

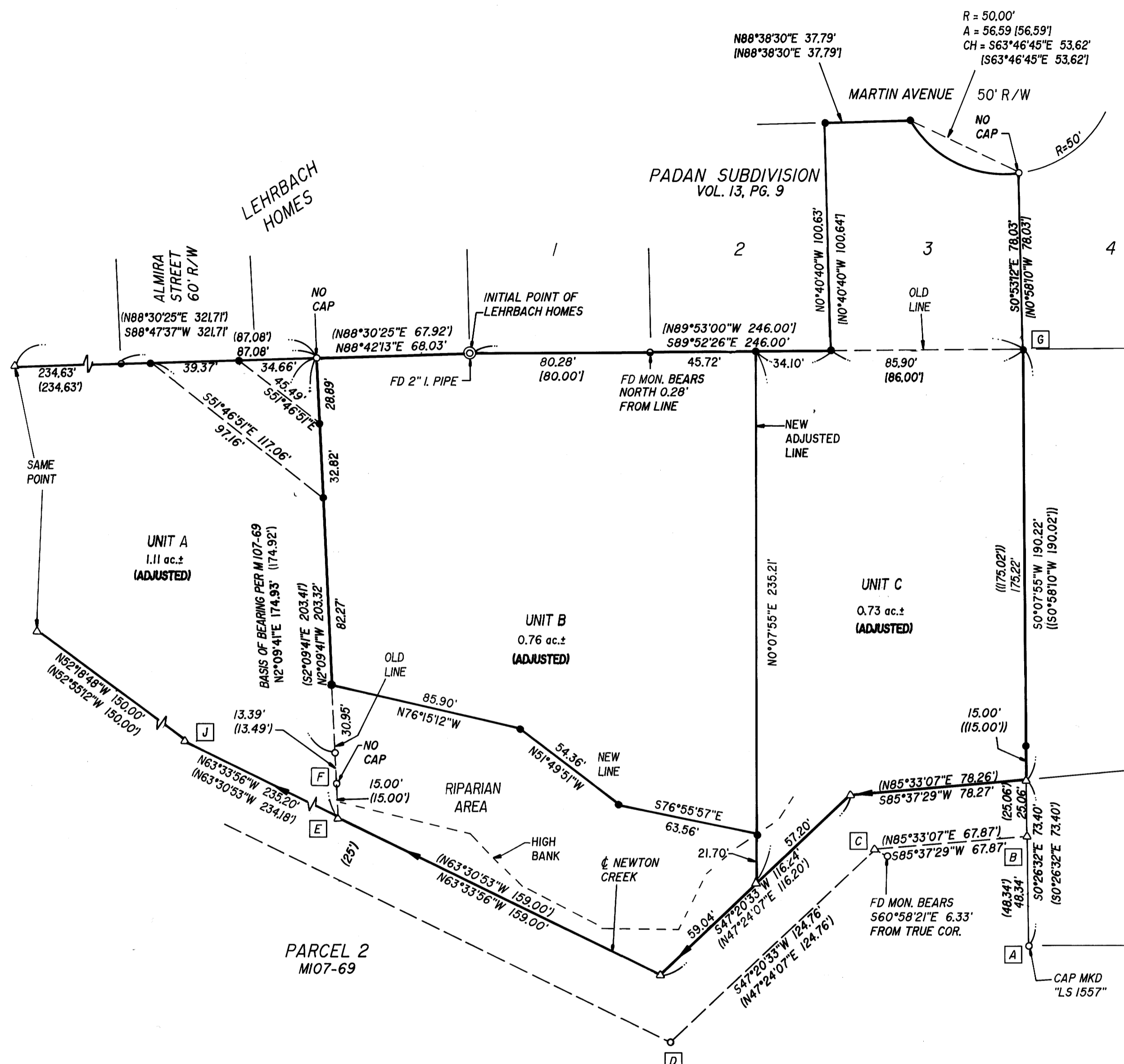
FILED

Date: 6-12-96 By: NP
This survey consists of:
Map: M125-15
Narrative:
Corner Rpt:

