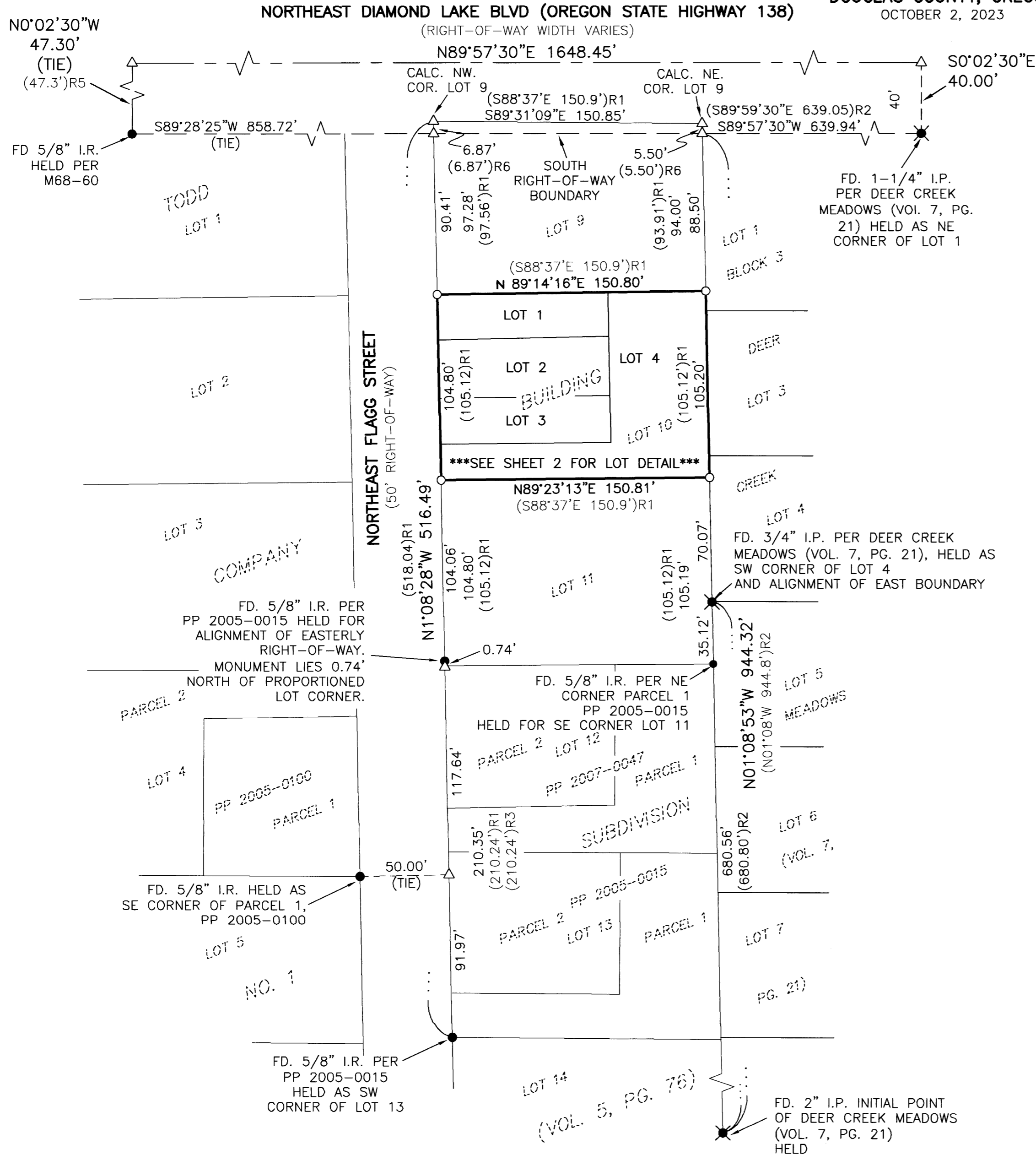


FLAGG STREET SUBDIVISION
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 20,
 TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN,
 DOUGLAS COUNTY, OREGON

