HARRISON STREET SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN DOUGLAS COUNTY, OREGON

NOVEMBER 20, 2024

Douglas County Official Records
Daniel J. Loomis, County Clerk 2024-013982
00613946202400139820020020
NO FEE
11/27/2024 09:20:59 AM
PLAT-SUB Cnt=1 Stn=40 CWWULFF

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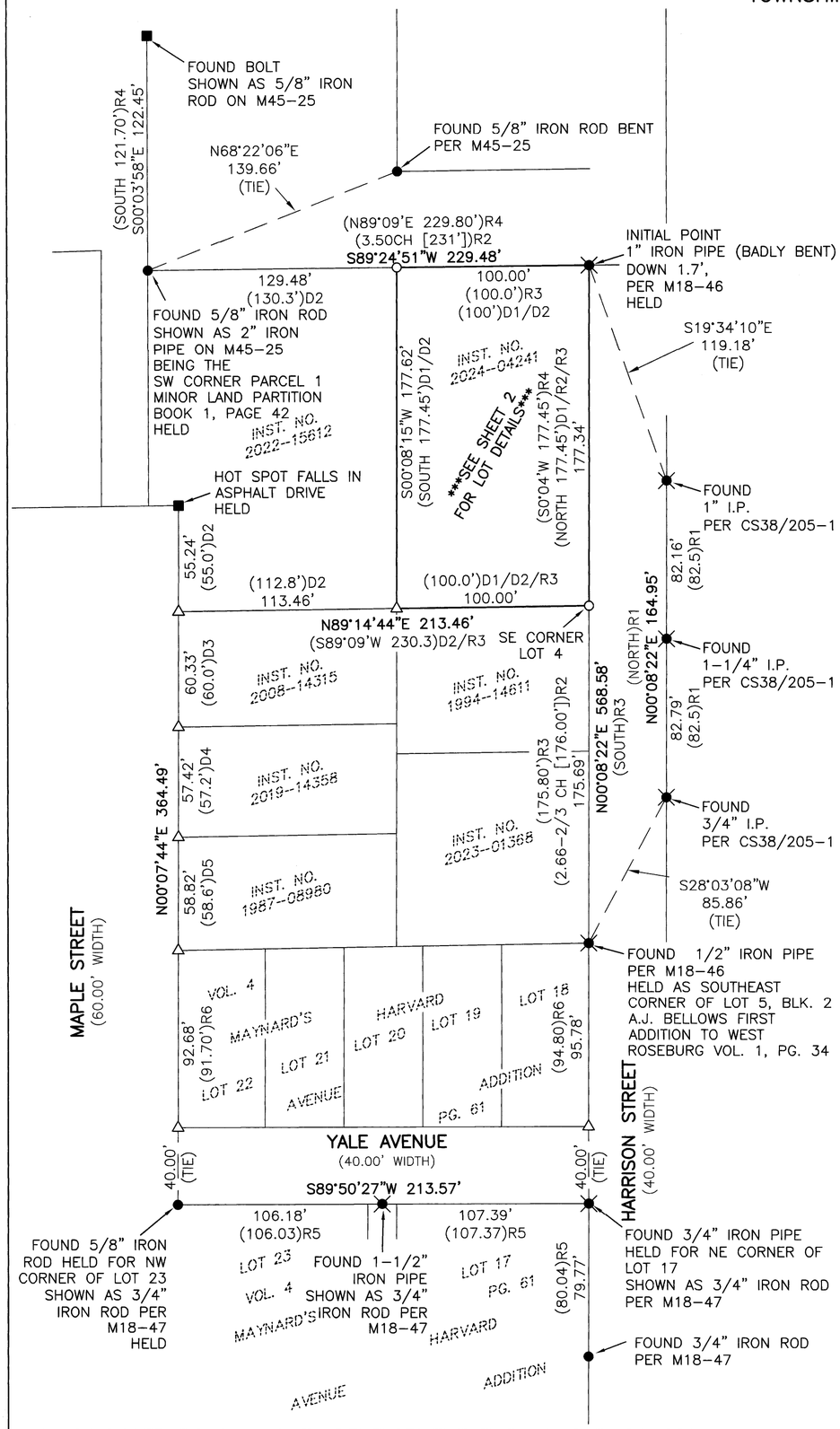

