

RECORDING:

ADJUSTED PORTION RECORDED AS INSTRUMENT NO. 2009-003810
DOUGLAS COUNTY DEED RECORDS.

FIELD CREW: RYAN PALMER AND JOHN LAUB

EQUIPMENT: TOPCON TOTAL STATION AND TDS RANGER DATA COLLECTOR

OFFICE: DEREK FEIGEL

DRAFTING: DEREK FEIGEL

ZONE: RS/R-1
COMP. PLAN: LDR
WATER: CITY OF ROSEBURG
SEWER: ROSEBURG URBAN SANITARY AUTHORITY

FILED
Date: 2/20/2009 By: HW
This survey consists of:
Map: M 158-64
Narrative: _____
Corner Rpt: _____

DOUGLAS COUNTY SURVEYOR

(S89°30'10"E 533.43') R7
(N89°42'52"E 534.03')
FD. 3/4" I.R.
SOUTH LINE OF LOT 45 OF TRACT 1, PLAT 1, ROSEBURG HOME ORCHARDS CO. (VOL. 4, PG. 60)
FD 3/4" I.R.
NW CORNER OF LOT 53 OF TRACT 1, PLAT 1, ROSEBURG HOME ORCHARDS CO. (VOL. 4, PG. 60)
(350.00') R6
S00°52'08"W 350.00'

MOST NORTHERLY CORNER OF LOT 9, BLOCK 5, SECOND ADDITION TO NEWTON OAKS MANOR (VOL. 12, PG. 48)

CURVE TABLE					
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH	DELTA
C1	N87°13'08"E (N86°33'10"E)	24.31' 24.28'	230.00' 230.00')	24.32'	6°03'27"
C2	N73°56'54"E (S73°18'W)	81.79' 81.54'	230.00' 230.00')	82.23'	20°29'01"
C3	N57°04'55"E (S56°28'30"W)	53.07' 53.03'	230.00' 230.00')	53.19'	13°14'57"
C4	N44°05'19"E (S43°27'10"W)	51.02' 51.3'	230.00' 230.00')	51.13'	12°44'13"
C5	N20°46'22"E (N19°10'E)	78.48' 77.2'	259.84' 259.84')	78.78'	17°22'17"
C6	N76°45'31"E	59.50'	230.00'	59.67'	14°51'48"
C7	S66°31'00"W	22.55'	230.00'	22.56'	5°37'14"

EAST LINE OF LOT 53 OF TRACT 1, PLAT 1, ROSEBURG HOME ORCHARDS CO. (VOL. 4, PG. 60)

PORTION OF LOT 53 ROSEBURG ORCHARDS CO. TRACT 1, PLAT 1 (VOL. 4, PG. 60)

LEGEND

- SET 5/8" x 30" IR w/CAP MARKED "I.E. ENGINEERING" UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- ⊙ FOUND IRON PIPE
- △ CALCULATED POSITION
- () R1 RECORD AS PER M117-49
- () R2 RECORD AS PER VOL. 12, PG. 6
- () R3 RECORD AS PER VOL. 12, PG. 19
- () R4 RECORD AS PER VOL. 12, PG. 48
- () R5 RECORD AS PER VOL. 15, PG. 10
- () R6 RECORD AS PER INST. NO. 2004-026066
- () R7 RECORD AS PER M29-46
- () R8 RECORD AS PER M113-24
- () R9 RECORD AS PER VOL. 13, PG. 43
- () R10 RECORD AS PER VOL. 14, PG. 38
- () R11 RECORD AS PER INST. NO. 77-21584
- () R12 RECORD AS PER M146-40
- () R13 RECORD AS PER VOL. 4, PG. 60

LINE TABLE		
LINE	BEARING	LENGTH
L1	N11°02'39"E (N10°38'E)	90.52' 89.19') R3
L2	S89°34'22"W (N89°03'W) R4	198.75'
L3	S01°08'10"W (N01°03'00"E) R4	16.09'
L4	N55°45'40"E (N55°40'30"E)	128.10' 130.00') R11
L5	S00°55'04"W	70.00'
L6	N51°51'16"E	153.21'
L7	S59°48'56"E (S58°58'E)	11.61' 11.50') R5
L8	S77°31'44"E (S77°30'30"E)	160.56' 160.60') R5

(N89°42'52"E 1698.38) R12'
BASIS OF BEARING PER M146-40
N89°42'52"E 1698.38'

UNIT 1
ORIGINAL AREA= 6.73 AC±
ADJUSTED AREA= 2.37 AC±

UNIT 2
ORIGINAL AREA= 3.94 AC±
ADJUSTED AREA= 4.04 AC±

UNIT 3
ORIGINAL AREA= 1.59 AC±
ADJUSTED AREA= 5.85 AC±

NARRATIVE:

THE PURPOSE OF THIS MAP IS TO ADJUST THE BOUNDARIES OF PORTIONS OF LOTS 54, 55 AND 56, ROSEBURG ORCHARDS COMPANY, TRACT 1, PLAT 1, AS RECORDED IN VOLUME 4, PAGE 60, PLAT RECORDS OF DOUGLAS COUNTY, OREGON. SAID LAND ALSO BEING A PORTION OF THAT LAND, AS DESCRIBED IN INSTRUMENT NUMBER 2006-030770, DEED RECORDS OF DOUGLAS COUNTY.

PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN. THE BOUNDARY OF SAID LAND WAS ESTABLISHED PER OUR PREVIOUSLY RECORDED BOUNDARY SURVEY, M146-40, AS FILED IN THE SURVEY RECORDS OF DOUGLAS COUNTY. MONUMENTS WERE THEN SET TO DELINEATE THE ADJUSTED BOUNDARY AS SHOWN.

0' 50' 100' 200'
SCALE: 1" = 100'

APPROVALS:

Keith L. Cubic
DOUGLAS COUNTY PLANNING DIRECTOR

2/12/09
DATE

PLANNING DEPARTMENT FILE NO. 08-M083

REGISTERED PROFESSIONAL LAND SURVEYOR

Ronald A. Gumbly
OREGON
JULY 14, 1978
RONALD A. GUMBLY
1954

EXPIRES: 12/31/2010

BOUNDARY LINE ADJUSTMENT

LYING IN THE SOUTH HALF OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

SURVEYED FOR:
NORWAY DEVELOPMENT COMPANY
P.O. BOX 387
OREGON CITY, OR. 97045

SURVEYED BY:
i.e.
ENGINEERING
809 SE Pine Street
Roseburg, Oregon 97470
PHONE (541) 673-0166
FAX (541) 440-9392
iemail@ieengineering.com

JOB NO: 1968-11
DATE: JAN., 2009
DWG. BY: DAF
PM: RAQ
SCALE: AS NOTED
PAGE: 1 OF 1

MAP FILE M 158-64