

MONUMENTS

- FOUND MONUMENT 5/8" I.R. OR AS NOTED
- FOUND STREET CENTERLINE WITH 5/8" I.R. AND ALUMINUM CAP
- FOUND STREET MONUMENT
- SET MONUMENT 1/2" X 30" I.R. WITH YELLOW PLASTIC CAP MARKED ME FARR LS 1181
- ⊕ SET MONUMENT 5/8" X 30" I.R. WITH YELLOW PLASTIC CAP MARKED ME FARR 1181
- ⊗ LOCATION COMPUTED, NO MONUMENT SET
- ② PLATTED LOT NUMBER

COMMON BOUNDARY LINE ADJUSTMENT

Lot 1 and Lot 2, Block 4, Skyline Terrace, 1st Addition
and
Lot 4, Fourth Addition to Overlook
In NE 1/4 SW 1/4, Section 19CA, T 27 S, R 5 W, WM
In the City of Roseburg
Douglas County, Oregon

Scale 1" = 50'

SURVEYED JULY 1993 AND MARCH 1994

**COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE**

FILED
Date: 2-23-96 By: JP
This survey consists of:
Map: M 123-35
Narrative:
Corner Rpt:

DOUGLAS COUNTY
SURVEYOR

OWNER
PATRICK A & BETTY J HAZEL
1380 SE LAUREL COURT
ROSEBURG, OR 97470

PROPERTY LINE CURVE DATA	LONG CHORD		
LETTER	RADIUS	BEARING	DISTANCE
A	50.00	S18°37'35.3"W	66.09
B	176.47	S 1°46'33"W	61.00
C	176.47	S12°14'32"E	25.02
D	173.24	S 1°21'23"E	89.39

LAUREL COURT CENTERLINE CURVE DATA	DELTA	RADIUS	TANGENT	LENGTH	BEARING	DISTANCE
LTR	28°02'10.9"	206.47	51.55	101.03	S 2°17'23.0" E	100.02
E	29°54'10.9"	143.24	38.25	74.75	N 1°21'23.0" W	73.91

NARRATIVE

THE COMMON PROPERTY OWNERSHIP LINE MARKED COMMON BOUNDARY LINE 1 ON THE MAP IS ESTABLISHED AS A LINE PARALLEL TO AND 25 FEET NORTHERLY OF THE COMMON BOUNDARY LINE BETWEEN LOT 1 AND LOT 2, BLOCK 4, SKYLINE TERRACE, 1ST ADDITION. IN ADDITION, THE COMMON PROPERTY OWNERSHIP LINE MARKED COMMON BOUNDARY LINE 2 IS ESTABLISHED AS A LINE FROM THE ANGLE POINT AT THE NORTHEASTERN CORNER OF SAID LOT 1, BLOCK 4, SKYLINE TERRACE, 1ST ADDITION TO A POINT ON THE EASTERN BOUNDARY OF LOT 4, FOURTH ADDITION TO OVERLOOK. THE AREA OF UNIT 1 IS 0.78 ACRES, THE AREA OF UNIT 2 IS 0.54 ACRES, AND THE AREA OF UNIT 3 IS 0.53 ACRES.

NEW UNIT DESCRIPTIONS:

