

MAP FILE M177-74

FILED
Date: 1-13-2021 By: *Di*
This survey consists of:
Map: M177-74
Narrative:
Corner Rept.:
DOUGLAS COUNTY SURVEYOR

NOTE: FROM POINT "A", FOUND 3/8" ID STEEL TUBE AT THE SE CORNER OF LOT 6, BLOCK 2 OF WAITE'S ADDITION TO THE CITY OF ROSEBURG BEARS N 28°58'46" W 544.24'

NORTH LINE LOT 15= EASTERLY EXTENSION OF THE SOUTH LINE OF BROCKWAY STREET PER PLAT DIMENSIONS BUT NO MONUMENTATION WAS FOUND TO ACCURATELY ESTABLISH THIS LINE.

UNIT 1
ORIGINAL AREA= 0.14 AC. +/-
ADJUSTED AREA= 0.14 AC. +/-

UNIT 2
ORIGINAL AREA= 0.10 AC. +/-
ADJUSTED AREA= 0.10 AC. +/-

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARIES OF THE SUBJECT PROPERTIES AS SHOWN. CENTERLINE MONUMENTS IN JACKSON STREET WERE TIED AND USED AS A BASE OF BEARING PER VOLUME 1, PAGE 43 OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON. THE CENTERLINE OF ORCUTT AVENUE WAS CREATED BY SPLITTING THE EXISTING CURBS. THIS RESULTED IN AN ANGLE OFF OF THE JACKSON STREET CENTERLINE OF 90°17'56" AS SHOWN. ORIGINAL RECORD PER WAITE'S ADDITION OF 90°, LATER BEING SHOWN AS 90°25' OFF OF THE CENTERLINE OF HAMILTON STREET PER CS FILE NO. 38/052. FINDING NO MONUMENTATION IN THE AREA, THE CENTERLINE OF JACKSON STREET WAS OFFSET 25 FEET FOR THE WESTERN BOUNDARY OF LOTS 15 AND 16 WITH THE NORTHERLY AND SOUTHERLY BOUNDARIES BEING HELD PARALLEL TO ORCUTT AVENUE. MONUMENTS SET FOR THE ADJUSTED BOUNDARY ARE MEANT TO MARK THE ADJUSTED BOUNDARY ONLY AND ARE NOT MEANT TO MARK ACTUAL PROPERTY CORNERS. SOME MONUMENTATION EXISTS ALONG HAMILTON STREET BUT NONE OF THE SURVEYS THAT FOUND OR SET THESE MONUMENTS EXTEND TO ORCUTT OR TIE TO THE REST OF BLOCK 9.

N 28°00'00" E 238.77' (N 28° E 240')

CL SOUTH JACKSON STREET 50' R/W

CL HAYNES STREET 50' R/W

BASE OF BEARING PER WAITE'S ADDITION TO THE CITY OF ROSEBURG
S 28°00'00" W 738.60' (S 28° W 740')

CL ROBERTS STREET 50' R/W

ZONE: MR14

WARRANTY DEED SELLING ADJUSTED UNIT 1
RECORDED AS INSTRUMENT NO. 2020-002717

TRUST DEED ON ADJUSTED UNIT 2
RECORDED PER INST. NO. 2020-002705

FIELD CREW: NEIL HIBBS, SCOTT THOMPSON
EQUIPMENT: NIKON DTM-522 TOTAL STATION
OFFICE: NEIL HIBBS
DRAFTING: NEIL HIBBS

LEGEND

- FOUND BRASS CAP
- FOUND 5/8" IRON ROD
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- △ CALCULATED POSITION
- () RECORD PER WAITE'S ADDITION TO THE CITY OF ROSEBURG - VOL. 1, PG. 43

John Crane 1/11/2021
COMMUNITY DEVELOPMENT DIRECTOR DATE

PLANNING DEPT. FILE NO. BLA-19-007

BOUNDARY LINE ADJUSTMENT

LYING IN THE SE 1/4 OF SEC. 24, T27S, R6W
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:
RANDY GREENE
1230 SE CASS AVE.
ROSEBURG, OR. 97470-3903

SURVEYOR:
NEIL HIBBS LAND SURVEYING, INC
4728 LOOKINGGLASS RD.
ROSEBURG, OR. 97471
PHONE: 541-957-9303
FAX: 541-957-9306
E-MAIL: neil@hibbsland.com

REGISTERED PROFESSIONAL LAND SURVEYOR

F. Neil Hibbs
OREGON
JANUARY 12, 1989
F. NEIL HIBBS
52989

EXPIRATION DATE
6/30/2021

DWG SCALE: 1"= 30' JOB NO.: 2400-01 DATE: JUNE 2020 PAGE 1 OF 1