

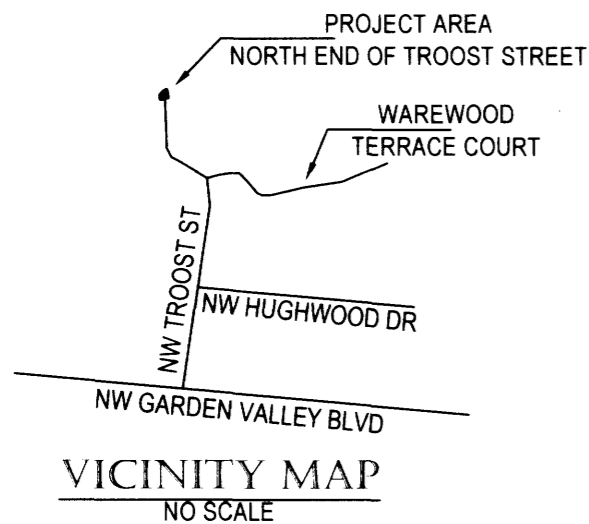
**BOUNDARY LINE ADJUSTMENT SURVEY
IN LOTS 20 & 21, WAREWOOD TERRACE P.U.D.
IN THE SW 1/4 OF THE NW 1/4, SEC. 11, T. 27 S., R. 6 W., W. M.**
CITY OF ROSEBURG, DOUGLAS COUNTY, OREGON - APRIL 2017
ROSEBURG COMMUNITY DEVELOPMENT FILE BLA 17-4

FILED
Date: 5/30/2017 By: X
This survey consists of:
Map: M 173-29
Narrative: _____
Corner kpt: _____

**DOUGLAS COUNTY
SURVEYOR**

APPROVAL:

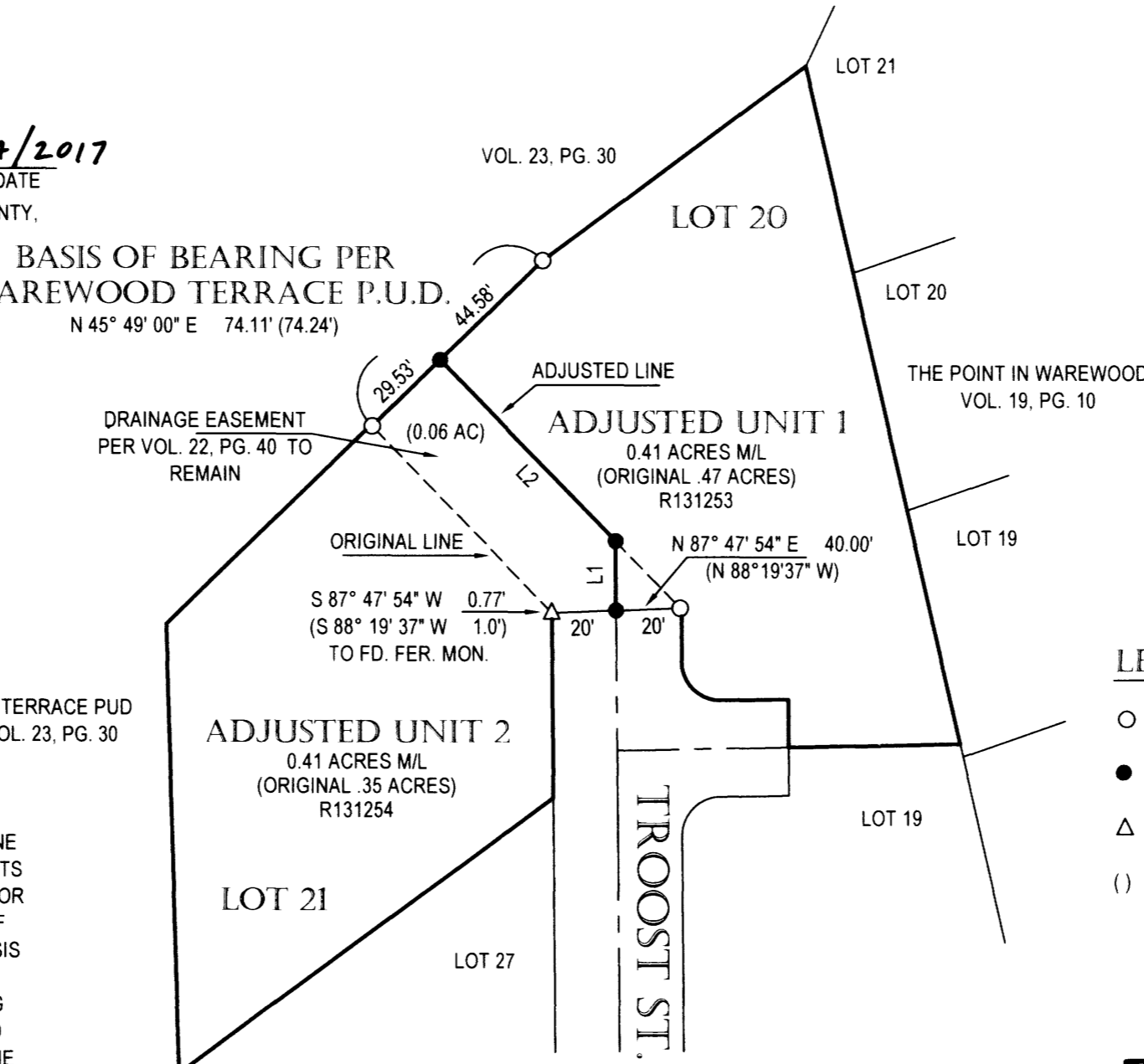
[Signature] 05/24/2017
DIRECTOR, CITY OF ROSEBURG, COMMUNITY DEVELOPMENT DATE
RECORDED DEED OF ADJUSTMENT: #2017-007841, DOUGLAS COUNTY,
OREGON DEEDS AND RECORDS.