CITY OF ROSEBURG COMMUNITY DEVELOPMENT FILE NO. SUB-24-001

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2024-04241, DEED RECORDS OF DOUGLAS COUNTY, INTO SEVEN LOTS. THE PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN. THE SOUTHEAST CORNER OF LOT 4, BLOCK 2, A.J. BELLOWS FIRST ADDITION TO WEST ROSEBURG, VOLUME 1, PAGE 34, PLAT RECORDS OF DOUGLAS COUNTY WAS REESTABLISHED BY PROPORTIONING BETWEEN THE FOUND 1/2-INCH IRON PIPE AT THE SOUTHEAST CORNER OF LOT 5, BLOCK 2, SAID A.J. BELLOWS FIRST ADDITION TO WEST ROSEBURG AND THE FOUND 1-INCH IRON PIPE DEMARCATING THE SOUTHWEST CORNER OF THE VACATED PORTION OF OF HARRISON STREET PER ROSEBURG CITY ORDINANCE #3056 (BOOK 1658. PAGE 675, DEED RECORDS OF DOUGLAS COUNTY), SET PER DOUGLAS COUNTY SURVEY M18-46 AND HELD AS THE NORTHEAST CORNER OF SAID INSTRUMENT NUMBER 2024-04241. A MONUMENT WAS SET AT THE NEWLY REESTABLISHED SOUTHEAST CORNER OF SAID LOT 4. THE SOUTHEAST CORNER OF LOT 18 OF MAYNARD'S HARVARD AVENUE ADDITION, VOLUME 4, PAGE 61, PLAT RECORDS OF DOUGLAS COUNTY WAS CALCULATED AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY BOUNDARY OF HARRISON STREET AND THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF YALE AVE. THE EASTERLY RIGHT-OF-WAY BOUNDARY OF MAPLE STREET WAS HELD BETWEEN THE FOUND HOT SPOT HELD FOR THE INTERNAL CORNER OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2022-15612, DEED RECORDS OF DOUGLAS COUNTY, AND THE FOUND 5/8-INCH IRON ROD AT THE NORTHWEST CORNER OF LOT 23, SAID MAYNARD'S HARVARD AVENUE ADDITION. THE SOUTHWEST CORNER OF LOT 22 OF SAID MAYNARD'S HARVARD AVENUE ADDITION WAS CALCULATED AT THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY BOUNDARY OF YALE AVENUE AND SAID EASTERLY RIGHT-OF-WAY BOUNDARY OF MAPLE STREET. THE NORTH BOUNDARY OF LOTS 18 THROUGH 22 OF SAID MAYNARD'S HARVARD AVENUE ADDITION WAS REESTABLISHED BY HOLDING THE AFOREMENTIONED FOUND 1/2-INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 5, A.J. BELLOWS FIRST ADDITION TO WEST ROSEBURG, AND THAT CALCULATED POSITION OF THE SOUTHEAST CORNER OF SAID LOT 18 AND PROPORTIONING THE RECORD PLAT DISTANCE OF THE EAST BOUNDARY OF SAID LOT 18. THE SAME PROPORTIONATE VALUE WAS GIVEN TO THE RECORD PLAT DISTANCE OF THE WEST BOUNDARY OF SAID LOT 22 TO REESTABLISH THE NORTHWEST CORNER OF SAID LOT 22. RECORD DEED DISTANCES WERE THEN PROPORTIONED BETWEEN THE REESTABLISHED NORTHWEST CORNER OF SAID LOT 22 AND THE FOUND HOT SPOT HELD FOR THE INTERNAL CORNER OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2022-15612, DEED RECORDS OF DOUGLAS COUNTY. THE BEARING OF THE NORTH BOUNDARY OF SAID INSTRUMENT NUMBER 2024-04241 WAS HELD BETWEEN THE FOUND 5/8-INCH IRON ROD HELD AS THE SOUTHWEST CORNER OF PARCEL 1 OF THAT MINOR LAND PARTITION ON FILE IN BOOK 1, PAGE 42 OF THE DOUGLAS COUNTY PLAT RECORDS AND THE AFOREMENTIONED FOUND 1-INCH IRON PIPE AT THE NORTHWEST CORNER OF SAID INSTRUMENT NUMBER 2024-04241. THE NORTHWEST CORNER OF SAID INSTRUMENT NUMBER 2024-04241 WAS REESTABLISHED BY HOLDING THE RECORD DISTANCE OF 100.00 FEET FROM SAID FOUND 1-INCH IRON PIPE AT THE NORTHEAST CORNER OF SAID INSTRUMENT NUMBER 2024-04241. A MONUMENT WAS SET AT THE NEWLY REESTABLISHED NORTHWEST CORNER. THE BEARING OF THE SOUTH BOUNDARY OF SAID INSTRUMENT NUMBER 2024-04241 WAS HELD BETWEEN THE REESTABLISHED SOUTHEAST CORNER OF SAID LOT 4 AND THAT PROPORTIONED MOST SOUTHERLY SOUTHWEST CORNER OF INSTRUMENT NUMBER 2022-15612, DEED RECORDS OF DOUGLAS COUNTY, OREGON. THE SOUTHWEST CORNER OF SAID INSTRUMENT NUMBER 2024-04241 WAS REESTABLISHED BY HOLDING THE RECORD DISTANCE OF 100.00 FEET FROM THE REESTABLISHED SOUTHEAST CORNER OF SAID LOT 4. THE CORNER FALLS AT THE INTERSECTION OF A RETAINING WALL. AN OFFSET MONUMENT WAS SET 3.00 FEET NORTH ON THE WEST BOUNDARY OF SAID INSTRUMENT NUMBER 2024-04241. MONUMENTS WERE THEN SET AT THE NEWLY CREATED LOT CORNERS AS SHOWN.

