

RECORD OF SURVEY

BLOCK "B", WAITE'S ADDITION

NW 1/4, SW 1/4, SECTION 19,
T.27S., R.5W., W.M.
CITY OF ROSEBURG
DOUGLAS COUNTY, OREGON

FILED
Date: 8/6/2003 By: JP
This survey consists of:
Map: M142-65
Narrative:
Corner Rpt:

DOUGLAS COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Kristian O. Degroot
OREGON
JULY 17, 1981
KRISTIAN O. DEGROOT
1941
RENEWAL DATE: 12-31-03

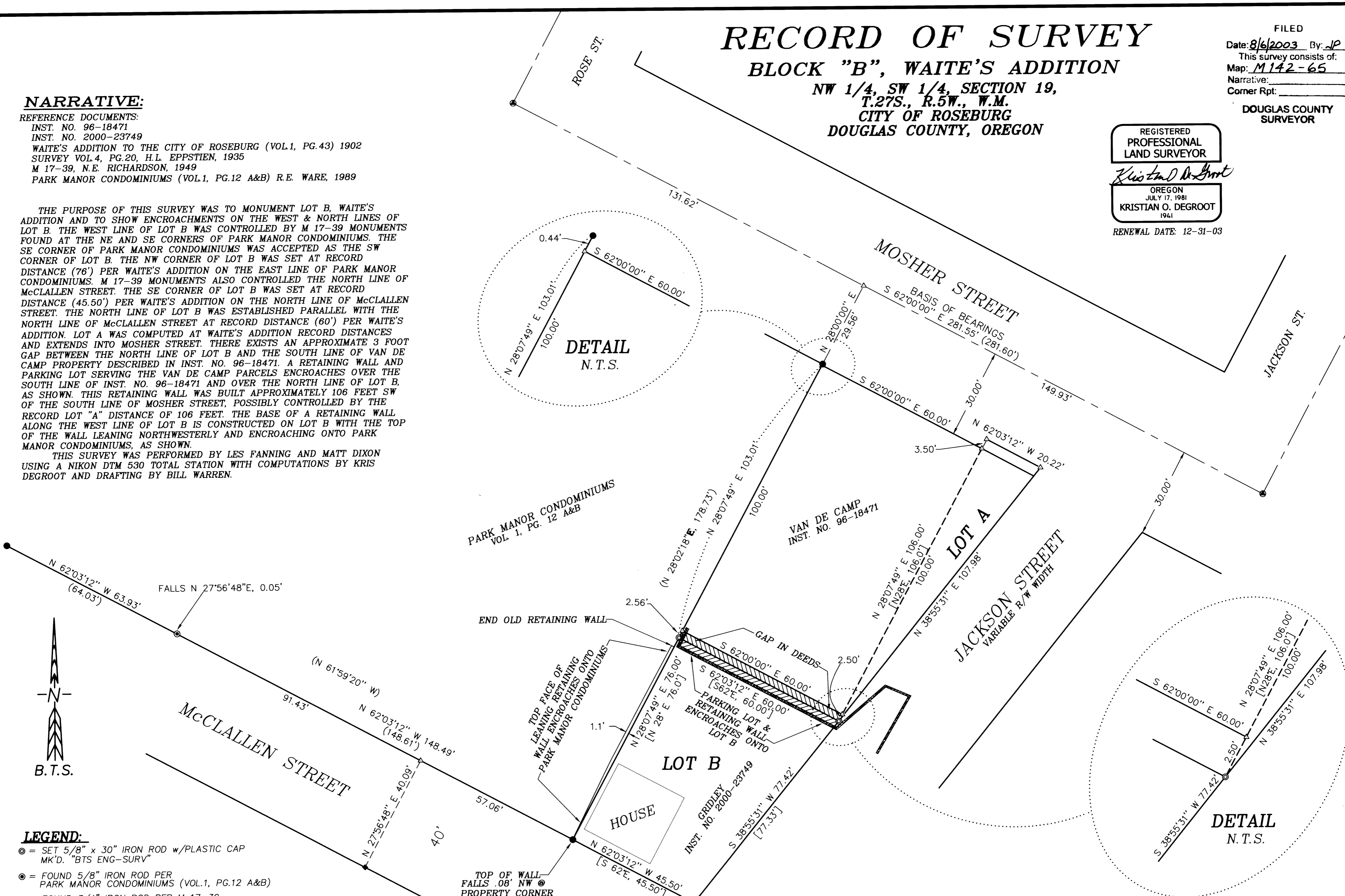
NARRATIVE:

