

FILED
 Date: 12/18/2001 By: JP
 This survey consists of:
 Map: M 139-22
 Narrative:
 Corner Rpt:

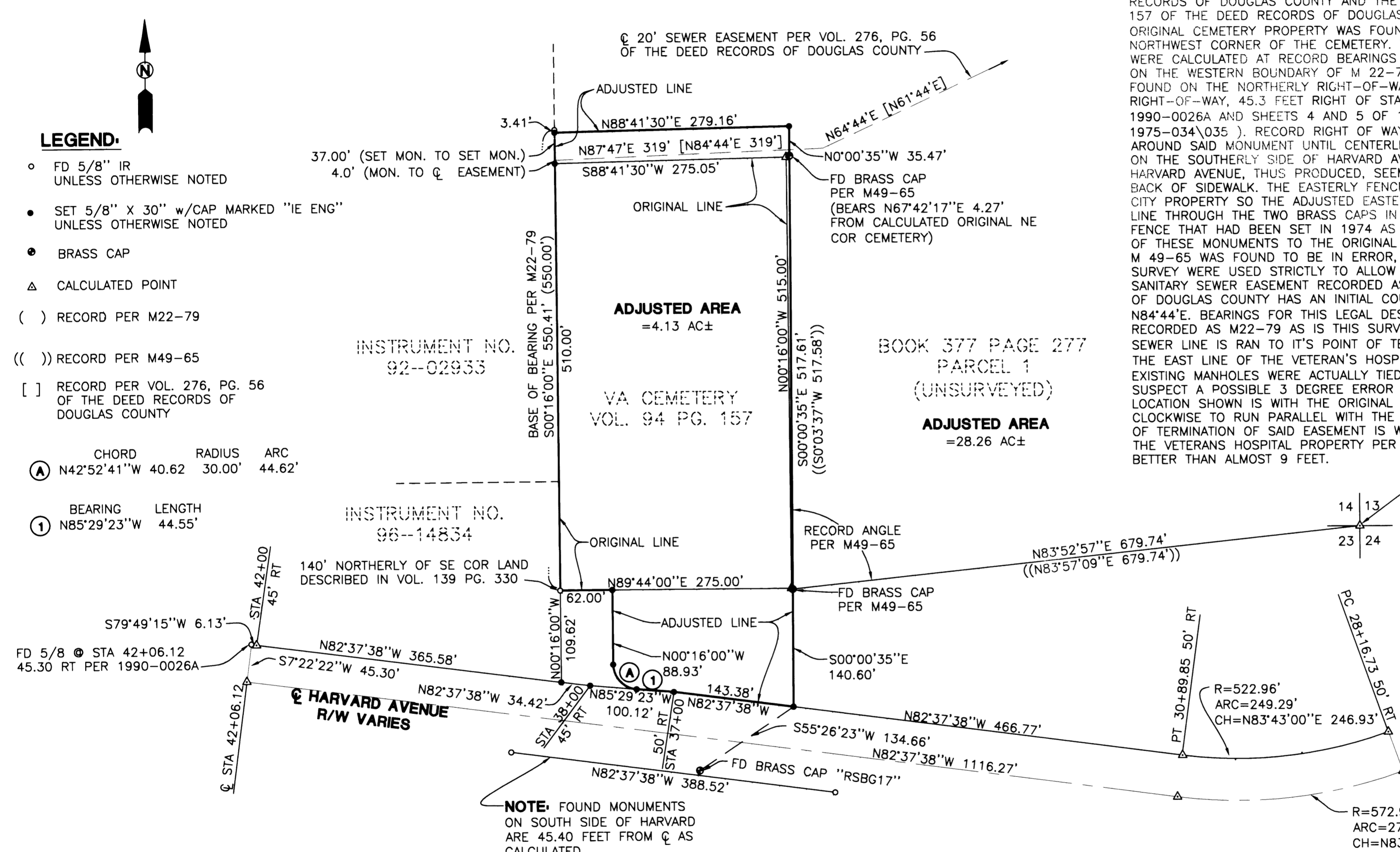
DOUGLAS COUNTY
 SURVEYOR

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT A BOUNDARY LINE ADJUSTMENT BETWEEN THE ROSEBURG CITY LAND DESCRIBED IN BOOK 377, PAGE 277 OF THE DEED RECORDS OF DOUGLAS COUNTY AND THE VA CEMETERY AS DESCRIBED IN VOL. 94, PAGE 157 OF THE DEED RECORDS OF DOUGLAS COUNTY. THE SOUTHWEST CORNER OF THE ORIGINAL CEMETERY PROPERTY WAS FOUND AS WAS A 5/8" IRON ROD BEYOND THE NORTHWEST CORNER OF THE CEMETERY. THE OTHER THREE CORNERS OF THE CEMETERY WERE CALCULATED AT RECORD BEARINGS AND DISTANCES FROM THE MONUMENTS FOUND ON THE WESTERN BOUNDARY OF M 22-79. THE MOST WESTERLY MONUMENT SHOWN AS FOUND ON THE NORTHERLY RIGHT-OF-WAY OF HARVARD AVENUE WAS HELD FOR SAID RIGHT-OF-WAY, 45.3 FEET RIGHT OF STATION 42+06.12 PER A COMBINATION OF SURVEY 1990-0026A AND SHEETS 4 AND 5 OF 1975 ROAD PLANS FOR HARVARD AVENUE (SC09 1975-034\035). RECORD RIGHT OF WAY FOR HARVARD AVENUE WAS THEN ROTATED AROUND SAID MONUMENT UNTIL CENTERLINE WAS PARALLEL TO THE MONUMENTS FOUND ON THE SOUTHERLY SIDE OF HARVARD AVENUE. THE NORTHERLY RIGHT-OF-WAY OF HARVARD AVENUE, THUS PRODUCED, SEEMS TO BE A CONSISTENT DISTANCE FROM THE BACK OF SIDEWALK. THE EASTERLY FENCE AROUND THE CEMETERY WAS ENCRONCHED ONTO CITY PROPERTY SO THE ADJUSTED EASTERLY BOUNDARY WAS CREATED BY EXTENDING A LINE THROUGH THE TWO BRASS CAPS IN CONCRETE FOUND EASTERLY OF THE CEMETERY FENCE THAT HAD BEEN SET IN 1974 AS A PART OF SURVEY M 49-65. THE RELATIONSHIP OF THESE MONUMENTS TO THE ORIGINAL CONFIGURATION OF THE CEMETERY AS SHOWN IN M 49-65 WAS FOUND TO BE IN ERROR, THE TWO EASTERLY BRASS CAPS OF SAID SURVEY WERE USED STRICTLY TO ALLOW CLEARANCE OF THE EXISTING FENCE. THE SANITARY SEWER EASEMENT RECORDED AS VOLUME 276, PAGE 56 OF THE DEED RECORDS OF DOUGLAS COUNTY HAS AN INITIAL COURSE FROM THE POINT OF BEGINNING OF N84°44'E. BEARINGS FOR THIS LEGAL DESCRIPTION SEEM TO BE BASED ON THE SURVEY RECORDED AS M22-79 AS IS THIS SURVEY. WHEN THE LEGAL DESCRIPTION FOR SAID SEWER LINE IS RAN TO