



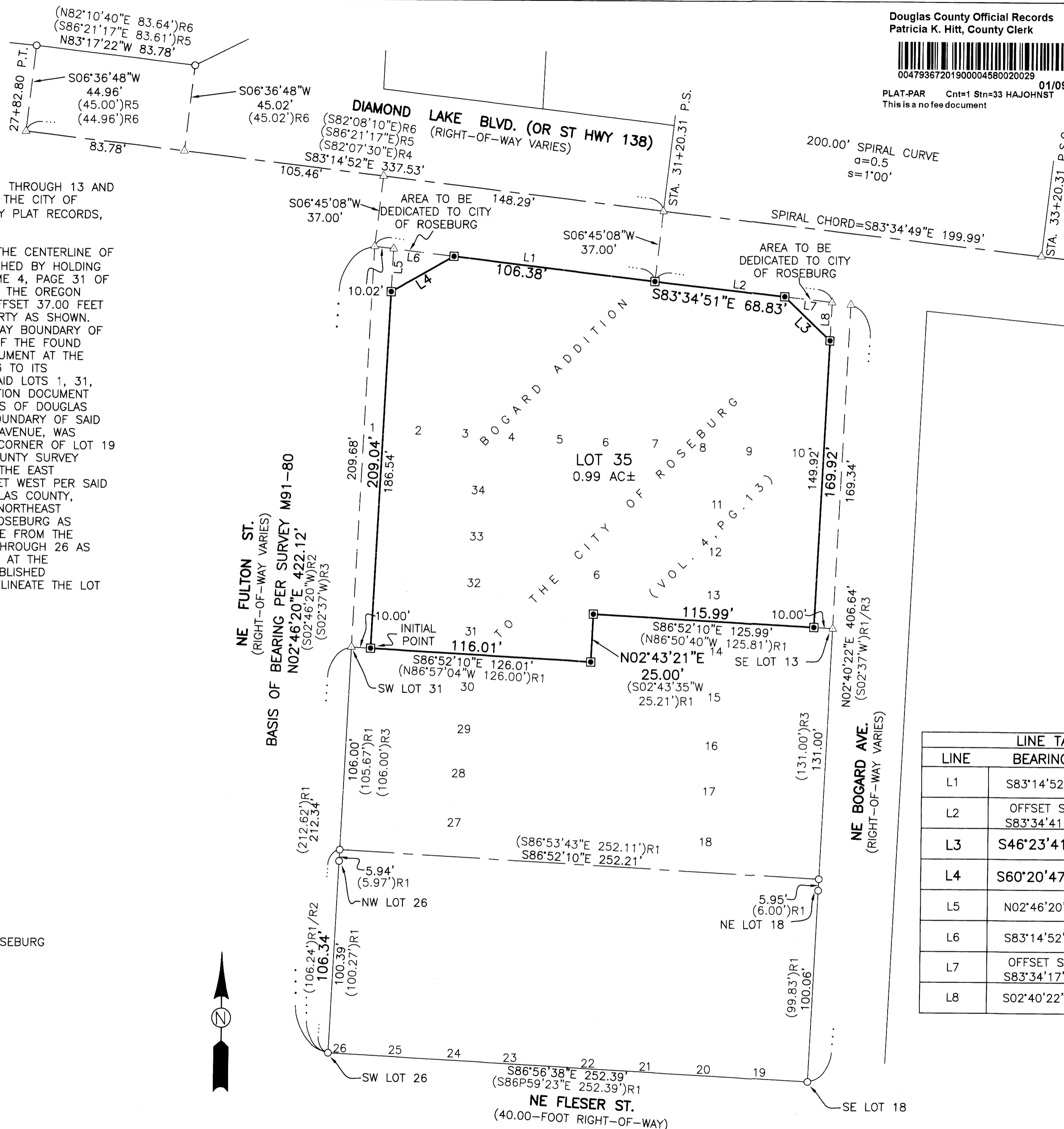
NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO REPLAT A PORTION OF LOTS 1 THROUGH 13 AND A PORTION OF LOTS 31 THROUGH 34, BLOCK 1, BOGARD ADDITION TO THE CITY OF ROSEBURG (VOLUME 41, PAGE 13) RECORDED IN THE DOUGLAS COUNTY PLAT RECORDS, INTO 1 LOT AS SHOWN. THE PROCEDURE WAS AS FOLLOWS:

