

MAP FILE M179-3

FILED
 Date: 2-23-2021 By: SC
 This survey consists of:
 Map: M179-3
 Narrative: _____
 Corner Rpt: _____

DOUGLAS COUNTY
 SURVEYOR

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH AND MONUMENT THE CORNERS OF LOT 12 AND THE SOUTH 15-FEET OF LOT 19, BLOCK 1, RESUBDIVISION OF FIRST SUBDIVISION OF CLOVERDALE ADDITION TO ROSEBURG, AS RECORDED IN VOLUME 11, PAGES 59, 60 & 61, DOUGLAS COUNTY PLAT RECORDS. THE MAJORITY OF MONUMENTS OF RECORD PER SAID SUBDIVISION WERE FOUND AS SHOWN AND FIT WELL WITH RECORD BEARINGS AND DISTANCES, WITH THE EXCEPTION OF THE TWO FOUND ALONG ALAMEDA AVENUE. DISTANCES ALONG THE EAST AND WEST LINES OF THE LOTS WERE FOUND TO BE SUBSTANTIALLY LONGER THAN RECORD. I HELD THESE MONUMENTS FOR THE WEST LINE OF LOT 12 AND THE EAST LINES OF BOTH LOT 12 AND LOT 19, BUT DO NOT CONSIDER THEM TO MARK THE OFFICIAL RIGHT-OF-WAY. THE PURPOSE OF THIS SURVEY WAS NOT TO ESTABLISH THE NORTHWESTERLY RIGHT-OF-WAY FOR ALAMEDA AVENUE, THUS MONUMENTS WERE NOT SEARCHED FOR ON THE SOUTHEASTERLY SIDE OF THE STREET. I CALCULATED THE SOUTHEAST CORNER OF LOT 19 BY PROJECTING THE BEARING FOUND BETWEEN MONUMENTS AT THE NORTHWEST AND NORTHEAST CORNER OF THE LOT FROM THE MONUMENT FOUND AT THE SOUTHWEST CORNER OF THE LOT. SAID SOUTH LINE WAS THEN OFFSET 15-FEET PER INSTRUMENT NUMBER 93-02765 TO ESTABLISH THE NORTH LOT OF MY CLIENT'S TRACT.

