

SEE SHEET 4

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COMMON AREA IV

ACCESS FOR LOT 40
PER INST. NO. 77-1197

FD 2" IP
NE COR "BELL
PARK SUBDIVISION"

ORIGINAL LINE
LOT 4
"BELL PARK SUBDIVISION"

SOME ENCROACHMENT OF
AC DRIVEWAY AND LANDSCAPING

20' WIDE UTILITY
EASEMENT

LOT 4
BELL PARK SUBDIVISION
ORIG. AREA=0.49 AC±
ADJ. AREA=0.71 AC±

S1°14'27"W 162.20'
((S1°05'51"W 162.15'))

ADJUSTED LOT 4
"BELL PARK SUBDIVISION"

N1°14'26"E 205.45'
SEE SHEET 2

BEULAH STREET
(R/W VARIES)

CH:S25°45'05"E 64.99'
R: 125.00'
ARC: 65.75'
((CH= S25°57'45"E 64.99'))
((R= 125.00'))
((ARC=65.74'))

N69°28'11"E 182.14'
((N69°23'E 182.14'))

SET BY
DISTANCE/DISTANCE
INTERSECTION FROM
FOUND MONUMENTS

S88°45'34"E
50.00'

ADJ. LINE
LOT 4
"BELL PARK
SUBDIVISION"

S1°14'27"W 1535.43'

FD 1 1/2" IP SE COR
"QUIST HEIGHTS"
INITIAL POINT



LEGEND

- SET 5/8" x 30" IR w/CAP MARKED
"I.E. ENG" UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD
UNLESS OTHERWISE NOTED
- △ CALCULATED POSITION
- (()) RECORD AS PER "BELL PARK SUBDIVISION" (VOL.15 PG.69)

2001-03295

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

OREGON
JANUARY 12, 1999
F. NEIL HIBBS
52980

EXPIRES: 6/30/2001

ROCKY RIDGE P.U.D. PHASE 1

AND BOUNDARY LINE ADJUSTMENT
LYING IN THE NE 1/4, NW 1/4 AND SE 1/4 OF SEC 18, T27S,
R5W, W.M., DOUGLAS COUNTY, OREGON

SURVEYED FOR:
ROCKY RIDGE VENTURE LLC
243 RIDGECREST DRIVE
ROSEBURG, OR 97470

SURVEYED BY:
i.e.
ENGINEERING
741 S.E. Jackson Street
Roseburg, Oregon 97470
PHONE (541) 673-0166
FAX (541) 440-9392

DWG. BY: BWC

SCALE: 1"=50'

DATE: NOV. 2000

JOB NO: 1403-05

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