

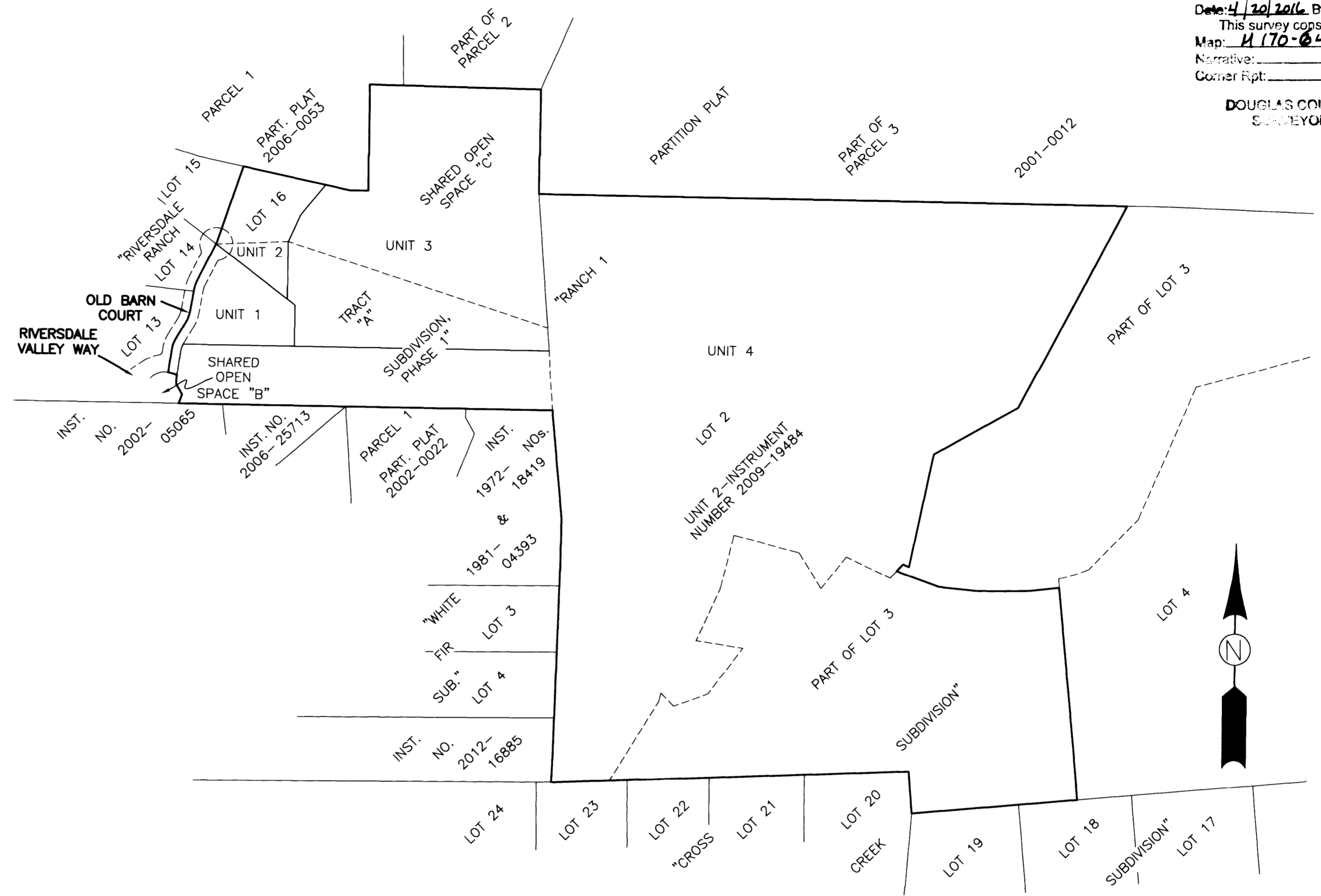
FILED
Date: 4/20/2016 By: JC
This survey consists of:
Map: M170-64 A-B
Narrative:
Corner Rpt:

