

MAP FILE M177-27

FILED  
 Date: 8-12-2020 By: DJ  
 This survey consists of:  
 Map: M177-27  
 Narrative:  
 Corner Rpt:  
 DOUGLAS COUNTY  
 SURVEYOR

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE BOUNDARY BETWEEN PARCEL 1 AND PARCEL 2 OF A MINOR LAND PARTITION RECORDED IN BOOK 6, PAGE 20 (M81-73), DOUGLAS COUNTY SURVEY RECORDS. MONUMENTS OF RECORD PER SAID M81-73 AND O.S.H.D. DRAWING NO. 10C-50-19 WERE TIED AND HELD AS SHOWN.

THE WESTERLY RIGHT-OF-WAY OF NORTHEAST STEPHENS STREET WAS ESTABLISHED BETWEEN FOUND MONUMENTS USING RECORD INFORMATION PER SAID M81-73 AND O.S.H.D. DRAWING NO. 10C-50-19. CENTERLINE WAS FIRST CALCULATED USING RECORD INFORMATION AND THEN OFFSET RECORD DISTANCE. SAID OFFSET SPIRAL WAS THEN SCALED TO FIT BETWEEN FOUND MONUMENTS. THE SOUTHEAST CORNER OF THE TRACT WAS CALCULATED BY HOLDING RECORD DISTANCE FROM THE MONUMENT FOUND AT STATION 2485+75.99 PER M81-73.

THE REMAINDER OF THE SOUTHEAST PORTION OF THE BOUNDARY WAS CALCULATED BY PROPORTIONING BETWEEN SAID SOUTHEAST CORNER AND THE 1 1/2" IRON PIPE FOUND PER M81-73.

THE SOUTHWEST CORNER WAS CALCULATED BY HOLDING THE BEARING ON THE SOUTH LINE AND PROJECTING IT WEST RECORD DISTANCE PER M81-73.

THE NORTHWEST CORNER OF UNIT 2 WAS RE-ESTABLISHED USING RECORD DISTANCE FROM THE NORTHEAST CORNER AS SHOWN.

MONUMENTS WERE THEN SET TO ADJUST THE BOUNDARY AS SHOWN.

THIS SURVEY WAS PERFORMED BY JEREMY LEONARD AND DARRELL JONES USING TOPCON GPS AND DATA COLLECTION EQUIPMENT. OFFICE CALCULATIONS AND DRAFTING WERE PERFORMED BY DEREK FEIGEL.

LINE TABLE		
LINE	COURSE	
1	S00°34'38"E 15.74'	(S00°24'00"E 15.72')
2	N89°47'08"W 46.57'	(N89°36'30"W 46.50')
3	S00°34'38"E 13.32'	(S00°24'00"E 13.30')
4	N89°53'05"E 207.79'	
5	S20°26'31"E 129.70'	(S19°48'00"E 129.70')
6	N89°05'46"E 7.86'	((7.71'))
7	N73°02'22"E 7.62'	((7.70'))
8	N65°21'59"E 7.75'	[N66°19'06"E 7.76']

CURVE TABLE				
CURVE	CHORD	RADIUS	CURVE LENGTH	DELTA
C1	S14°58'27"E 42.41'	759.20'	42.42'	03°12'04"
		((759.20'))		

**APPROVAL:**

*[Signature]* 08/12/2020  
 COMMUNITY DEVELOPMENT DIRECTOR DATE

**LEGEND**

- FOUND 1 1/2" IRON PIPE PER M.L.P. BK. 6, PG. 20 (M81-73) UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD W/ALUM. CAP PER O.S.H.D. DWG. NO. 10C-50-19
- ⊙ FOUND BRASS PLUG PER O.S.H.D. DWG. NO. 10C-50-19
- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "IE ENGINEERING"
- △ CALCULATED POINT
- ( ) RECORD INFORMATION PER M.L.P. BK. 6, PG. 20 (M81-73)
- (( )) RECORD INFORMATION PER O.S.H.D. DWG. NO. 10C-50-19
- [ ] RECORD INFORMATION PER M132-67

