

MAP FILE M167-39

RECORD OF SURVEY

OF LOT 10, QUIST HEIGHTS SUBDIVISION, A PORTION OF LOT 1, BLOCK 69
SUBDIVISION A, KINNEY'S IMPROVED PLAT TO THE CITY OF ROSEBURG AND
A PORTION OF VACATED PARKVIEW COURT
IN THE SW 1/4 OF SEC. 18, T. 27 S., R. 5 W., W. M.
CITY OF ROSEBURG, DOUGLAS COUNTY, OREGON - MARCH 2014

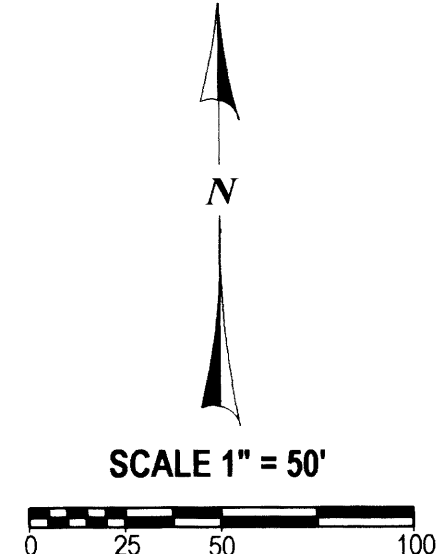
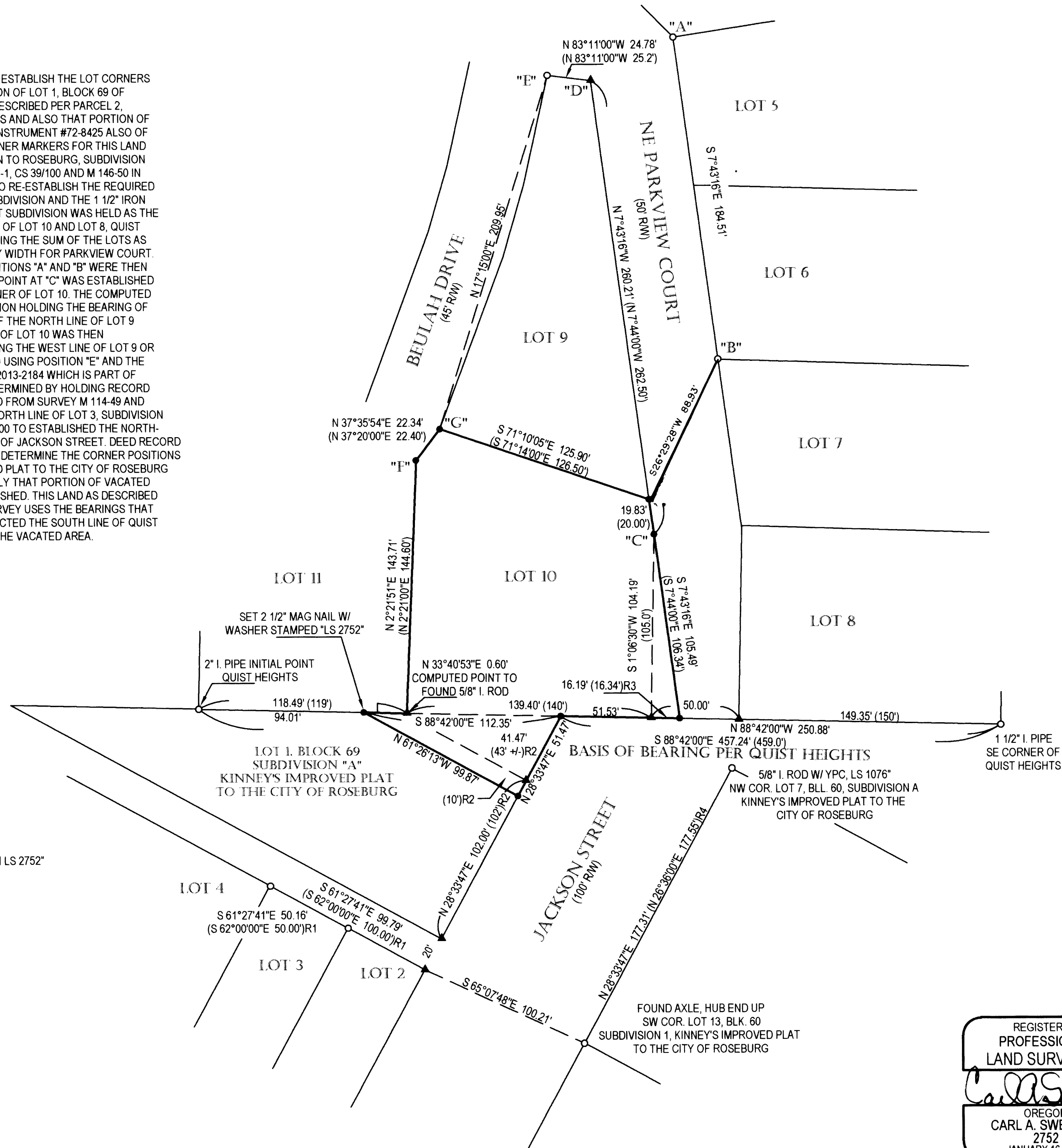
FILED
Date: 3/13/2014 By: JC
This survey consists of:
Map: M 167-39
Narrative: _____
Corner Rpt: _____