DOUGLAS COUNTY
SURVEYOR

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE COMMON BOUNDARY BETWEEN LOT 16, TRACT "A", AND SHARED OPEN SPACE "C" OF RIVERSDALE RANCH SUBDIVISION, PHASE 1, VOLUME 23, PAGE 3, AND THE BOUNDARY OF SAID TRACT "A" AND UNIT 2 AS DESCRIBED IN INSTRUMENT NUMBER 2009-19484, DEED RECORDS OF DOUGLAS COUNTY. THE PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN. THE MOST SOUTHWESTERLY CORNER OF UNIT 1 WAS ESTABLISHED BY DISTANCE-DISTANCE INTERSECTION USING RECORD INFORMATION. THE CENTERLINE OF "OLD BARN COURT", BEING THE WESTERLY BOUNDARY OF SAID UNIT 1, WAS ESTABLISHED BY PROPORTIONING BETWEEN FOUND MONUMENTS. THE WESTERLY BOUNDARY OF UNIT 4 WAS ESTABLISHED BY A 30.00-FOOT OFFSET OF THE RE-ESTABLISHED CENTERLINE OF "OLD BARN COURT". THE SOUTHERLY BOUNDARY OF UNITS 1 AND 3 WAS ESTABLISHED BY A LINE HELD PARALLEL WITH THE SOUTH BOUNDARY OF SAID TRACT "A" AND A MONUMENT WAS SET AT THE INTERSECTION OF THE NEWLY ESTABLISHED SOUTH BOUNDARY AND SAID 30.00-FOOT OFFSET IN ORDER TO DEMARCATATE THE MOST WESTERLY NORTHWEST CORNER OF SAID UNIT 4. THE SOUTHEAST CORNER OF SAID UNIT 3 WAS ESTABLISHED, AND A MONUMENT SET, AT THE INTERSECTION OF THE NEWLY ESTABLISHED SOUTH BOUNDARY AND THE EAST BOUNDARY OF SAID TRACT "A". ALL OTHER UNIT BOUNDARIES WERE DEMARCATATE WITH MONUMENTS AS SHOWN AT THE OWNER'S REQUEST.



OVERALL SCHEMATIC
SCALE: 1"=300'

PLANNING DEPARTMENT FILE NO. M15-0044

SURVEYED BY:
i.e. ENGINEERING
809 SE Pine Street
Roseburg, Oregon 97470
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SURVEYED FOR:
RIVERSDALE RANCH HOA
PO BOX 10728
EUGENE, OR 97440

DWG. BY: BHK
PM: AMP
SCALE: AS SHOWN
PAGE: 1 OF 2
JOB NO: 2035-05
DATE: 04/01/2016

PROPERTY LINE ADJUSTMENT
LOCATED IN THE SW & SE QUARTERS OF SEC. 34, T. 26 S., R. 6 W. &
THE NW & NE QUARTERS OF SEC. 3, T. 27 S., R. 6 W.,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
NOVEMBER 10, 2010
BRENT H. KNAPP
81116