OCTOBER 2, 2023

Douglas County Official Records 2023-010987
 Daniel J. Loomis, County Clerk

NO FEE
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 10/04/2023 10:38:50 AM
 PLAT-SUB Cnt=1 Stn=17 JLG00DWI
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NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE LOT 10, TODD BUILDING COMPANY SUBDIVISION NO. 1, OF A PORTION OF LOT 24, FIRST BROOKSIDE ADDITION TO ROSEBURG, VOLUME 5, PAGE 76, PLAT RECORDS OF DOUGLAS COUNTY. THE PROCEDURE WAS AS FOLLOWS:

THE CENTERLINE OF NORTHEAST DIAMOND LAKE BOULEVARD (OREGON STATE HIGHWAY NUMBER 138) WAS ESTABLISHED BY HOLDING 40.00 FEET NORTH OF THE FOUND 1 AND 1/4-INCH IRON PIPE AT THE NORTHEAST CORNER OF LOT 1 OF BLOCK 1, DEER CREEK MEADOWS, VOLUME 7, PAGE 21, PLAT RECORDS OF DOUGLAS COUNTY, AND THE RECORD DISTANCE OF 47.3 FEET FROM THE FOUND 5/8-INCH IRON ROD SET PER DOUGLAS COUNTY SURVEY MAP M68-60, BEING THE NORTHEAST CORNER OF PARCEL 7 OF INSTRUMENT NUMBER 2004-14396, DEED RECORDS OF DOUGLAS COUNTY. THE RE-ESTABLISHED CENTERLINE WAS OFFSET 40.00 FEET SOUTH AND IS HELD AS THE SOUTH BOUNDARY OF THAT TRACT OF LAND BEING A PORTION OF LOT 9, SAID TODD BUILDING COMPANY SUBDIVISION NO. 1, DESCRIBED IN THE WARRANTY DEED TO THE STATE OF OREGON, INSTRUMENT NUMBER 70403, DEED RECORDS OF DOUGLAS COUNTY. THE EASTERLY RIGHT-OF-WAY BOUNDARY OF FLAGG STREET WAS HELD BETWEEN THE FOUND 5/8-INCH IRON ROD AT THE SOUTHWEST CORNER OF PARCEL 1 OF PARTITION PLAT 2005-0015, PLAT RECORDS OF DOUGLAS COUNTY, HELD AS THE SOUTHWEST CORNER OF LOT 13, SAID TODD BUILDING COMPANY SUBDIVISION NO. 1, AND THE 5/8-INCH IRON ROD AT THE NORTHWEST CORNER OF PARCEL 2, PARTITION PLAT 2007-0047, SET PER SAID PARTITION PLAT 2005-0015. SAID EASTERLY RIGHT-OF-WAY WAS EXTENDED NORTHERLY TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF SAID NORTHEAST DIAMOND LAKE BOULEVARD. THE EAST BOUNDARY OF SAID TODD BUILDING COMPANY SUBDIVISION NO. 1, BEING THE WEST BOUNDARY OF DEER CREEK MEADOWS, VOLUME 7, PAGE 21, PLAT RECORDS OF DOUGLAS COUNTY, WAS HELD BETWEEN THE FOUND 2-INCH IRON PIPE BEING THE INITIAL POINT OF DEER CREEK MEADOWS, VOLUME 7, PAGE 21, PLAT RECORDS OF DOUGLAS COUNTY, AND THE FOUND 3/4-INCH IRON PIPE AT THE SOUTHWEST CORNER OF LOT 4, BLOCK 3, SAID DEER CREEK MEADOWS. SAID EAST BOUNDARY WAS EXTENDED NORTHERLY TO ITS INTERSECTION WITH THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY BOUNDARY OF SAID NORTHEAST DIAMOND LAKE BOULEVARD. THE NORTHWEST AND NORTHEAST CORNERS OF LOT 9 OF SAID TODD BUILDING COMPANY SUBDIVISION NO. 1 WERE REESTABLISHED AT RECORD DISTANCE OF 6.87 FEET AND 5.50 FEET, RESPECTIVELY, PER THE AFOREMENTIONED WARRANTY DEED INSTRUMENT NUMBER 70403. THE NORTHWEST AND SOUTHWEST CORNERS OF SAID LOT 10 WERE PROPORTIONED USING ORIGINAL PLAT DISTANCES BETWEEN SAID REESTABLISHED NORTHWEST CORNER OF SAID LOT 9 AND SAID HELD SOUTHWEST CORNER OF AFOREMENTIONED LOT 13, SAID TODD BUILDING COMPANY SUBDIVISION NO. 1. THE NORTHEAST AND SOUTHEAST CORNERS OF SAID LOT 10 WERE PROPORTIONED USING ORIGINAL PLAT DISTANCES BETWEEN SAID REESTABLISHED NORTHEAST CORNER OF SAID LOT 9 AND THE FOUND 5/8-INCH IRON ROD AT THE NORTHEAST CORNER OF PARCEL 1, AFOREMENTIONED PARTITION PLAT 2007-0047, SET PER THE AFOREMENTIONED PARTITION PLAT 2005-0015, BEING HELD AS THE SOUTHEAST CORNER OF LOT 11, SAID TODD BUILDING COMPANY SUBDIVISION NO. 1. MONUMENTS WERE SET AT THE REESTABLISHED CORNERS OF SAID LOT 10. MONUMENTS WERE THEN SET AT THE LOT CORNERS AS SHOWN.