DOUGLAS COUNTY
PC SURVEYOR

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MAP FILE M125-15



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE EXISTING BOUNDARY LINES AND MONUMENT THE EXISTING EASEMENT AS SHOWN HEREON. THE FOUND MONUMENTS ALONG THE WEST LINE OF PARCEL 1 WERE USED AS THE BASIS OF BEARING PER M 107-69. TO CALCULATE THE CENTERLINE OF NEWTON CREEK (FROM POINT E EASTERLY), THE SOUTHERLY RIPARIAN SETBACK LINE HAD TO BE CALCULATED FIRST: FROM THE FOUND MONUMENT AT POINT A, POINT B WAS CALCULATED BY TRAVERSING RECORD BEARING AND DISTANCE PER M 107-69; POINT C WAS CALCULATED BY DISTANCE - DISTANCE INTERSECTION FROM POINT B AND THE FOUND MONUMENT AT POINT D PER M 107-69 -- POINT E WAS DETERMINED BY EXTENDING THE BASIS OF BEARING LINE SOUTHERLY FROM THE FOUND MONUMENT AT POINT F THE RECORD DISTANCE PER M 107-69; THEN SAID CENTERLINE WAS CALCULATED BY HOLDING PARALLEL FROM LINE B TO C TO D THE RECORD DISTANCE (25') PER M 107-69 AND INTERSECTING IT WITH THE RECORD DISTANCE FROM POINT E PER M 107-69. NOTE THAT POINT C WAS DETERMINED TO BE OUT OF POSITION BECAUSE IT DID NOT AGREE WITH ANY RECORD DATA. POINT G WAS DETERMINED BY DISTANCE - DISTANCE INTERSECTION FROM THE FOUND MONUMENTS AT THE NORTHEAST CORNER OF LOT 3 AND AT THE SOUTHWEST CORNER OF LOT 1 PER PADAN SUBDIVISION. FROM THE FOUND MONUMENT AT THE NORTHEAST CORNER OF LOT 3, POINT H AND I WERE CALCULATED USING RECORD DATA PER PADAN SUBDIVISION, THEN THE SOUTHWEST CORNER OF LOT 3 WAS CALCULATED BY INTERSECTING THE RECORD BEARING PER PADAN SUBDIVISION FROM POINT I WITH THE LINE CREATED FROM THE INITIAL POINT OF LEHRBACH HOMES TO POINT G. THE NORTHWEST CORNER OF UNIT A WAS CALCULATED BY EXTENDING THE LINE ESTABLISHED BY THE FOUND MONUMENTS ALONG THE NORTH LINE OF SAID UNIT A THE RECORD DISTANCE PER M 107-69. POINT J WAS CALCULATED BY EXTENDING THE CENTERLINE OF NEWTON CREEK AS PREVIOUSLY CALCULATED FROM POINT E AND INTERSECTING IT WITH THE RECORD DISTANCE FROM THE NORTHWEST CORNER OF UNIT A PER M107-69.

SURVEY DATE: NOVEMBER 28, 1995
 FIELD CREW: DAVE WILLIAMS & ROD McALLISTER
 EQUIPMENT: NIKKON TOP GUN TOTAL STATION
 OFFICE: WENDELL T. HARNES
 DRAFTING: TIM ADAMS

APPROVALS:

COMMUNITY DEVELOPMENT DIRECTOR
 CITY OF ROSEBURG
 DATE: 3-25-96

CITY OF ROSEBURG PLANNING
 DEPT. FILE NO.: BLA-96-2

NOTE:

A SIX-FOOT HIGH FENCE SHALL BE CONSTRUCTED ALONG THE WEST AND SOUTH PROPERTY LINES OF UNIT B AT THE TIME OF DEVELOPMENT OF THAT PARCEL.

- RECORD DATA:
- () M 107-69
 - (|) PADAN SUBDIVISION VOL. 13, PG. 9
 - (| |) M 61-22
- LEGEND:
- SET 5/8" x 30" I.R. w/CAP MKD "I.E. ENG."
 - FD 5/8" I.R. UNLESS OTHERWISE NOTED
 - △ CALCULATED POINT
 - FD 1/2" I.R.
 - SEE NARRATIVE



REGISTERED OREGON LAND SURVEYOR JULY 12, 1968 DONALD A. BENTZ 839 EXPIRES 12-31-97		SURVEY AND BOUNDARY LINE ADJUSTMENT IN THE SE 1/4 OF THE NW 1/4 OF SEC. 14, R6W, T27S, W.M., DOUGLAS COUNTY, OREGON	
SURVEYED FOR: DENNIS D. PUST 1559 NW MARTIN ROSEBURG, OREGON 97470 PH.(503) 673-1809		SURVEYED BY: 548 S.E. Jackson Suite 3 Roseburg, Oregon 97470 PHONE (503) 673-0166 FAX (503) 440-9392	
SCALE: 1" = 40'	DATE: MAR. 21, 1996	1233-01	PAGE: 1 OF 1

MAP FILE M125-15