGON</p>	
	<p>SURVEYED FOR:                  EASY1 L.L.C.                  545 JADE DR.                  ROSEBURG, OR 97470</p>	<p>SURVEYED BY:  <i>i.e.</i>                  ENGINEERING</p> <p>741 S.E. Jackson Street                  Roseburg, Oregon 97470                  PHONE (541) 673-0166                  FAX (541) 440-9392</p>
<p>SCALE: 1" = 40'</p>	<p>DATE: AUGUST 2001</p>	<p>DWG. BY: BWC                  JOB NO: 1706-01                  PAGE: 1 OF 2</p>