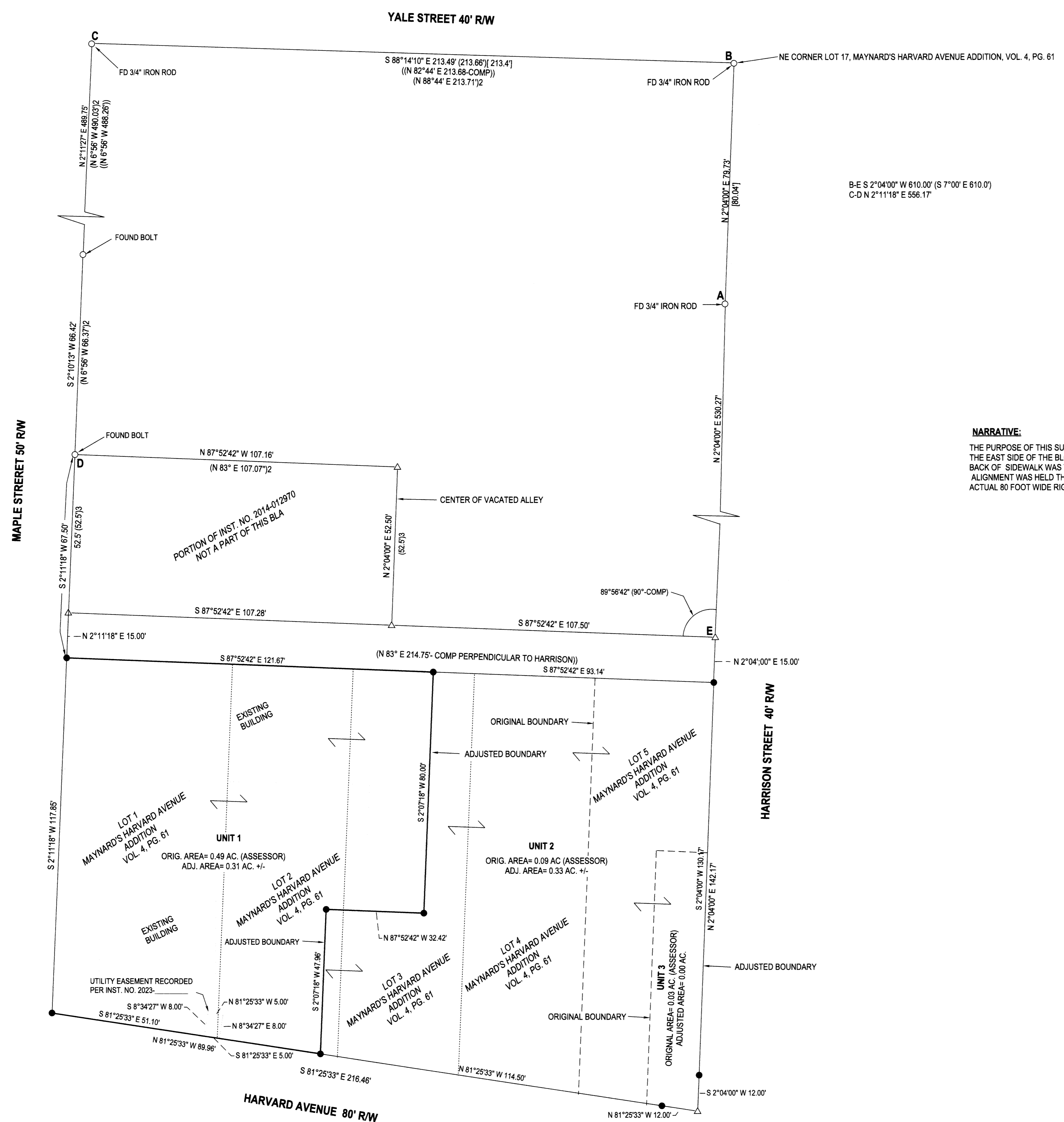
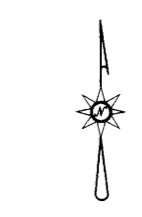


MAP FILE M17B-68



NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARIES OF THE SUBJECT PROPERTIES AS SHOWN. THE WEST SIDE OF THE BLOCK WAS HELD TO LINE "C-D" WHILE THE EAST SIDE OF THE BLOCK WAS HELD TO LINE "A-B". POINT "E" WAS CALCULATED BY EXTENDING LINE EASTERLY FROM "F", PERPENDICULAR TO LINE "B-A", ON LINE "B-A". BACK OF SIDEWALK WAS TIED ON BOTH SIDES OF HARVARD AVENUE THROUGH A SECTION THAT WENT A FEW HUNDRED FEET EITHER SIDE OF THE SUBJECT PROPERTY. AN ALIGNMENT WAS HELD THAT GAVE THE BEST FIT THROUGH THIS SECTION AT AN 80.00 FOOT RIGHT-OF-WAY WIDTH FROM BACK OF WALK THROUGH BACK OF WALK. WITH THE ACTUAL 80 FOOT WIDE RIGHT-OF-WAY NOT BEING MONUMENTED, THIS WAS THE BEST THAT WE COULD DO.



LEGEND

- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- △ CALCULATED POSITION
- () RECORD PER MAYNARD'S HARVARD AVENUE ADDITION, VOL. 4, PG. 61
- [] RECORD PER M18-47
- (1) RECORD PER M20-50
- (2) RECORD PER M27-56
- (3) RECORD PER INST. 2014-12970
- FIELD CREW: NEIL HIBBS, KADIN BAKER
- EQUIPMENT: NIKON NPL-322x2" TOTAL STATION, TRIMBLE R10 BASE & RECEIVER
- OFFICE: NEIL HIBBS
- DRAFTING: NEIL HIBBS
- RESTRICTIVE COVENANT RECORDED AS INSTRUMENT NO. 2022-010446 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON

PROPERTY ZONING: C3

[Signature]
 CITY OF ROSEBURG COMMUNITY DEVELOPMENT DIRECTOR

9/21/2023
 DATE

PLANNING DEPT. FILE NO. BLA-21-016

BOUNDARY LINE ADJUSTMENT
 LYING IN THE SW 1/4 OF SEC. 13, T27S, R6W
 WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT: 1030 HARVARD LLC 131 TEAL LN. ROSEBURG, OR. 97471	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 4733 LOCKWOOD AVE. #20 ROSEBURG, OR. 97471 PHONE: 541-857-6903 FAX: 541-857-3395 E-MAIL: neilhibbs@landsurveying.com	REGISTERED PROFESSIONAL LAND SURVEYOR [Signature] OREGON JANUARY 13, 1999 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2025
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DWG SCALE: 1"= 20' JOB NO.: 2674-01 DATE: SEPTEMBER 2023 PAGE 1 OF 1

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