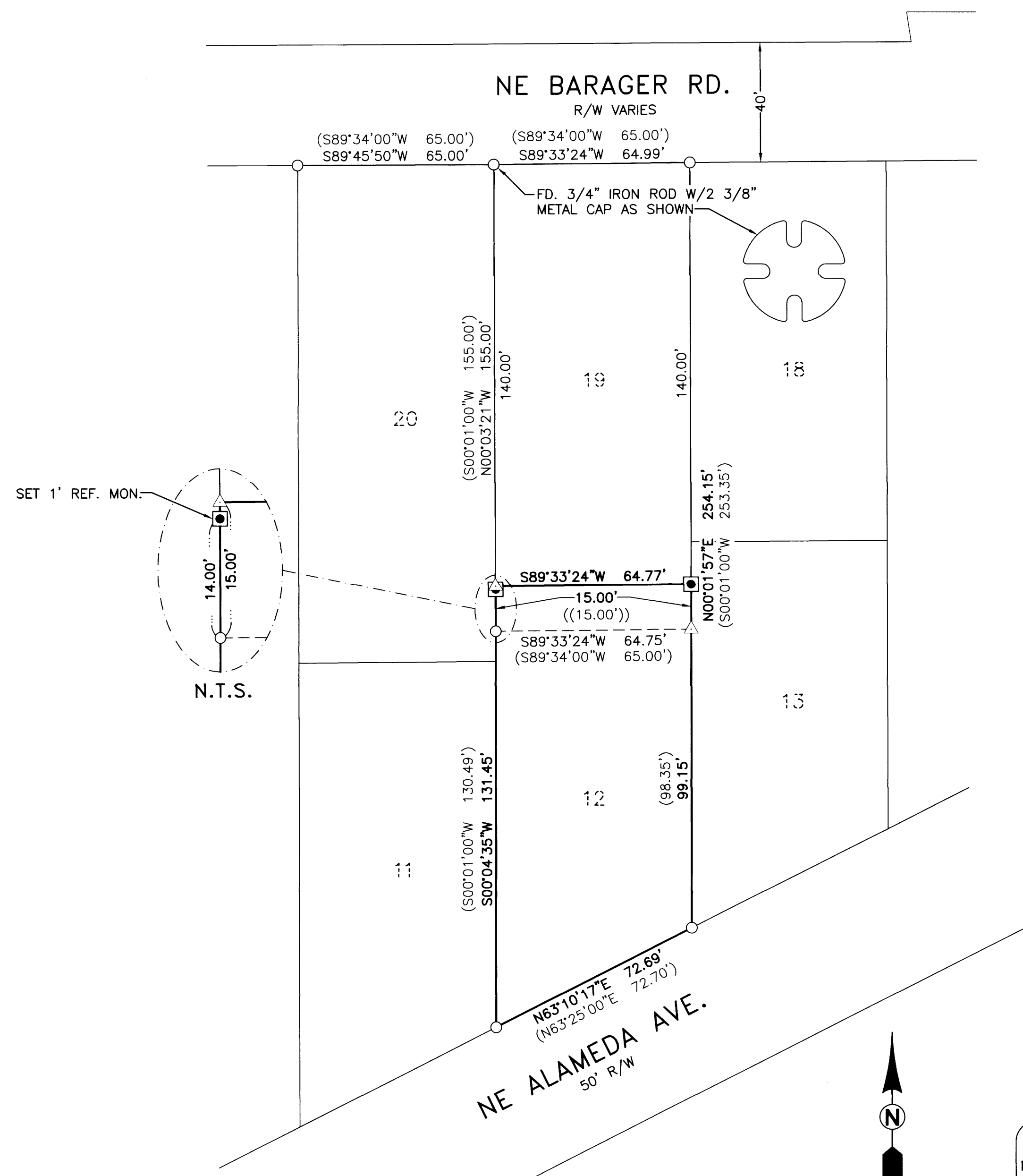
THIS SURVEY WAS PERFORMED BY JEREMY LEONARD AND RENDEN HEICHEL USING A COMBINATION OF TOPCON GPS, TOTAL STATION AND DATA COLLECTION EQUIPMENT. OFFICE CALCULATIONS AND DRAFTING WERE PERFORMED BY DEREK FEIGEL.

LEGEND

- FD. 3/4" IRON ROD PER RESUBDIVISION OF FIRST SUBDIVISION OF CLOVERDALE ADDITION TO ROSEBURG (VOL. 11, PG. 61) UNLESS OTHERWISE NOTED
- △ CALCULATED POINT
- SET 5/8" X 30" IRON ROD W/YELLOW PLASTIC CAP STAMPED "IE ENGINEERING"
- () RECORD PER RESUBDIVISION OF FIRST SUBDIVISION OF CLOVERDALE ADDITION TO ROSEBURG (VOL. 11, PG. 61)
- (()) RECORD PER INSTRUMENT NO. 93-02765

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



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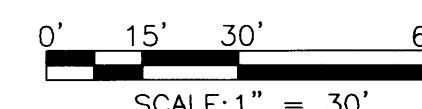
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SURVEYED FOR:
 WALTER WHITE
 1072 NE ALAMEDA AVE.
 ROSEBURG, OR 97470

PAGE: 1 OF 1
 JOB NO: 3081-01
 DATE: 2/23/2021

RECORD OF SURVEY

LYING IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 27 SOUTH,
 RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Derek Feigel

OREGON
 JULY 10, 2018
 DEREK ALLEN FEIGEL
 77556

EXPIRES: 12/31/21