REFERENCE DOCUMENTS:

INST. NO. 96-18471
INST. NO. 2000-23749
WAITE'S ADDITION TO THE CITY OF ROSEBURG (VOL.1, PG.43) 1902
SURVEY VOL.4, PG.20, H.L. EPPSTIEN, 1935
M 17-39, N.E. RICHARDSON, 1949
PARK MANOR CONDOMINIUMS (VOL.1, PG.12 A&B) R.E. WARE, 1989

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT LOT B, WAITE'S ADDITION AND TO SHOW ENCROACHMENTS ON THE WEST & NORTH LINES OF LOT B. THE WEST LINE OF LOT B WAS CONTROLLED BY M 17-39 MONUMENTS FOUND AT THE NE AND SE CORNERS OF PARK MANOR CONDOMINIUMS. THE SE CORNER OF PARK MANOR CONDOMINIUMS WAS ACCEPTED AS THE SW CORNER OF LOT B. THE NW CORNER OF LOT B WAS SET AT RECORD DISTANCE (76') PER WAITE'S ADDITION ON THE EAST LINE OF PARK MANOR CONDOMINIUMS. M 17-39 MONUMENTS ALSO CONTROLLED THE NORTH LINE OF McCLALLEN STREET. THE SE CORNER OF LOT B WAS SET AT RECORD DISTANCE (45.50') PER WAITE'S ADDITION ON THE NORTH LINE OF McCLALLEN STREET. THE NORTH LINE OF LOT B WAS ESTABLISHED PARALLEL WITH THE NORTH LINE OF McCLALLEN STREET AT RECORD DISTANCE (60') PER WAITE'S ADDITION. LOT A WAS COMPUTED AT WAITE'S ADDITION RECORD DISTANCES AND EXTENDS INTO MOSHER STREET. THERE EXISTS AN APPROXIMATE 3 FOOT GAP BETWEEN THE NORTH LINE OF LOT B AND THE SOUTH LINE OF VAN DE CAMP PROPERTY DESCRIBED IN INST. NO. 96-18471. A RETAINING WALL AND PARKING LOT SERVING THE VAN DE CAMP PARCELS ENCROACHES OVER THE SOUTH LINE OF INST. NO. 96-18471 AND OVER THE NORTH LINE OF LOT B, AS SHOWN. THIS RETAINING WALL WAS BUILT APPROXIMATELY 106 FEET SW OF THE SOUTH LINE OF MOSHER STREET, POSSIBLY CONTROLLED BY THE RECORD LOT "A" DISTANCE OF 106 FEET. THE BASE OF A RETAINING WALL ALONG THE WEST LINE OF LOT B IS CONSTRUCTED ON LOT B WITH THE TOP OF THE WALL LEANING NORTHWESTERLY AND ENCROACHING ONTO PARK MANOR CONDOMINIUMS, AS SHOWN.

THIS SURVEY WAS PERFORMED BY LES FANNING AND MATT DIXON USING A NIKON DTM 530 TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.



LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
- ⊙ = FOUND 5/8" IRON ROD PER PARK MANOR CONDOMINIUMS (VOL.1, PG.12 A&B)
- = FOUND 3/4" IRON ROD PER M 17-39
- ⊙ = FOUND STREET MONUMENT (3" BRASS DISK IN MONUMENT BOX)
- ◆ = FOUND 3/4" IRON PIPE PER VOL.4, PG.20
- △ = COMPUTED POINT NOT SET
- () = RECORD PER PARK MANOR CONDOMINIUMS (VOL.1, PG.12)
- [] = RECORD PER WAITE'S ADDITION (VOL.1, PG.43)

BTS ENGINEERING & SURVEYING, INC.
431 S.E. MAIN ST., ROSEBURG, OR 97470
PHONE (541) 673-0966 FAX (541) 673-0105

SCALE: 1" = 20'	FOR: JOHN & ANN GRIDLEY 21500 N. UMPQUA HWY. GLIDE, OR 97443	JOB #: 02-032 FILE: GRIDLY32.DWG SHEET 1 OF 1
DATE: JUNE 30, 2003		

MAP FILE M142-65

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