LEGEND

- - DENOTES FOUND 5/8" IRON ROD AS NOTED
- ⊗ - DENOTES FOUND IRON PIPE AS NOTED
- - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING"
- △ - DENOTES CALCULATED POSITION, NOTHING FOUND OR SET
- CALC. - DENOTES CALCULATED
- I.R. - DENOTES IRON ROD
- I.P. - DENOTES IRON PIPE
- FD. - DENOTES FOUND MONUMENT AS NOTED
- ()R1 - DENOTES RECORD PER VOLUME 5, PAGE 76, PLAT RECORDS OF DOUGLAS COUNTY
- ()R2 - DENOTES RECORD PER VOLUME 7, PAGE 21, PLAT RECORDS OF DOUGLAS COUNTY
- ()R3 - DENOTES RECORD PER PARTITION PLAT 2005-0015, PLAT RECORDS OF DOUGLAS COUNTY
- ()R4 - DENOTES RECORD PER PARTITION PLAT 2007-0047, PLAT RECORDS OF DOUGLAS COUNTY
- ()R5 - DENOTES RECORD PER M68-60, SURVEY RECORDS OF DOUGLAS COUNTY
- ()R6 - DENOTES RECORD PER INSTRUMENT NUMBER 70403, DEED RECORDS OF DOUGLAS COUNTY

BASIS OF BEARING

BASIS: O.C.R.S. (OREGON COORDINATE REFERENCE SYSTEM)
 METHOD: O.R.G.N. (OREGON REAL-TIME GNSS NETWORK)
 ZONE: COTTAGE GROVE - CANYONVILLE
 UNITS: INTERNATIONAL FEET
 DATUM: NAD 83 (2011)
 EPOCH: 2010

ZONE: GENERAL COMMERCIAL-C3
 COMP. PLAN: COMMERCIAL-COM
 WATER: CITY OF ROSEBURG
 SEWER: ROSEBURG URBAN SANITARY AUTHORITY

**REGISTERED
 PROFESSIONAL
 LAND SURVEYOR**

Brent H. Knapp
 OREGON
 NOVEMBER 10, 2010
 BRENT H. KNAPP
 81116

**i.e.
 ENGINEERING**

SCALE: 1"=50'
 SHEET 1 OF 2
 JOB NO. 2325-22

CLIENT:
 BEN TATONE
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 ROSEBURG, OR 97470

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