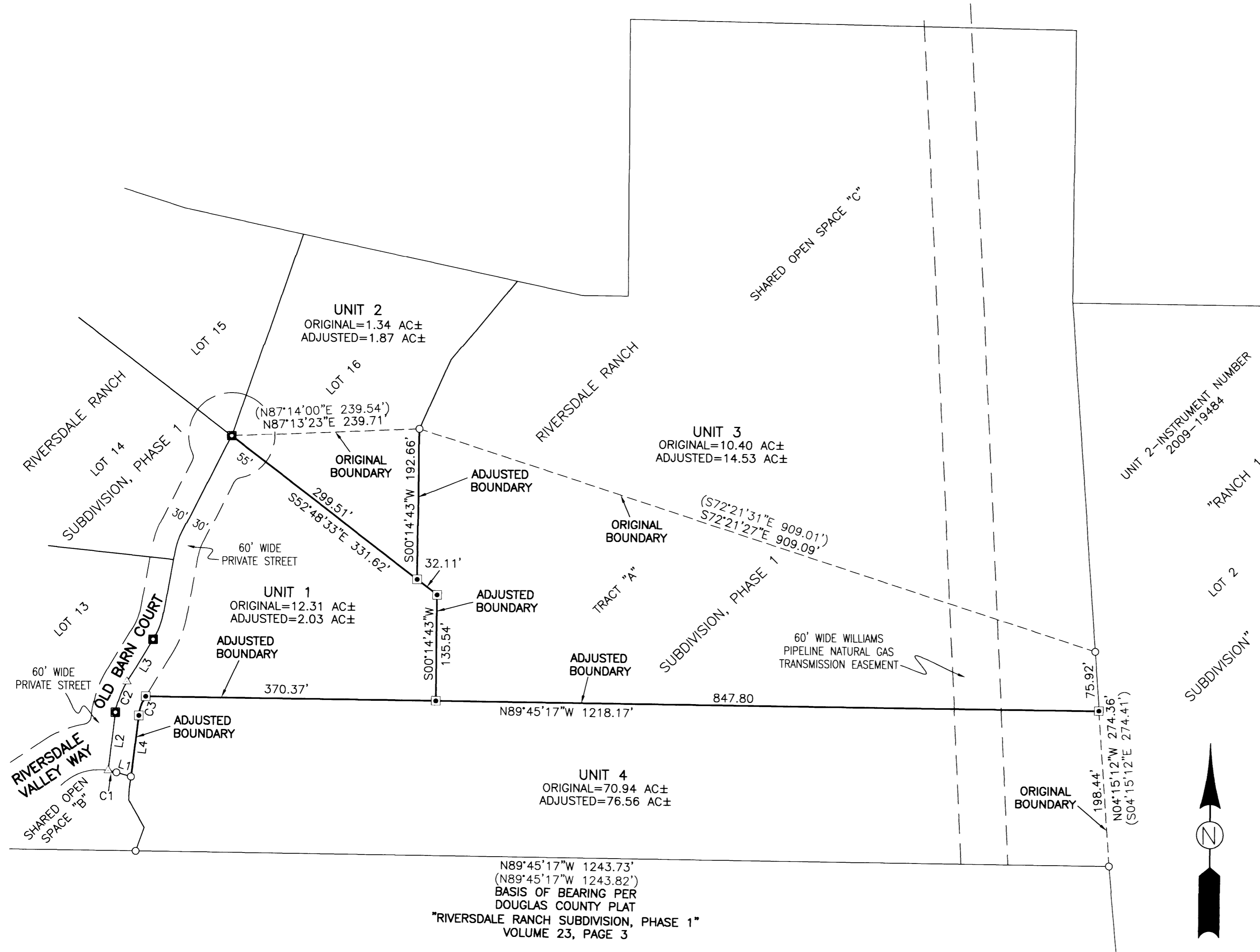
EXPIRES: 6/30/2017

MAP FILE H170-64B

CURVE TABLE					
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH	DELTA
C1	N77°00'39"W (N78°33'01"W)	10.82' 10.82'	70.00' 70.00'	10.83' 10.83'	8°51'42" 8°51'41"
C2	S19°04'04"W (S19°08'36"W)	41.85' 42.01'	99.63' 100.00'	42.16' 42.32'	24°14'55" 24°14'55"
C3	S17°44'35"W	26.09'	69.63'	26.25'	21°35'58"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N73°53'32"W (N74°07'10"W)	19.49' 19.45'
L2	N06°59'57"E (S07°01'08"W)	74.51' 74.51'
L3	N31°11'32"E (N31°16'04"E)	63.81' 64.05'
L4	S06°59'57"W	78.72'

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 U 170-64A-B
 DOUGLAS COUNTY



APPROVALS:
 Keith L. Cubic 4/20/16
 PLANNING DIRECTOR DATE

FIELD CREW: JEREMY LEONARD, BRENT KNAPP

EQUIPMENT: TOPCON TOTAL STATION AND TDS RANGER DATA COLLECTOR

OFFICE: BRENT KNAPP

DRAFTING: BRENT KNAPP

RECORDING:
 UNITS 1, 2, 3, AND 4 ARE DESCRIBED IN THAT RESTRICTIVE COVENANT RECORDED AS 2016-05797, DEED RECORDS OF DOUGLAS COUNTY.

ACREAGE NOTE:
 ORIGINAL AREAS FOR UNITS 1, 2, AND 3, ARE PER THE PLATS OF RANCH 1 SUBDIVISION, VOLUME 22, PAGE 46, AND RIVERSDALE RANCH SUBDIVISION, PHASE 1, VOLUME 23, PAGE 3, ALL OF THE DOUGLAS COUNTY PLAT RECORDS. THE ORIGINAL ACREAGE FOR UNIT 4 IS PER INSTRUMENT NUMBER 2009-19484, DEED RECORDS OF DOUGLAS COUNTY.

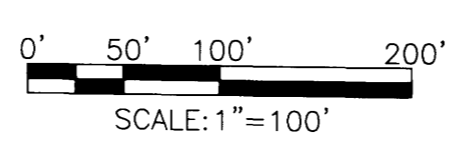
- LEGEND:**
- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED, "I.E. ENGINEERING"
 - FOUND 5/8" IRON ROD, UNLESS OTHERWISE NOTED
 - FOUND ALUMINUM CAP IN ASPHALT
 - △ CALCULATED POINT
 - () RECORD PER "RIVERSDALE RANCH SUBDIVISION, PHASE 1" VOLUME 23, PAGE 3, DOUGLAS COUNTY PLAT RECORDS

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DWG. BY: BHK
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 PAGE: 2 OF 2
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PROPERTY LINE ADJUSTMENT
 LOCATED IN THE SW & SE QUARTERS OF SEC. 34, T. 26 S., R. 6 W. & THE NW & NE QUARTERS OF SEC. 3, T. 27 S., R. 6 W., WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR

BRENT H. KNAPP
 OREGON
 NOVEMBER 10, 2010
 81116

EXPIRES: 6/30/2017