

BOUNDARY LINE ADJUSTMENT SURVEY

IN LOT 2, BLOCK 11, TERRACE PARK SUBDIVISION

IN THE SW 1/4 OF SECTION 19, T. 27 S., R. 5 W., W.M.

CITY OF ROSEBURG, DOUGLAS COUNTY, OREGON - FEBRUARY 2011
CITY FILE # BLA-10-11

FILED
Date: 2/11/2011 By: hww
This survey consists of:
Map: M 162-4
Narrative: _____
Corner Rpt: _____

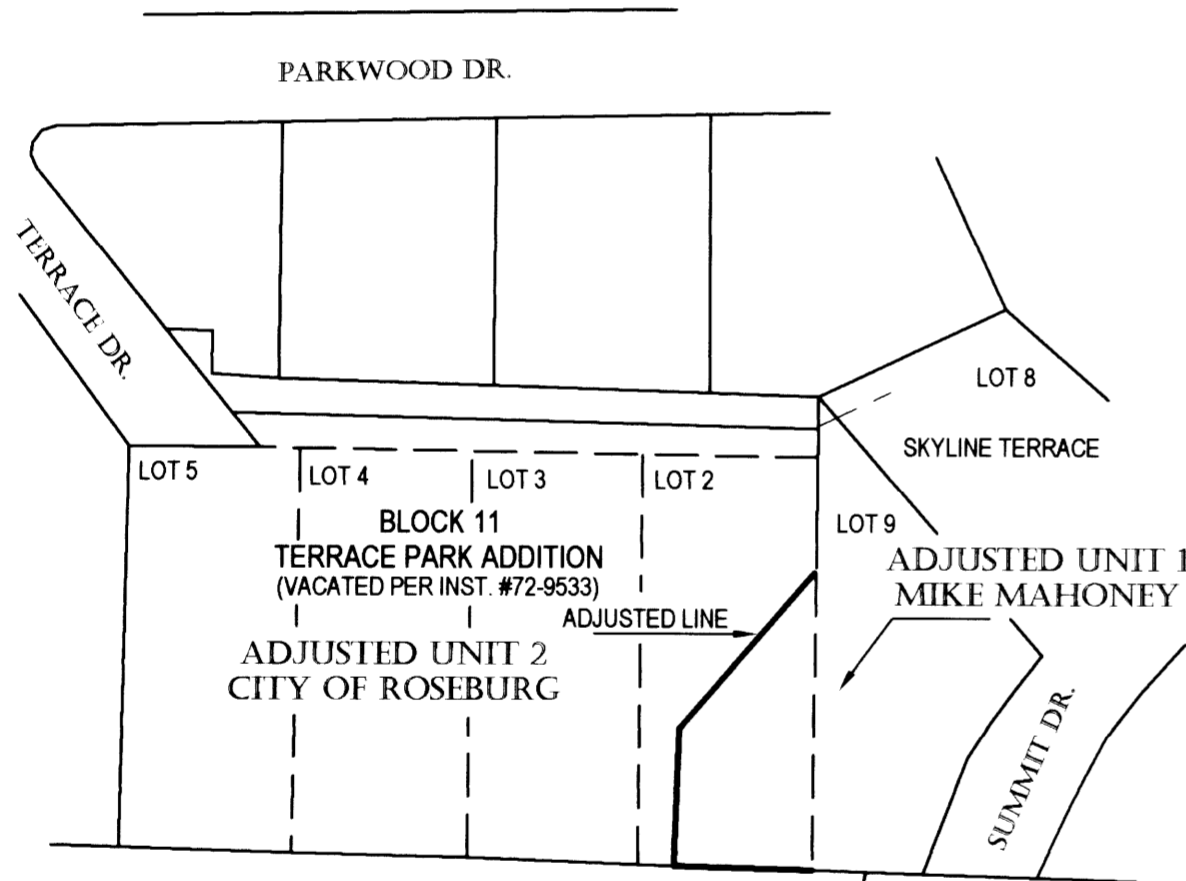
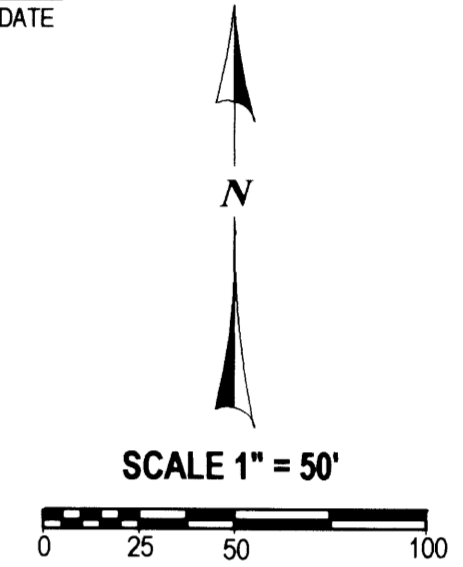
DOUGLAS COUNTY
SURVEYOR