IT'S POINT OF TERMINATION, IT FALLS OVER 8 FEET SHORT OF THE EAST LINE OF THE VETERAN'S HOSPITAL PROPERTY AS DESCRIBED. WHEN THE EXISTING MANHOLES WERE ACTUALLY TIED, THE BEARING BETWEEN THEM WAS N87°44'E. I SUSPECT A POSSIBLE 3 DEGREE ERROR IN THE ORIGINAL DESCRIPTION. THE EASEMENT LOCATION SHOWN IS WITH THE ORIGINAL LEGAL DESCRIPTION ROTATED 3 DEGREES CLOCKWISE TO RUN PARALLEL WITH THE EXISTING SEWER LINE. IN DOING SO, THE POINT OF TERMINATION OF SAID EASEMENT IS WITHIN LESS THAN 3 FEET OF THE EAST LINE OF THE VETERANS HOSPITAL PROPERTY PER M22-79. NOT PERFECT BUT SUBSTANTIALLY BETTER THAN ALMOST 9 FEET.

NOTE: STRONG SIGNAL w/METAL DETECTOR WITHIN 0.35 FEET OF COMPUTED POSITION. COMPUTED POSITION FITS RECORD DISTANCE TO SPRUCE BEARING TREE ALMOST PERFECTLY. DISTANCE TO CORNER OF DINING HALL CALLED FOR AS BEARING OBJECT IS 32.3 VERSUS 33.0 RECORD. UNKNOWN WHETHER OUTSIDE OF BLDG. HAS CHANGED SINCE BYRON CALLED OUT IN 1952 OR NOT.

NOTE: FOUND MONUMENTS ON SOUTH SIDE OF HARVARD ARE 45.40 FEET FROM ϕ AS CALCULATED.



LEGEND:

- FD 5/8" IR UNLESS OTHERWISE NOTED
- SET 5/8" X 30" w/CAP MARKED "IE ENG" UNLESS OTHERWISE NOTED
- BRASS CAP
- △ CALCULATED POINT
- () RECORD PER M22-79
- (()) RECORD PER M49-65
- [] RECORD PER VOL. 276, PG. 56 OF THE DEED RECORDS OF DOUGLAS COUNTY

CHORD RADIUS ARC
 (A) N42°52'41"W 40.62 30.00' 44.62'

BEARING LENGTH
 (1) N85°29'23"W 44.55'

FIELD CREW: SAM COREY AND RYAN PALMER

EQUIPMENT: NIKON TOTAL STATION AND SDR 33 DATA COLLECTOR

OFFICE: NEIL HIBBS

DRAFTING: TOM YOW

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

J. Neil Hibbs
 OREGON
 JANUARY 12, 1999
 F. NEIL HIBBS
 52989

EXPIRES: 6/30/2001

SURVEY

LYING IN THE SE 1/4 OF SEC. 14 AND THE NE 1/4 OF SEC. 23, T27S, R6W, W. M., DOUGLAS COUNTY, OREGON

SURVEYED FOR:
 DEPT. OF VETERANS AFFAIR
 913 NW GARDEN VALLEY
 ROSEBURG, OREGON 97470

SURVEYED BY:
i.e.
 ENGINEERING
 741 S.E. Jackson Street
 Roseburg, Oregon 97470
 PHONE (541) 673-0166
 FAX (541) 440-9392

SCALE: 1" = 100' DATE: NOV, 2001 JOB NO: 1807-01T3 PAGE: 1 OF 1

MAP FILE M 139-22

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