

GARDEN VALLEY ROAD NO. 6A R/W 50'
BASIS OF BEARING PER P.P. 1991-47 (436.42')
S89°35'55"E 436.45'

(404.51')

(31.94')

N0°09'41"E 331.53'

(346.48')

LEGEND.

● SET 5/8" x 30" IRON ROD
W/ CAP MKD "I.E. ENG."

○ FD 5/8" IRON ROD
UNLESS OTHERWISE NOTED

△ CALCULATED POINT

() REC. DATA PER P.P.
1991-47

▬ EDGE OF AC



UNIT 1
3.69 ac. ±
(ADJUSTED)

PARCEL 1
PER P.P. 1991-47

NARRATIVE.

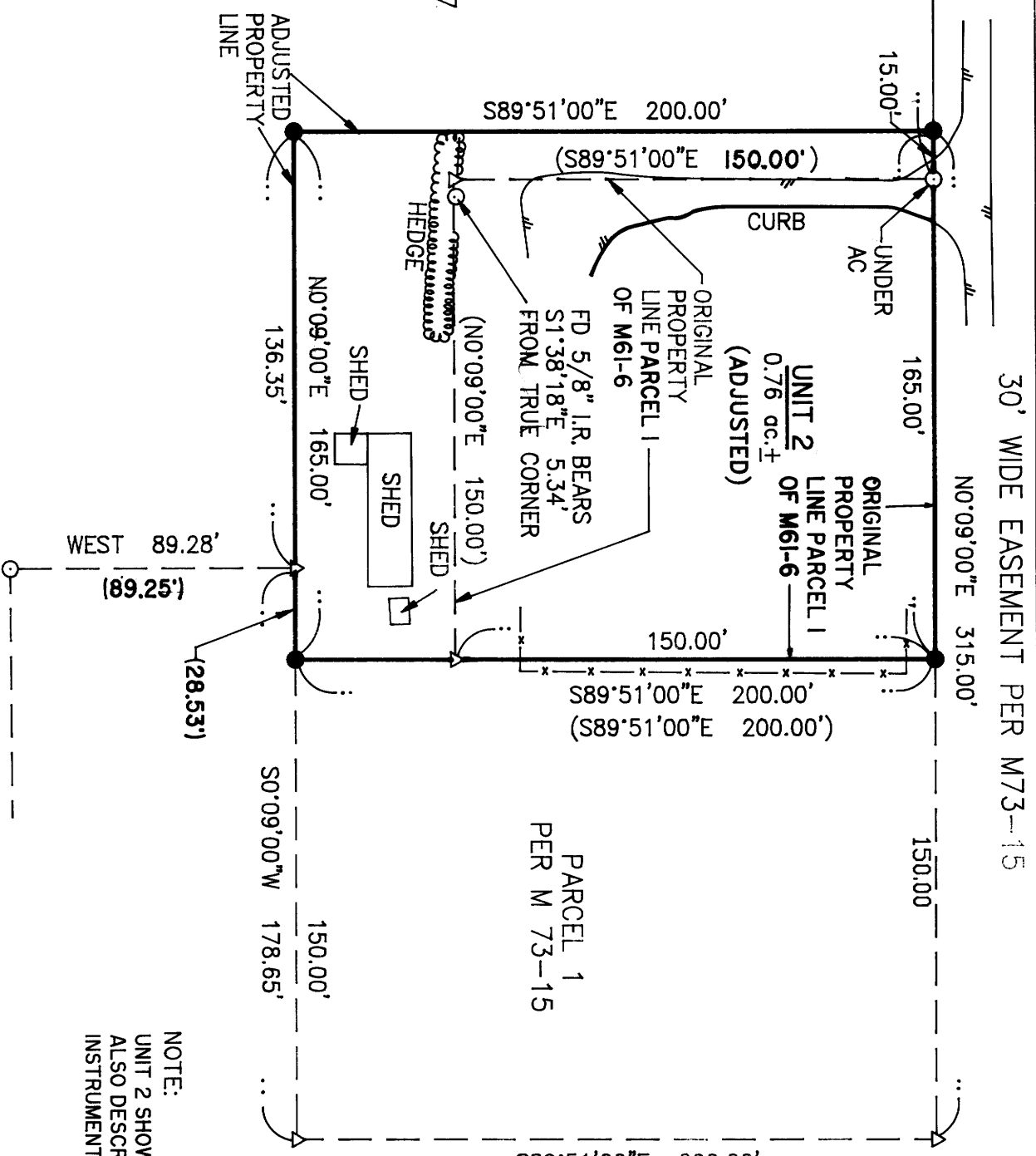
THE PURPOSE OF THIS SURVEY IS TO ADJUST THE NORTH AND WEST LINES OF PARCEL NO. 1 OF M61-6 AND A PORTION OF THE EAST LINE AND A SOUTHERLY LINE OF PARCEL NO. 1 OF PARTITION 1991-0047. THE FOUND MONUMENTS ALONG THE SOUTH RIGHT-OF-WAY (R/W) LINE OF OLD GARDEN VALLEY ROAD WERE USED AS THE BASIS OF BEARING. THE NW CORNER OF THE 30' WIDE EASEMENT WAS COMPUTED BY TRAVERSING ALONG SAID R/W LINE FROM THE EASTERLY FOUND R/W MONUMENT THE RECORD DISTANCE. THE WEST LINE OF THE EASEMENT WAS DETERMINED BY HOLDING THE CALCULATED NW CORNER OF THE EASEMENT AND THE MONUMENT (UNDER AC) AT THE NE CORNER OF SAID PARCEL 1, THEN USING RECORD BEARING AND DISTANCE 1 COMPUTED CORNERS OF SAID PARCEL 1 OF M61-6.