DESCRIPTION OF ADJUSTED AREA:

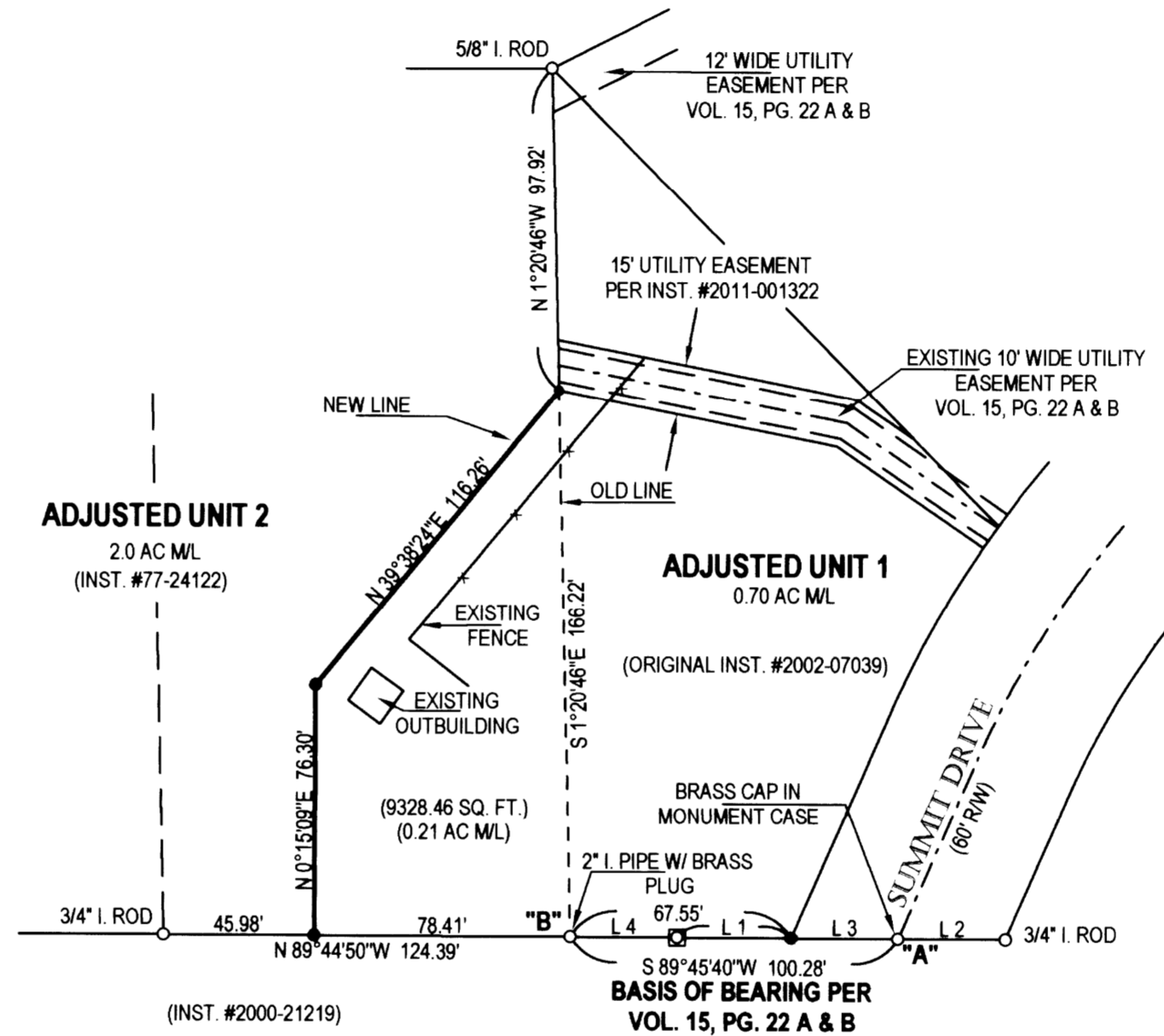
BEGINNING AT THE SOUTHEAST CORNER OF VACATED LOT 2, BLOCK 11 OF SAID PLAT; THENCE ALONG THE SOUTH LINE OF SAID VACATED LOT 2, NORTH 89°44'50" WEST 78.41 FEET TO A POINT; THENCE LEAVING SAID SOUTH LINE, NORTH 0°15'09" EAST 76.30 FEET TO A POINT; THENCE, NORTH 39°38'24" EAST 116.26 FEET TO A POINT ON THE EAST LINE OF SAID VACATED LOT 2 ALSO BEING ON THE WEST LINE OF LOT 9, BLOCK 3, SKYLINE TERRACE SUBDIVISION OF SAID COUNTY SUBDIVISION PLAT RECORDS; THENCE ALONG SAID COMMON LINE, SOUTH 1°20'46" EAST 166.22 FEET TO THE POINT OF BEGINNING CONTAINING 0.21 ACRES MORE OR LESS.