DOUGLAS COUNTY
SURVEYOR

NARRATIVE:

THIS SURVEY WAS COMPLETED AS REQUESTED BY THE OWNER SHOWN TO ESTABLISH THE LOT CORNERS FOR LOT 10, QUIST HEIGHTS SUBDIVISION, THE CORNERS FOR THAT PORTION OF LOT 1, BLOCK 69 OF SUBDIVISION A, KINNEY'S IMPROVED PLAT TO THE CITY OF ROSEBURG AS DESCRIBED PER PARCEL 2, INSTRUMENT #2013-2184, DOUGLAS COUNTY OREGON DEEDS AND RECORDS AND ALSO THAT PORTION OF PARKVIEW COURT THAT INURED TO THIS LAND BY WAY OF VACATION PER INSTRUMENT #72-8425 ALSO OF SAID COUNTY RECORDS. A SEARCH WAS COMPLETED TO LOCATE LOT CORNER MARKERS FOR THIS LAND AND ADJOINING LANDS PER QUIST HEIGHTS SUBDIVISION, BEULAH ADDITION TO ROSEBURG, SUBDIVISION A, KINNEY'S IMPROVED PLAT, SURVEYS M 117-49, CS 38/65, M 77-20, CS 43/51-1, CS 39/100 AND M 146-50 IN AN ATTEMPT TO GATHER AS MUCH INFORMATION AS POSSIBLE IN ORDER TO RE-ESTABLISH THE REQUIRED CORNER POSITIONS. THE FOUND 2" IRON PIPE INITIAL POINT FOR QUIST SUBDIVISION AND THE 1 1/2" IRON PIPE FOUND AND HELD PREVIOUSLY AS THE SOUTHEAST CORNER OF QUIST SUBDIVISION WAS HELD AS THE BASIS OF BEARING FOR THIS SURVEY. POSITIONS OF THE SOUTH CORNERS OF LOT 10 AND LOT 8, QUIST SUBDIVISION WERE ESTABLISHED ALONG THIS LINE BY PROPORTIONING USING THE SUM OF THE LOTS AS SHOWN PER QUIST SUBDIVISION AND LEAVING THE PLATTED RIGHT OF WAY WIDTH FOR PARKVIEW COURT. THE FOUND MARKERS ALONG THE EAST LINE OF PARKVIEW COURT AT POSITIONS "A" AND "B" WERE THEN USED TO DETERMINE THE WESTERLY RIGHT OF WAY LINE AND THE ANGLE POINT AT "C" WAS ESTABLISHED HOLDING PLAT RECORD BEARING FROM THE COMPUTED SOUTHEAST CORNER OF LOT 10. THE COMPUTED POSITION AT "D" WAS THEN DETERMINED BY BEARING INTERSECTION HOLDING THE BEARING OF THE EAST LINE OF PARKVIEW COURT AS DETERMINED AND THE BEARING OF THE NORTH LINE OF LOT 9 FROM THE FOUND 5/8" IRON ROD SHOWN AT "E". THE NORTHEAST CORNER OF LOT 10 WAS THEN PROPORTIONED ON LINE "C" TO "D". SINCE NO MARKERS WERE FOUND ALONG THE WEST LINE OF LOT 9 OR 10 PROPORTIONING WAS USED TO ESTABLISH POINT "F" AND "G" OF LOT 10 USING POSITION "E" AND THE COMPUTED