LEGEND

- ● – DENOTES FOUND 5/8" IRON ROD (UNMARKED) OR OTHER DIAMETER AS NOTED
- ✕ – DENOTES FOUND IRON PIPE AS NOTED
- ■ – DENOTES FOUND HOT SPOT PER HAND-HELD MAGNETIC LOCATER MONUMENT FALLS IN ASPHALT DRIVEWAY
- ○ – DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING"

( )R1 –DENOTES RECORD PER DOUGLAS COUNTY SURVEY CS 38/205-1

( )R2 –DENOTES RECORD PER A.J. BELLOWS FIRST ADDITION TO WEST ROSEBURG VOLUME 1, PAGE 34, PLAT RECORDS OF DOUGLAS COUNTY

( )R3 –DENOTES RECORD PER DOUGLAS COUNTY SURVEY M18-46

( )R4 –DENOTES RECORD PER DOUGLAS COUNTY SURVEY M45-25

( )R5 –DENOTES RECORD PER DOUGLAS COUNTY SURVEY M18-47

( )R6 –DENOTES RECORD PER MAYNARD'S HARVARD AVENUE ADDITION VOLUME 4, PAGE 61, PLAT RECORDS OF DOUGLAS COUNTY

( )D1 –DENOTES RECORD PER INSTRUMENT NUMBER 2024-004241, DEED RECORDS OF DOUGLAS COUNTY

( )D2 –DENOTES RECORD PER INSTRUMENT NUMBER 2022-15612, DEED RECORDS OF DOUGLAS COUNTY

( )D3 –DENOTES RECORD PER INSTRUMENT NUMBER 2008-14315, DEED RECORDS OF DOUGLAS COUNTY

( )D4 –DENOTES RECORD PER INSTRUMENT NUMBER 2019-14358, DEED RECORDS OF DOUGLAS COUNTY

( )D5 –DENOTES RECORD PER INSTRUMENT NUMBER 1987-08980, 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

i.e. North

SCALE:1"=50'

SHEET 1 OF 2
JOB NO. 2325-26

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
NOVEMBER 10, 2010
BRENT H. KNAPP
81116
EXPIRES: 6/30/2025

i.e. ENGINEERING

CLIENT:
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