UNIT 1

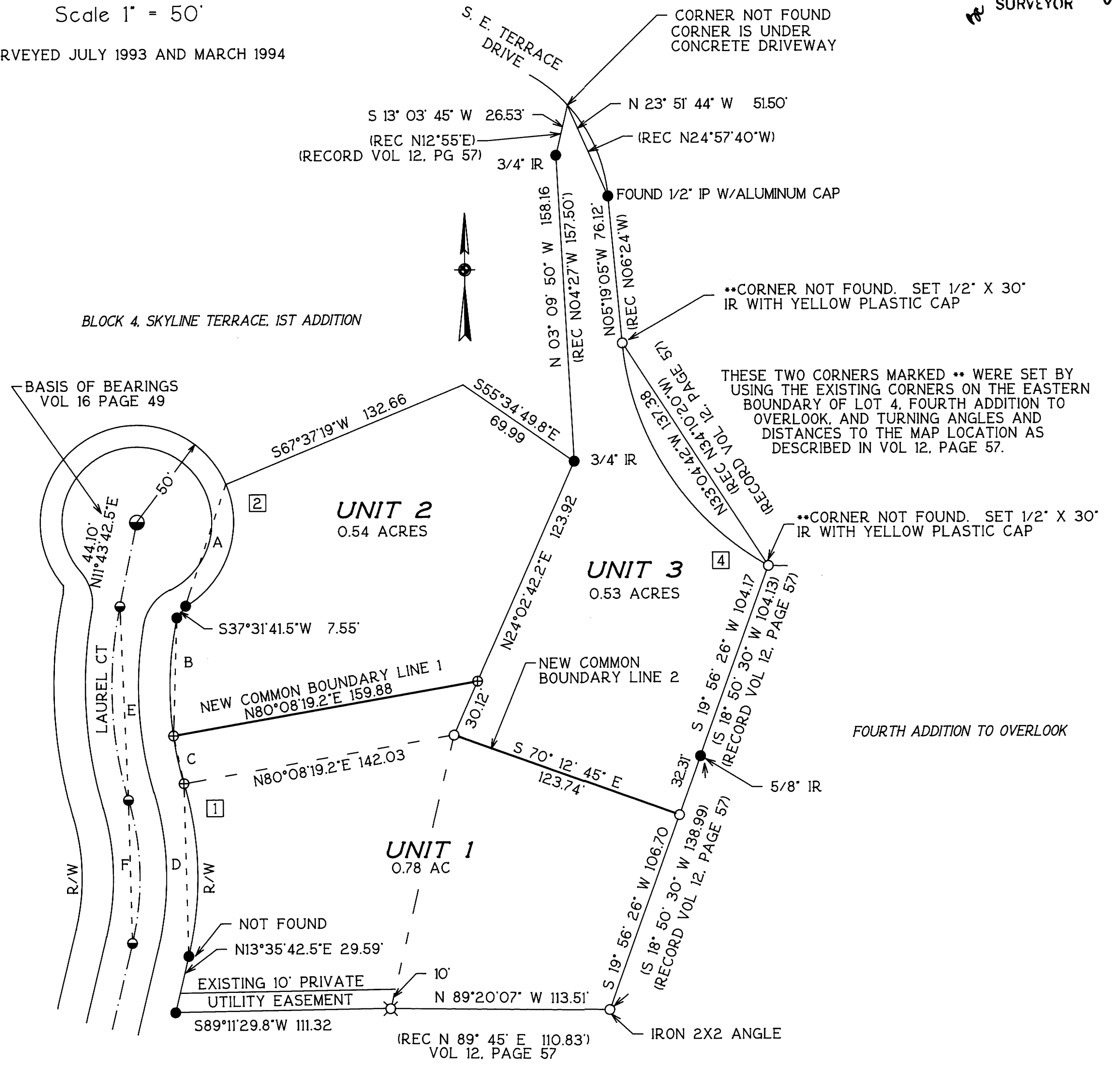
BEGINNING AT A 5/8" IR, THE NW CORNER OF LOT 16, BLOCK 2, SKYLINE TERRACE, 1ST ADDITION, CITY OF ROSEBURG, OREGON, SW 1/4, SEC 19, TWP 27 S, R 5 W, WM, THENCE N13°35'42.5"E 29.59 FT; THENCE ON A 173.24 FT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS N01°21'23"W 89.39 FT; THENCE ON A 176.47 FT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS N12°14'32"W 25.02 FT TO A 5/8" IR; THENCE N80°08'19.2"E 159.88 FT TO A POINT ON THE WESTERN BOUNDARY OF UNIT 3; THENCE S24°02'42.2"W 30.12 FT TO A 1/2" IR ROD WITH PLASTIC CAP; THENCE ALONG THE SOUTHERN BOUNDARY OF UNIT 3 S70°12'45"E 123.74 FT TO A 1/2" IR WITH PLASTIC CAP; THENCE S19°56'26"W 106.70 FT TO AN IRON 2X2 ANGLE; THENCE N89°20'07.4"W 113.15 FT; THENCE S89°11'29.8"W 111.32 FT TO THE POB, CONTAINING 0.78 ACRES MORE OR LESS, LOCATED IN THE CITY OF ROSEBURG, DOUGLAS COUNTY, OREGON.