SOUTHWEST CORNER OF LOT 10. PARCEL 2 OF INSTRUMENT #2013-2184 WHICH IS PART OF LOT 1, BLOCK 69, SUBDIVISION A, KINNEY'S IMPROVED PLAT WAS THEN DETERMINED BY HOLDING RECORD RIGHT OF WAY WIDTH OF JACKSON STREET FROM THOSE MARKERS FOUND FROM SURVEY M 114-49 AND INTERSECTING THIS WEST LINE WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 3, SUBDIVISION A, KINNEY'S IMPROVED PLAT HOLDING THE MARKERS FOUND FROM CS 39/100 TO ESTABLISH THE NORTHEAST CORNER OF LOT 2, BLOCK 69 ON THE WESTERLY RIGHT OF WAY LINE OF JACKSON STREET. DEED RECORD WAS USED FROM THIS POINT TO ESTABLISH LOT 1, BLOCK 69 AND ALSO TO DETERMINE THE CORNER POSITIONS OF THAT PORTION OF LOT 1, BLOCK 69, SUBDIVISION A, KINNEY'S IMPROVED PLAT TO THE CITY OF ROSEBURG AS SHOWN AND DESCRIBED PER PARCEL 2, INSTRUMENT #2013-2184. LASTLY THAT PORTION OF VACATED PARKVIEW COURT AS DESCRIBED PER INSTRUMENT #72-8425 WAS ESTABLISHED. THIS LAND AS DESCRIBED DOES NOT CLOSE BECAUSE OF APPARENT DISTANCE ERRORS SO THIS SURVEY USES THE BEARINGS THAT MATCH QUIST HEIGHTS AS THE INTENT OF THE DESCRIPTION AND INTERSECTED THE SOUTH LINE OF QUIST HEIGHTS WITH THE EAST LINE OF LOT 9 TO DETERMINE THE POSITION OF THE VACATED AREA.

FIELD CREW: C. SWEEDEN & E. WILDS
EQUIPMENT: NIKON NIVO 3 WITH SUPPORT
MAPPING AND CALCULATIONS: C. SWEEDEN



LEGEND:

- FOUND MONUMENT AS SHOWN
- SET 5/8" X 30" IRON ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752"
- ▲ COMPUTED POINT, NOTHING FOUND OR SET
- () RECORD PER QUIST HEIGHTS, VOL. 12, PG. 3
- (JR1) RECORD PER CS 39/100
- (JR2) RECORD PER INST. #2013-2184
- (JR3) RECORD PER INST. #72-8425
- (JR4) RECORD PER M 114-49

SURVEY FOR:
DAVE AND REBECCA KINDER
910 NE PARKVIEW COURT
ROSEBURG, OREGON 09470

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Carl A. Sweeden
OREGON
CARL A. SWEEDEN
2752
JANUARY 16, 1996
EXPIRES 6-30-14

Sweeden Land Surveying
Carl A. Sweeden
P.L.S.
Conventional & Global Positioning
Surveying Systems
558 S. E. Jackson St., Roseburg, OR. 97470
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