

A BOUNDARY LINE ADJUSTMENT SURVEY

PLAT "H", ROSEBURG HOME-ORCHARD TRACTS, LOTS 46, 47, 48, 50 & 51,
LOCATED IN SE1/4 SEC. 3, T28S, R6W, W.M.
DOUGLAS COUNTY, OREGON
SCALE: 1" = 100' AUGUST 1994

SURVEYED BY:
BTS ENGINEERING & SURVEYING INC.
431 S.E. MAIN STREET
ROSEBURG, OR 97470
(503) 673-0966 FAX (503) 673-0105

SURVEYED FOR:
RONALD POTEET
114 POTEET AVENUE
ROSEBURG, OR. 97470

FILED

Date: 10-18-94 By: JP
This survey consists of:
Map: M 120-71
Narrative: _____
Corner Rpt: _____

DOUGLAS COUNTY
SURVEYOR

LEGEND:

- = SET 5/8" x 30" I. ROD MK'D.
"BTS ENG-SURV"
- = FD. 5/8" I. ROD PER SANTA MARIA ESTATES
- ⊙ = FD. 3/4" I. ROD PER CRRW
- △ = COMPUTED POINT, NOT SET
- () = RECORD PER SANTA MARIA ESTATES
- [] = RECORD PER CRRW

APPROVALS:

Keith L Cubic
COUNTY PLANNING DIRECTOR 10/18/94

SURVEY NARRATIVE:

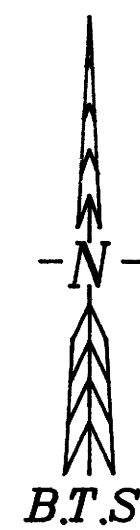
THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARIES OF FIVE LOTS OF RECORD, LOT 46, 47, 48, 50 AND 51 OF PLAT H, ROSEBURG HOME ORCHARD TRACTS AS APPROVED BY THE DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 94-174. MONUMENTS FOUND ALONG THE NORTH RIGHT OF WAY LINE OF HAPPY VALLEY ROAD, COUNTY ROAD NO. 26, WERE THE BASIS OF BEARINGS AND CONTROLLED THE SOUTH LINE OF ADJUSTED LOT 48. THE MONUMENT FOUND 40 FEET RIGHT OF STA 22+00 WAS FOUND BADLY BENT AND WAS STRAIGHTENED AND RESET WHERE FOUND. THE MONUMENT FOUND 40 FEET RIGHT OF STA 23+81 WAS FOUND UNDISTURBED BUT APPROXIMATELY 1.5 FEET OUT OF POSITION AND WAS NOT SHOWN ON THE 1961 ROAD PLANS FOR CO. RD. 26. 1958 ROAD PLANS SHOW A RIGHT OF WAY PIN AT THIS LOCATION BUT LISTS DIFFERENT CENTERLINE BEARINGS AND CURVE DATA. RIGHT OF WAY THROUGH LOTS 46, 47 AND 48 WAS ACQUIRED UNDER VOL. 306, PAGE 682 PER 1961 ROAD PLANS AND THEREFORE I MONUMENTED THE SW CORNER OF PARCEL 5 PER 1961 DATA. THE WESTERLY RIGHT OF WAY LINE OF LITTLE VALLEY ROAD IS SHOWN 50 FEET WESTERLY AND PARALLEL TO THE WEST LINE OF SANTA MARIA ESTATES, BUT MONUMENTED 60 FEET WESTERLY OF SAID WEST LINE IN ACCORDANCE WITH FUTURE RIGHT OF WAY DEDICATIONS ALONG LITTLE VALLEY ROAD AS A CONDITION OF APPROVAL OF ROSEWOOD ESTATES, A PROPOSED SUBDIVISION APPROVED PER PLANNING FILE NO. 94-175. ADJUSTED LOT 51 AND ADJUSTED LOT 46 WERE LOCATED SO AS CONFORM WITH THE FUTURE LOT LAYOUT OF ROSEWOOD ESTATES. THIS SURVEY WAS PERFORMED BY LES FANNING AND MATT DIXON USING A SOKKIA SET 4 TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Kristian O. Degroot

OREGON
JULY 17, 1981
KRISTIAN O. DEGROOT
1941

EXPIRES: 12-31-95



LINE	BEARING	DISTANCE
L 1	S 00°23'23"E	44.66'
L 2	S 89°57'36"W	50.00'
L 3	S 00°02'24"E	132.00'
L 4	S 00°02'24"E	100.00'
L 5	S 89°57'36"W	85.00'
L 6	N 00°02'24"W	100.00'
L 7	N 89°57'36"E	85.00'
L 8	S 00°02'24"E	100.00'
L 9	S 00°02'24"E	100.00'
L 10	N 83°55'30"W	85.49'
L 11	N 00°02'24"W	90.89'
L 12	N 89°57'36"E	85.00'
L 13	N 00°02'24"W	100.00'
L 14	S 89°57'36"W	85.00'
L 15	S 25°43'44"W	48.30'
L 16	N 78°12'51"W	100.50'
L 17	N 85°46'17"W	43.61'
L 18	N 89°57'36"E	10.00'
L 19	S 89°57'36"W	10.00'
L 20	S 89°57'36"W	10.00'
L 21	N 89°57'36"E	10.00'
L 22	N 83°55'30"W	10.06'
L 23	S 25°43'44"W	23.00'

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MAP FILE M 120-71

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