

SURVEY FOR:
JAYESH & BHAVNA BHAKTA
1894 WINCHESTER AVENUE
REEDSPORT, OREGON 97467

SURVEY BY:
dodge surveying & planning
333 S. 4th ST. - Ste 3
COOS BAY, OREGON 97420

FILED
DATE: 1-22-19 BY: RD
MAP: M175-13
NARRATIVE: _____
CORNER RPT. _____
DOUGLAS COUNTY
SURVEYOR

LAND INFO:
TAX MAP: 22 12 03 BA | TAX LOT 2400
DEED REFERENCE: INST# 2000-7591
PROP ID: 70484 SITUS: 1894 WINCHESTER AVE.

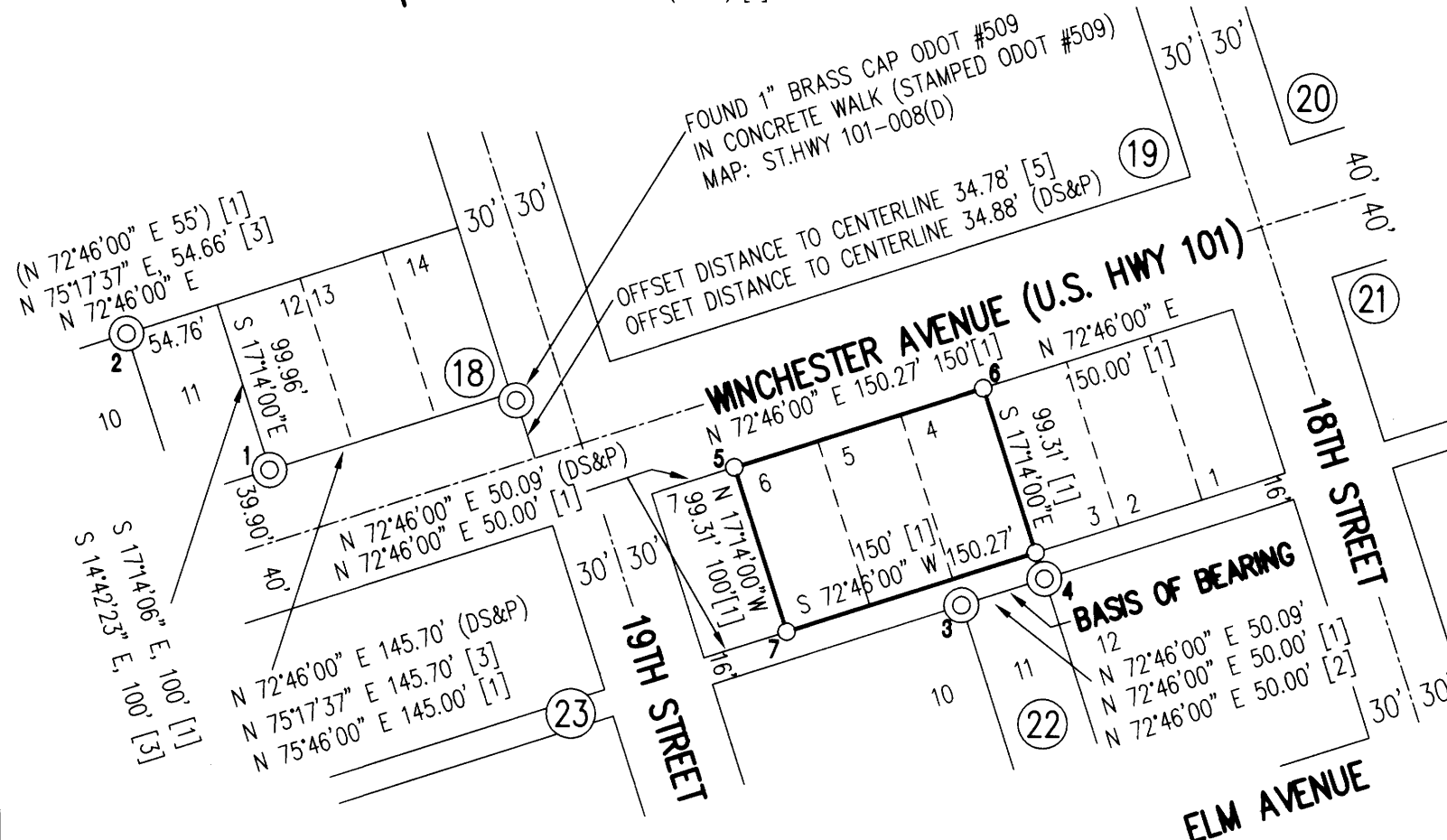
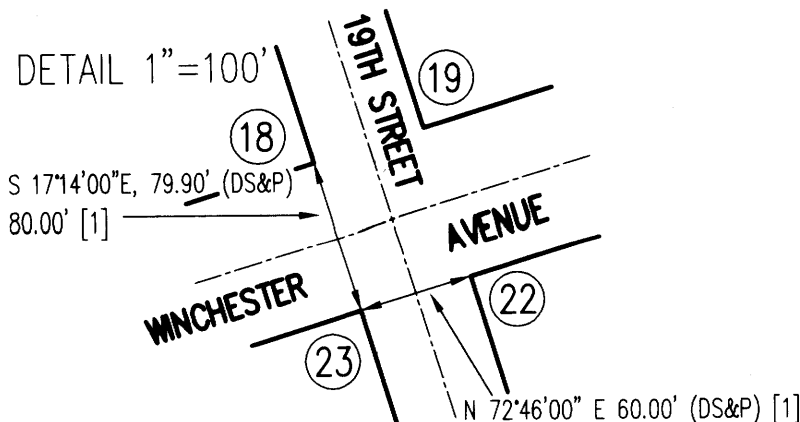
LEGEND & ABBREVIATIONS