UNIT 2

BEGINNING AT A 5/8" IR, FROM WHICH THE NORTHWEST CORNER OF LOT 16, BLOCK 2, SKYLINE TERRACE, 1ST ADDITION, CITY OF ROSEBURG, OREGON, SW 1/4, SEC 19, TWP 27 S, R 5 W, WM BEARS S12°14'32"E 25.02 FT; S01°21'23"E 89.39 FT AND S13°35'42.5"W 29.59 FT; THENCE ALONG A 176.47 FT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N01°46'33"E 61.00 FT) 61.31 FT TO A POINT; THENCE N37°31'41.5"E 7.55 FT TO A POINT; THENCE ON A 50.00 FT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N18°37'35.3"E 66.09 FT) 72.20 FT TO A POINT; THENCE N67°37'19"E 132.66 FT TO A POINT; THENCE S55°34'49.8"E 69.99 FT TO A 3/4" IR; THENCE S24°02'42.2"W 123.92 FT TO A POINT; THENCE S80°08'19.2"W 159.88 FT TO THE POINT OF BEGINNING, CONTAINING 0.54 ACRES MORE OR LESS, LOCATED IN CITY OF ROSEBURG, DOUGLAS COUNTY, OREGON.

UNIT 3

BEGINNING AT A 1/2" IR, FROM WHICH THE NORTHWEST CORNER OF LOT 16, BLOCK 2, SKYLINE TERRACE, 1ST ADDITION, CITY OF ROSEBURG, OREGON, SW 1/4, SEC 19, TWP 27 S, R 5 W, WM BEARS S19°56'26"W 106.70 FT; N89°20'07"W 113.51 FT AND S89°11'29.8"W 111.32 FT; THENCE ALONG THE NORTHERN BOUNDARY OF UNIT 1 N70°12'45"W 123.74 FT TO A 1/2" IR; THENCE N24°02'42.2"E 154.04 FT TO A 3/4" IR; THENCE N03°09'50"W 158.16 FT TO A 3/4" IR; THENCE N13°03'45"E 26.53 FT; THENCE ON AN 80.98 FT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS S23°51'44"E 51.50 FT TO A 1/2" IR; THENCE S05°19'05"E 76.12 FT TO A 1/2" IR; THENCE ON A 147.51 FT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS S33°04'42"E 137.38 FT TO A 1/2" IR; THENCE S19°56'26"W 136.48 FT TO THE POB, CONTAINING 0.53 ACRES MORE OR LESS, LOCATED IN CITY OF ROSEBURG, DOUGLAS COUNTY, OREGON.



REGISTERED PROFESSIONAL LAND SURVEYOR
Maurice E Farr
OREGON SEPT 23, 1977
MAURICE E. FARR 1181
EXPIRES 12-31-97

SURVEYOR
Maurice E Farr
MAURICE E FARR
PROFESSIONAL LAND SURVEYOR
1960 SW BURDETTE DRIVE
ROSEBURG, OR 97470
PH (541) 679-6598
AUGUST 25, 1995

APPROVAL:
[Signature]
DIRECTOR, COMMUNITY DEVELOPMENT DEPT
CITY OF ROSEBURG
DATE 2-13-96

MAP FILE M 123-35

MAP FILE M 123-35