APPROVAL:

Brad Rini 2/11/2011
CITY OF ROSEBURG, COMMUNITY DEVELOPMENT DIRECTOR DATE



OVERALL SCHEMATIC OF ADJUSTED LANDS
NOT TO SCALE



| LINE | BEARING | DISTANCE |
|------|--------------|--------------------------------|
| L 1 | S 89°42'48"E | 34.84' |
| L 2 | S 89°48'11"E | 32.89' (S 89°45'40"E 32.73') |
| L 3 | S 89°45'40"E | 32.73' |
| L 4 | S 89°48'43"E | 32.71' (S 89°44'30"E 32.67')R1 |

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Carl A. Sweeden
OREGON
CARL A. SWEEDEN
2752
JANUARY 16, 1996
EXPIRES 6-30-12

DOCUMENTS OF ADJUSTMENT

INSTRUMENT #2011-001323
DOUGLAS, COUNTY, OREGON DEEDS & RECORDS

CITY OF ROSEBURG RESTRICTIVE COVENANT
INSTRUMENT #2011-001321
DOUGLAS COUNTY, OREGON DEEDS AND RECORDS

NARRATIVE:

THIS SURVEY WAS COMPLETED AT REQUESTED BY THE OWNERS SHOWN AND AS APPROVED PER THE CITY OF ROSEBURG PLANNING COMMISSION FILE #BLA-10-11 ADJUSTING A PORTION OF THE WEST LINE OF LOT 9, BLOCK 3, SKYLINE TERRACE SUBDIVISION, VOLUME 15, PAGE 22 A AND B TO INCLUDE A PORTION OF LOT 2, PLAT OF LOTS 1 - 5, TERRACE PARK ADDITION. A SEARCH FOR MONUMENTS OF RECORD PER SKYLINE TERRACE SUBDIVISION, TERRACE PARK ADDITION TO ROSEBURG AND SURVEY M 141-68 WAS COMPLETED WITH THE FOUND MONUMENTS SHOWN. THE LINE ALONG THE SOUTH BOUNDARY OF SKYLINE TERRACE BETWEEN POINTS "A" AND "B" WAS HELD AS THE BASIS OF BEARING AND A NEW LINE FIXED TO INCLUDE THE EXISTING OUTBUILDINGS ACCOUNTING FOR THE REQUIRED SETBACK. ALONG WITH THIS APPROVAL AN ADDITIONAL WIDTH FOR THE UTILITY EASEMENT AS SHOWN WAS REQUESTED AND GRANTED BY THE OWNER OF LOT 9, BLOCK 3, SKYLINE TERRACE WHICH IS SHOWN AND NOTED ON THIS MAP.

LEGEND:

- FOUND MONUMENT AS SHOWN
- ☑ FOUND 5/8" I. ROD WITH YPC *HIBBS-LS 52989*
- SET 5/8" X 30" IRON ROD W/ RED PLASTIC CAP *SWEEDEN LS 2752*
- ▲ COMPUTED POINT, NOTHING FOUND OR SET
- () RECORD PER SKYLINE TERRACE, VOL. 15, PG. 22 A & B
- ()R1 RECORD PER M 141-68

SURVEY FOR:

MICHAEL MAHONEY
860 SUMMIT DRIVE
ROSEBURG, OREGON 97470

CITY OF ROSEBURG
900 SE DOUGLAS ST.
ROSEBURG, OREGON 97470

WATER: CITY OF ROSEBURG
SEWER: RUSA
ZONING: R-1-10
COMP. PLAN: LOW DENSITY RESIDENTIAL (LDR)

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