

FILED  
 Date: 1-21-2020 By: [Signature]  
 This survey consists of:  
 Map: M171-76  
 Narrative:  
 Corner Rpt:  
 DOUGLAS COUNTY  
 SURVEYOR

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO FULFILL THE REQUIREMENTS OF DOUGLAS COUNTY PLANNING DEPARTMENT FILE NUMBER M19-035 AND DETERMINE AND MONUMENT THE NORTHWEST AND SOUTHWEST CORNER OF UNIT 1.

THE PURPOSE OF THIS LAND USE ACTION IS TO CONSOLIDATE SEVERAL LEGAL LOTS OF RECORD INTO TWO LEGAL LOTS OF RECORD ACCORDING TO THEIR USES (UNIT 1 BEING RESIDENTIAL AND UNIT 2 BEING FARM LAND).

THE CORNERS OF UNIT 1 WERE SET PER M55-8. A THOROUGH SEARCH FOR THESE CORNERS YIELDED RESULTS AS SHOWN AND THE MONUMENTS FOUND WERE NOT AS INDICATED ON SAID SURVEY. THE SOUTHWEST CORNER OF UNIT 1 WAS CALCULATED BY USING RECORD DISTANCE FROM THE MONUMENT FOUND AT THE SOUTHEAST CORNER OF PARCEL 2 OF SAID M55-8 AND THE CENTER OF THE RAILROAD TRACKS. THE NORTHWEST CORNER WAS CALCULATED BY TURNING RECORD ANGLE PER SAID M55-8 FROM THE SOUTHWEST CORNER, INTERSECTING THE SOUTHEASTERLY RIGHT-OF-WAY OF WEAVER ROAD AND USING RECORD DISTANCE ON THE WEST LINE OF THE TRACT TO THE NORTH (PARCEL 2 OF M55-8), AS IT WOULD HAVE HAD SENIOR RIGHTS AT THE TIME IT WAS CREATED. A THOROUGH SEARCH FOR RIGHT-OF-WAY MONUMENTS ALONG WEAVER ROAD YIELDED ONLY ONE MONUMENT, WHICH WAS SET PER M83-65. THE SOUTHEASTERLY RIGHT-OF-WAY WAS CALCULATED BY USING RECORD BEARINGS AND DISTANCES PER SAID M83-65 USING THE ONE MONUMENT FOUND, AS IT HAS THE SAME BASIS OF BEARING AS M55-8. I FELT THAT THIS WAS THE BEST WAY TO RE-ESTABLISH THE RIGHT-OF-WAY BECAUSE THE CENTERLINE OF THE PAVED SURFACE OF THE ROAD IS NOT IN THE CENTER OF THE RIGHT-OF-WAY AS MONUMENTED PER THE TWO SURVEYS. THESE METHODS YIELDED THE MOST ACCURATE RESULTS TO THE ORIGINAL SURVEY.

THERE ARE A COMBINATION OF SIMPLE & SPIRAL CURVES AND TANGENTS ALONG THE CENTRAL OREGON & PACIFIC RAILROAD ADJACENT TO THIS SURVEY PER RV16631, DOUGLAS COUNTY SURVEY RECORDS. IT IS BEYOND THE SCOPE OF MY WORK TO ESTABLISH THE NORTHWESTERLY RIGHT-OF-WAY OF THE CENTRAL OREGON & PACIFIC RAILROAD, AS NOTED, THE SOUTHWEST CORNER OF UNIT 1 WAS SET 30-FEET FROM THE CENTER OF THE TRACKS. THE REMAINDER OF SAID RIGHT-OF-WAY SHOWN ON THIS SURVEY WAS CALCULATED BY HOLDING 30-FEET FROM SAID CENTER OF TRACKS AND CALCULATING A BEST-FIT CIRCULAR CURVE TO JOIN THE IRON PIPE HELD ON THE EAST END OF UNIT 1.

THE FIELDWORK FOR THIS SURVEY WAS PERFORMED BY JEREMY LEONARD AND DARRELL JONES USING A COMBINATION OF TOPCON GPS, TOTAL STATION AND DATA COLLECTION EQUIPMENT. OFFICE CALCULATIONS AND DRAFTING WERE PERFORMED BY DEREK FEIGEL.

**RECORDING:**

RESTRICTIVE COVENANT DEED RECORDED AS INSTRUMENT NO. 2020-1892, DOUGLAS COUNTY DEED RECORDS.