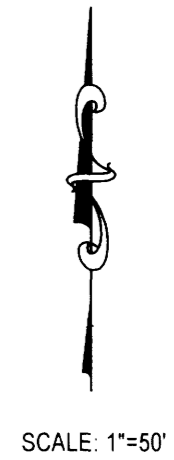
**BASIS OF BEARING PER
WAREWOOD TERRACE P.U.D.**
N 45° 49' 00" E 74.11' (74.24')

WAREWOOD TERRACE PUD
PHASE II, VOL. 23, PG. 30

DRAINAGE EASEMENT
PER VOL. 22, PG. 40 TO
REMAIN



REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]
OREGON
JANUARY 16, 1996
CARLA SWEEDEN
2752
RENEWS 6/30/2018



LEGEND:

- FOUND 5/8" I. ROD W/ YELLOW PLASTIC CAP "I.E. ENGINEERING"
- SET 5/8" X 30" I. ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752"
- △ COMPUTED POINT, NOTHING FOUND OR SET
- () RECORD PER VOL. 22, PG. 40 A-C, WAREWOOD TERRACE P.U.D.

NARRATIVE:

THIS SURVEY WAS COMPLETED AS REQUESTED BY THE AGENT FOR GENE WHITAKER INVESTMENTS, LLC TO ADJUST THE BOUNDARY BETWEEN LOTS 20 AND 21, WAREWOOD TERRACE P.U.D. CREATING A BETTER ACCESS FOR LOT 21. THE MONUMENTS SHOWN ALONG THE NORTHWESTERLY LINE OF LOT 20 AND 21 WERE FOUND IN GOOD CONDITION AND HELD AS THE BASIS OF BEARING. THE MONUMENTS FOUND AT THE NORTH END OF TROOST STREET WERE HELD TO DETERMINE THE RIGHT OF WAY WIDTH HOLDING THE NORTHEAST CORNER OF THE RIGHT OF WAY AS MONUMENTED AND THE RECORD RIGHT OF WAY WIDTH. THE CENTERLINE POINT WHERE THE ADJUSTED LINE BEGINS WAS THEN COMPUTED AT THE MID POINT OF THIS LINE. THE ADJUSTED LINE WAS THEN POSITIONED AS DIRECTED AND AS APPROVED PER THE CITY OF ROSEBURG, COMMUNITY DEVELOPMENT DEPARTMENT FILE #BLA 17-4.

FIELD: C. SWEEDEN & D. SWEEDEN
MAPPING & CALC'S: C. SWEEDEN
EQUIPMENT: GEOMAX ROBOTIC W/ SUPPORT

SHORT LINE TABLE

LINE	BEARING	DISTANCE
L1	N 0° 31' 25" W	21.59'
L2	N 44° 06' 49" W	78.43'

WATER: CITY OF ROSEBURG
SEWER: RUSA
ZONE: R-1-7.5
COMP. PLN.: LOW DENSITY RESIDENTIAL

Carl Sweeden Land Surveying LLC
558 SE Jackson St. Roseburg, Oregon 97470
Tel. 541-672-8344

SURVEY FOR:
Gene Whitaker Investments, LLC
P. O. BOX 668
WILBUR, OR. 97494

SCALE: 1" = 50' DRAWN BY: C. SWEEDEN SHEET: 1 OF 1

MAP FILE M173-29

MAP FILE M173-29