**BASIS OF BEARING:**

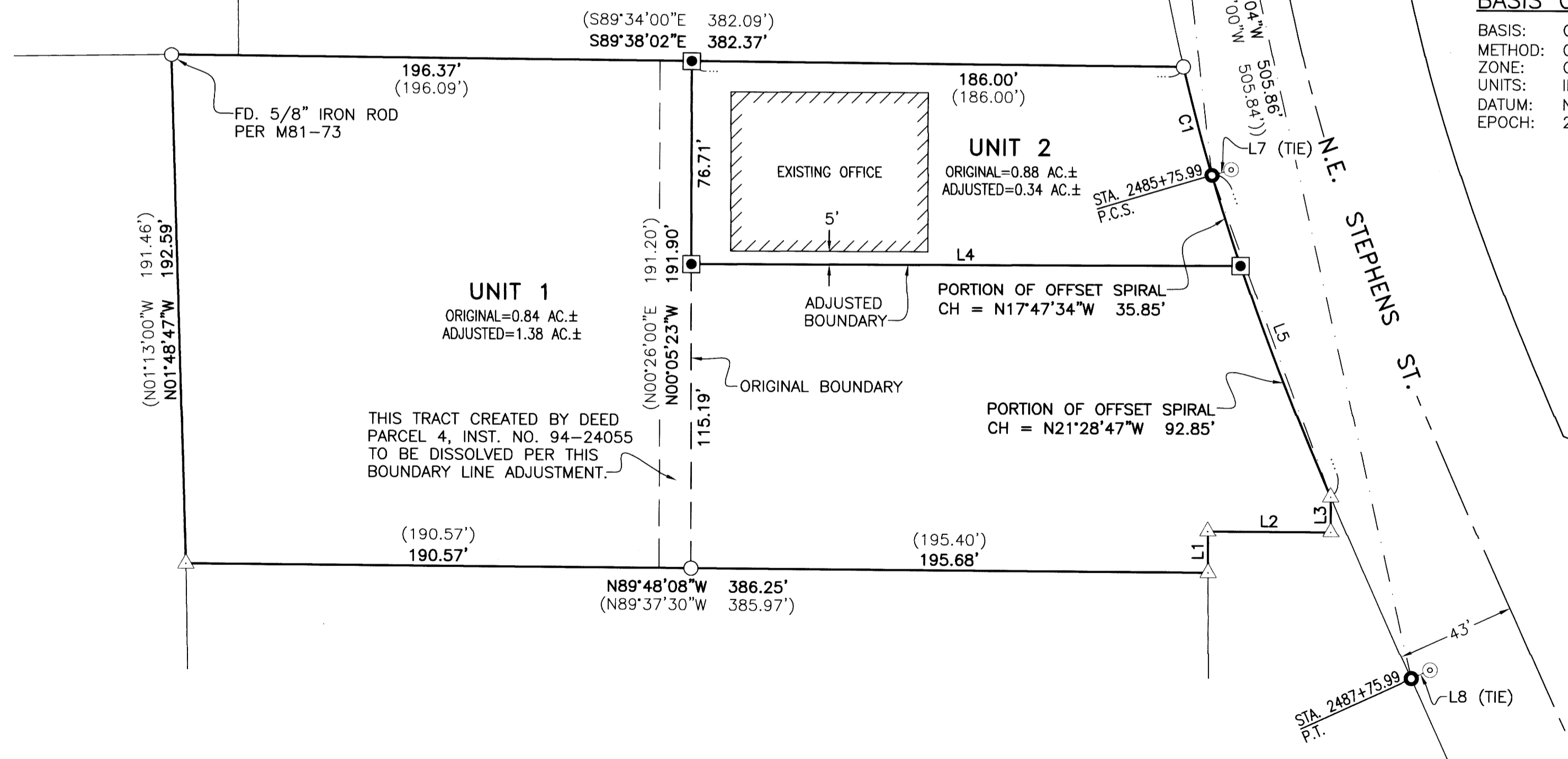
BASIS: O.C.R.S. (OREGON COORDINATE REFERENCE SYSTEM)  
 METHOD: O.R.G.N. (OREGON REAL-TIME GNSS NETWORK)  
 ZONE: COTTAGE GROVE - CANYONVILLE  
 UNITS: INTERNATIONAL FEET  
 DATUM: NAD 83 (2011)  
 EPOCH: 2010

COMMUNITY DEVELOPMENT DEPARTMENT  
 FILE NO. BLA-19-006

ADJUSTMENT RECORDED BY DEED  
 REFERENCE NO. 2020-7582

**NOTES:**

1. THE SUBJECT TRACT IS ZONED C3 (GENERAL COMMERCIAL)
2. THIS TRACT WAS ONLY SURVEYED THOROUGHLY ENOUGH TO ADJUST THE BOUNDARY AS SHOWN. ACREAGE FOR UNIT 1 IS BASED ON DOUGLAS COUNTY ASSESSOR DATA.



MAP FILE M177-27

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

SURVEYED FOR:  
 LITHIA AUTO CENTER  
 P.O. BOX 968  
 ROSEBURG, OR 97470

PAGE: 1 OF 1  
 JOB NO: 2935-01\_T2.3  
 DATE: 8/6/2020

**BOUNDARY LINE ADJUSTMENT**  
 LYING IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 27 SOUTH,  
 RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

0' 20' 40' 80'  
 SCALE: 1" = 40'

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*[Signature]*  
 OREGON  
 JULY 10, 2018  
 DEREK ALLEN FEIGEL  
 77555

EXPIRES: 12/31/21