EXISTING MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN. THE CENTERLINE OF DIAMOND LAKE BLVD. (OREGON STATE HIGHWAY NO. 138) WAS ESTABLISHED BY HOLDING THE FOUND MONUMENTS PER GOLDEN EAGLE PARK SUBDIVISION, VOLUME 4, PAGE 31 OF THE DOUGLAS COUNTY PLAT RECORDS, AND THE RECORD OFFSETS PER THE OREGON STATE HIGHWAY NO. 138 SURVEY 138-015K. THE CENTERLINE WAS OFFSET 37.00 FEET SOUTH IN ORDER TO ESTABLISH THE NORTH BOUNDARY OF THE PROPERTY AS SHOWN. THE WEST BOUNDARY OF SAID BLOCK 1, BEING THE EAST RIGHT-OF-WAY BOUNDARY OF N.E. FULTON STREET, WAS COMPUTED BY THE NORTHERLY EXTENSION OF THE FOUND SOUTHWEST CORNER OF LOT 26, SAID BLOCK 1, AND THE FOUND MONUMENT AT THE CENTERLINE OF THE ALLEY SET PER DOUGLAS COUNTY SURVEY M78-56 TO ITS INTERSECTION OF SAID NORTH BOUNDARY. THE WEST BOUNDARY OF SAID LOTS 1, 31, 32, 33, AND 34 WAS THEN OFFSET 10.00 FEET EAST PER THE DEDICATION DOCUMENT BEING THE WARRANTY DEED RECORDED AS 2000-21629, DEED RECORDS OF DOUGLAS COUNTY, ESTABLISHING THE WEST BOUNDARY AS SHOWN. THE EAST BOUNDARY OF SAID BLOCK 1, BEING THE WEST RIGHT-OF-WAY BOUNDARY OF NE BOGARD AVENUE, WAS COMPUTED BY THE NORTHERLY EXTENSION OF THE FOUND SOUTHEAST CORNER OF LOT 19 AND THE FOUND MONUMENT OF THE ALLEY SET PER SAID DOUGLAS COUNTY SURVEY NUMBER M78-56 TO ITS INTERSECTION WITH SAID NORTH BOUNDARY. THE EAST BOUNDARY OF SAID LOTS 10, 11, 12, AND 13 WERE OFFSET 10.00 FEET WEST PER SAID WARRANTY DEED RECORDED AS 2000-21629, DEED RECORDS OF DOUGLAS COUNTY, ESTABLISHING THE EAST BOUNDARY AS SHOWN. THE NORTHWEST AND NORTHEAST CORNERS ARE TO BE DEDICATED AS RIGHT-OF-WAY TO THE CITY OF ROSEBURG AS SHOWN. THE SOUTH BOUNDARY WAS ESTABLISHED AT RECORD DISTANCE FROM THE ESTABLISHED CENTERLINE OF THE PLATTED ALLEY NORTH OF LOTS 18 THROUGH 26 AS SHOWN. THE ANGLE POINT ON THE SOUTH BOUNDARY WAS ESTABLISHED AT THE MID-POINT BETWEEN THE CALCULATED CORNERS BASED ON THE REESTABLISHED RIGHT-OF-WAY BOUNDARIES AS SHOWN. MONUMENTS WERE SET TO DELINEATE THE LOT CORNERS AS SHOWN.

LEGEND:

- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED, "I.E. ENGINEERING, INC."
- △ CALCULATED POSITION
- ()R1 RECORD PER DOUGLAS COUNTY SURVEY M91-80
- ()R2 RECORD PER DOUGLAS COUNTY SURVEY M78-56
- ()R3 RECORD PER THE PLAT OF BOGARD ADDITION TO THE CITY OF ROSEBURG VOLUME 4, PAGE 13, PLAT RECORDS OF DOUGLAS COUNTY
- ()R4 RECORD PER STATE HIGHWAY 138 ROLL MAP 06B-21-0013
- ()R5 RECORD PER GOLDEN EAGLE PARK SUBDIVISION VOLUME 21, PAGE 16, PLAT RECORDS OF DOUGLAS COUNTY
- ()R6 RECORD PER STATE HIGHWAY 138 SURVEY 138-015K



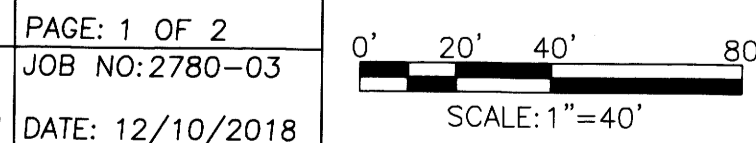
LINE TABLE		
LINE	BEARING	LENGTH
L1	S83°14'52"E	148.40'
L2	OFFSET SPIRAL CHORD: S83°34'41"E	93.83'
L3	S46°23'41"E	33.02'
L4	S60°20'47"W	37.82'
L5	N02°46'20"E	22.50'
L6	S83°14'52"E	32.00'
L7	OFFSET SPIRAL CHORD: S83°34'17"E	25.00'
L8	S02°40'22"W	20.00'

COMMUNITY DEVELOPMENT DEPARTMENT FILE NO. SRE-18-001

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

SURVEYED FOR:
SIMONCRE
6900 E. 2ND ST
SCOTTSDALE, AZ 85251

DWG. BY: BHK
PM: BHK
SCALE: AS SHOWN
DATE: 12/10/2018



REPLAT OF A PORTION OF LOTS 1-13 AND LOTS 31-34
BLOCK 1 OF BOGARD ADDITION TO THE CITY OF ROSEBURG
LOCATED IN THE NE QUARTER OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 05 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR

BRENT H. KNAPP
OREGON NOVEMBER 10, 2010
81116

EXPIRES: 6/30/2019