PLANNING DEPARTMENT FILE NO. M19-035

**LEGEND**

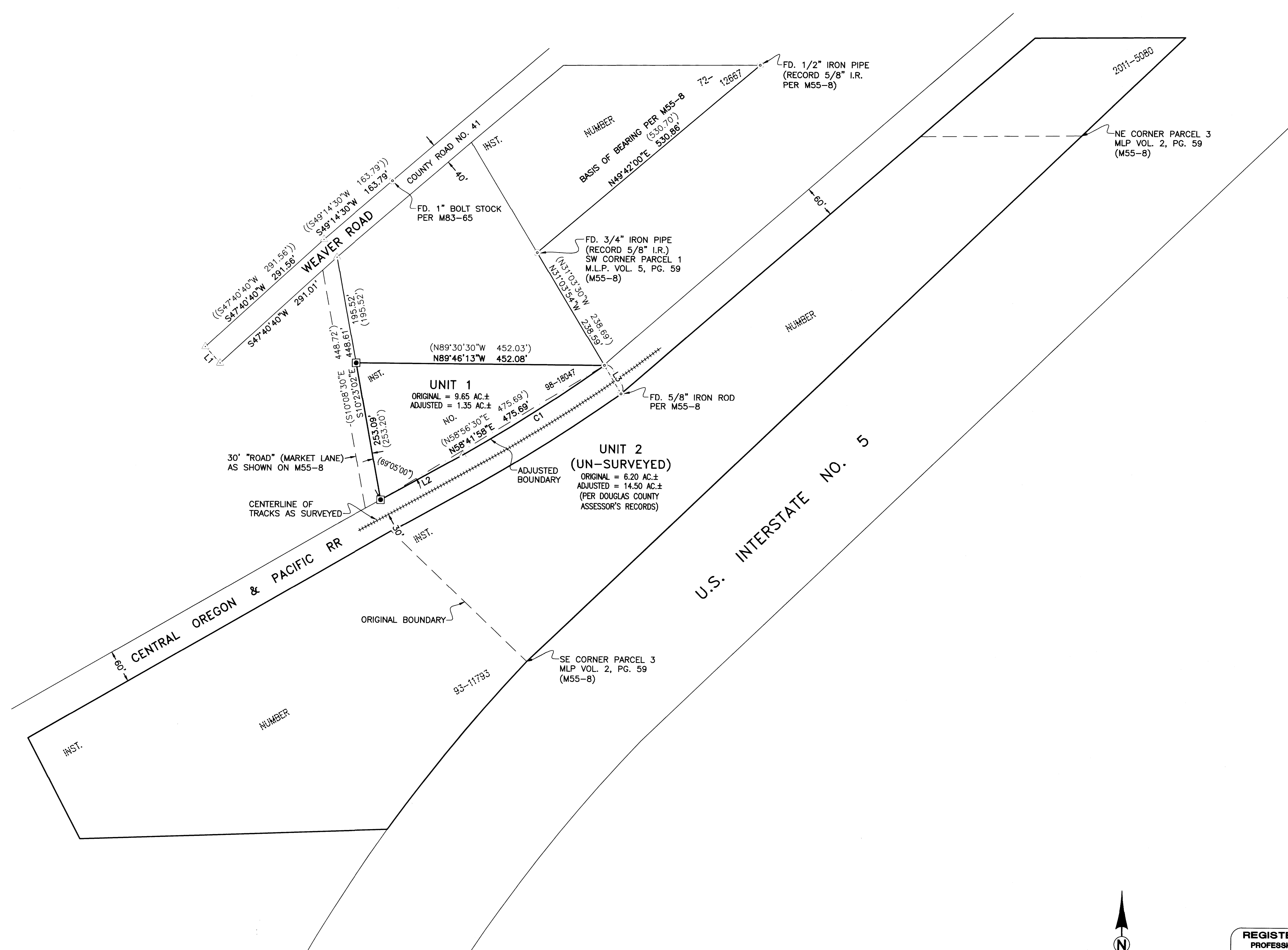
- ⊙ FOUND MONUMENT AS NOTED
- SET 5/8" X 30" IRON ROD W/YELLOW PLASTIC CAP STAMPED "IE ENGINEERING"
- △ CALCULATED POINT
- ( ) RECORD INFORMATION PER M55-8
- (( )) RECORD INFORMATION PER M83-65

LINE	COURSE
1	S42°19'20"E 40.00'
2	S61°03'28"W 170.65'
3	S30°43'46"E 59.83'

CURVE	CHORD	RADIUS	ARC	DELTA
C1	N57°23'48"E 305.23'	2970.00'	305.37'	5°53'28"

**APPROVAL:**

[Signature] 1/21/2020  
 DOUGLAS COUNTY PLANNING DIRECTOR DATE

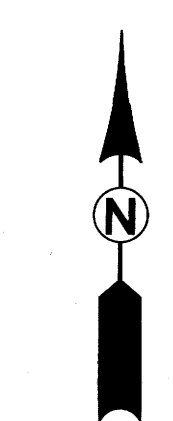
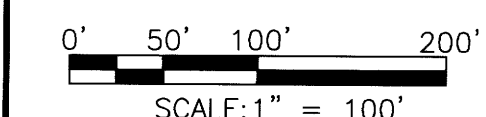


**i.e. ENGINEERING**  
 809 SE Pine Street  
 Roseburg, Oregon 97470  
 PHONE (541) 673-0166  
 FAX (541) 440-9392  
 email@ieengineering.com

**SURVEYED FOR:**  
 JODY TATONE  
 2955 NW EDENBOWER  
 ROSEBURG, OR 97471

PAGE: 1 OF 1  
 JOB NO: 913-19  
 DATE: 1-15-2020

**BOUNDARY LINE ADJUSTMENT**  
 LYING IN THE NW 1/4 OF SEC. 5 & NE 1/4 OF SEC. 6, T30S, R5W AND IN THE SW 1/4 OF SEC. 32, T29S, R5W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON



**REGISTERED PROFESSIONAL LAND SURVEYOR**  
 [Signature]  
 OREGON  
 JULY 10, 2018  
 DEREK ALLEN FEIGEL  
 77655  
 EXPIRES: 12/31/21