FIELD CREW: SAM COREY, RYAN PALMER
EQUIPMENT: NIKON TOTAL STATION
CALCULATIONS: WENDELL T. HARNNESS
DRAFTING: TIM ADAMS

PLANNING DEPT. FILE NO.: 97-073

APPROVAL:

Bob Williamson
DOUGLAS COUNTY PLANNING DIRECTOR
DATE: 4/7/97



30' WIDE EASEMENT PER M73-15

N0°09'00"E 315.00'

150.00'

150.00'

UNIT 2
0.76 ac. ±
(ADJUSTED)

ORIGINAL
PROPERTY
LINE PARCEL 1
OF M61-6

FD 5/8" I.R. BEARS
S1°38'18"E 5.34'
FROM TRUE CORNER

(N0°09'00"E 150.00')

SHED

SHED

SHED

SHED

SHED

SHED

SHED

SHED

SHED

SHED

SHED

SHED

SHED

SHED

FILED
Date: Apr 7, 1997 By: RC
This survey consists of:
Map: M126-59
Narrative: _____
Corner Rpt: _____
DOUGLAS COUNTY SURVEYOR

PARCEL 2
PER P.P. 1991-47

NOTE:
UNIT 2 SHOWN HEREON IS
ALSO DESCRIBED IN
INSTRUMENT NO. 97-07118

BOUNDARY LINE ADJUSTMENT
IN THE SW1/4 OF SEC. 28, T26S, R6W, W.M.,
DOUGLAS COUNTY, OREGON
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

SURVEYED FOR:
ROBERT BASHFORD
218 SLEEPY LANE
ROSEBURG, OREGON 97470

SURVEYED BY:
I.E.
ENGINEERING
548 S.E. Jackson Suite 3
Roseburg, Oregon 97470
PHONE (541) 673-0166
FAX (541) 440-9392

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
JULY 12, 1988
DONALD A. BENTZ
839

EXPIRES 12-31-97

SCALE: 1" = 50' DATE: MAR. 1997

1421-01

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