- | | | | |
|---|--|---------|----------------------------|
| ⊙ | FOUND SURVEY MONUMENT
SIZE AND TYPE AS NOTED | (XX.XX) | PLAT RECORD VALUES |
| ○ | SET 5/8" X 30" IRON ROD
W/ORANGE PLASTIC CAP
STAMPED "LS 2128" | CALC | CALCULATED |
| ○ | SET 5/8" X 30" IRON ROD
W/ORANGE PLASTIC CAP
STAMPED "LS 2128" | W/YPC | WITH YELLOW PLASTIC CAP |
| | | B/CAP | BRASS CAP |
| | | [R&M] | RECORD AND MEASUREMENT |
| | | (DS&P) | DODGE SURVEYING & PLANNING |

NARRATIVE:

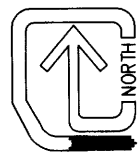
- THE BASIS OF BEARING BEING BETWEEN THE NORTHWEST AND THE NORTHEAST CORNERS OF LOT 11, BLK 22, PLAT OF REEDSPORT, PER SURVEY M155-79. THE BEARING BEING N 72°46'00" E, MATCHING THE PLAT VALUE OF N 72°46'00" E. RECORD DISTANCE BEING 50.00 FEET, I MEASURE THE DISTANCE AT 50.09 FEET.
- THE PURPOSE OF THE SURVEY BEING TO MARK AND IDENTIFY THE BOUNDARIES OF OWNERSHIP FOR THE CLIENT.
- REFERENCE SURVEYS:

[1] THE PLAT OF REEDSPORT	[4] CS# M 58-230-2
[2] CS M 155-79 (PHELPS)	[5] ODOT SURVEY 101-008 A-F
[3] PARTITION 2018-0009	
- INSTRUMENTS USED IN THIS SURVEY - LEICA S 1200 ROBOTIC TOTAL STATION, MAPPING BY ACAD CIVIL 3d. ALL WORK BY R.DODGE.
- THE CORNERS RECOVERED PER CS# M 155-79 AND PARTITION PLAT 2018-0009 WERE THE BASIS FOR THIS SURVEY, ALONG WITH STATE HIGHWAY SURVEY 101-008 A-F. PLAT BEARINGS WERE HELD IN ALL LINE LOCATIONS. THE CENTERLINE OF WINCHESTER AVENUE WAS ESTABLISHED HOLDING THE DIMENSION OF 34.78 FEET DISTANT FROM ODOT CONTROL POINT #509, PER 101-008. LOT WIDTHS WERE PROPORTIONED EAST/WEST HOLDING THE NORTHEAST CORNER OF LOT 11, BLOCK 22 AND THE SOUTHEAST CORNER OF LOT 11 BLOCK 18, ALL IN THE PLAT OF REEDSPORT. NO CORNERS WERE FOUND TO THE EAST.
- ALL BEARINGS AND DISTANCES SHOWN ARE TO TRUE POSITION.



CORNER NOTES:

- | | | | |
|---|---|---|---|
| 1 | FOUND 1" BRASS CAP FLUSH W/CONCRETE STAMPED "PLS 87955" PARTITION 2018-0009 | 5 | SET 6" MAG NAIL W/2" BRASS DISC [OFFSET CORNER] LOCATED 0.90' N 17°14'00" W, FROM TRUE POSITION STAMPED "DODGE SURVEYING & PLANNING PLS 2128" |
| 2 | FOUND 1" BRASS CAP FLUSH W/PAVEMENT STAMPED "PLS 87955" PARTITION 2018-0009 | 6 | SET 6" MAG NAIL W/2" BRASS DISC STAMPED "DODGE SURVEYING & PLANNING PLS 2128" |
| 3 | FOUND 5/8" IRON ROD W/YPC - M 155-79 STAMPED "PHELPS LS 1289" | 7 | SET 5/8" IRON ROD W/OPC - PLS 2128 STAMPED "LS 2128" (2) OFFSET CORNERS
(1) LOCATED S 17°14'00" E, 1.00' FROM TRUE POSITION
(2) LOCATED N 72°46'00" E, 1.00' FROM TRUE POSITION
THE ACTUAL CORNER FALLS IN AN EXISTING WATER METER THE OFFSET CORNER TO THE EAST WAS CUT OFF HAVING A LENGTH OF 9" DUE TO AN EXISTING FOOTING. |
| 4 | FOUND 5/8" IRON ROD W/YPC - M 155-79 STAMPED "PHELPS LS 1289"
THIS SURVEY SETS THE SOUTHEAST CORNER OF LOT 4, N 17°14'00" W, 16.00' FROM POINT #4. | | |



REGISTERED PROFESSIONAL LAND SURVEYOR
Russ Dodge
OREGON
RUSS S. DODGE
EXPIRES 12/31/2020

PROPERTY SURVEY

LOTS 4 THRU 6, BLOCK 22 - PLAT OF REEDSPORT
NE 1/4 OF THE NW 1/4 SECTION 3 - T. 22 S. - R. 12 W., W.M.
DOUGLAS COUNTY, OREGON

DRAWN BY rd
SCALE: 1" = 100'
DATE: 01-16-19
DS&P P 18-37

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COOS BAY, OREGON 97420

FILE M175-13

MAP FILE M175-13