

FILED
 Date: 12-10-2021 By: [Signature]
 This survey consists of:
 Map: M180-25
 Narrative:
 Corner Rpt:

DOUGLAS COUNTY
 SURVEYOR

MAP FILE M180-25

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ADJUST AND MONUMENT THE CORNERS OF LOTS 88-90, ROSE VILLAGE FIRST P.U.D., PHASE 1A AS RECORDED IN VOLUME 23, PAGE 31, OFFICIAL PLAT RECORDS OF THE DOUGLAS COUNTY SURVEYOR'S OFFICE.

MONUMENTS OF RECORD PER SAID ROSE VILLAGE FIRST P.U.D., PHASE 1A WERE FOUND, TIED AND HELD AS SHOWN.

THE ANGLE POINT ON THE NORTH BOUNDARY OF LOT 90 WAS CALCULATED BY PROJECTION & RECORD DISTANCE. THE NORTHWEST CORNER OF LOT 90 WAS THEN CALCULATED BY DISTANCE-DISTANCE INTERSECTION FROM THE ANGLE POINT & THE SOUTHWEST CORNER OF THE LOT.

THE NORTHEAST CORNER OF LOT 88 WAS CALCULATED BY USING RECORD ANGLE & DISTANCE ON THE NORTH BOUNDARY OF THE SUBDIVISION. THE SOUTHWEST CORNER OF LOT 88 WAS CALCULATED BY DISTANCE-DISTANCE INTERSECTION FROM THE NORTHEAST CORNER & SOUTHWEST CORNER OF THE LOT.

MONUMENTS WERE THEN SET TO DELINEATE THE NEW CORNERS AS SHOWN.

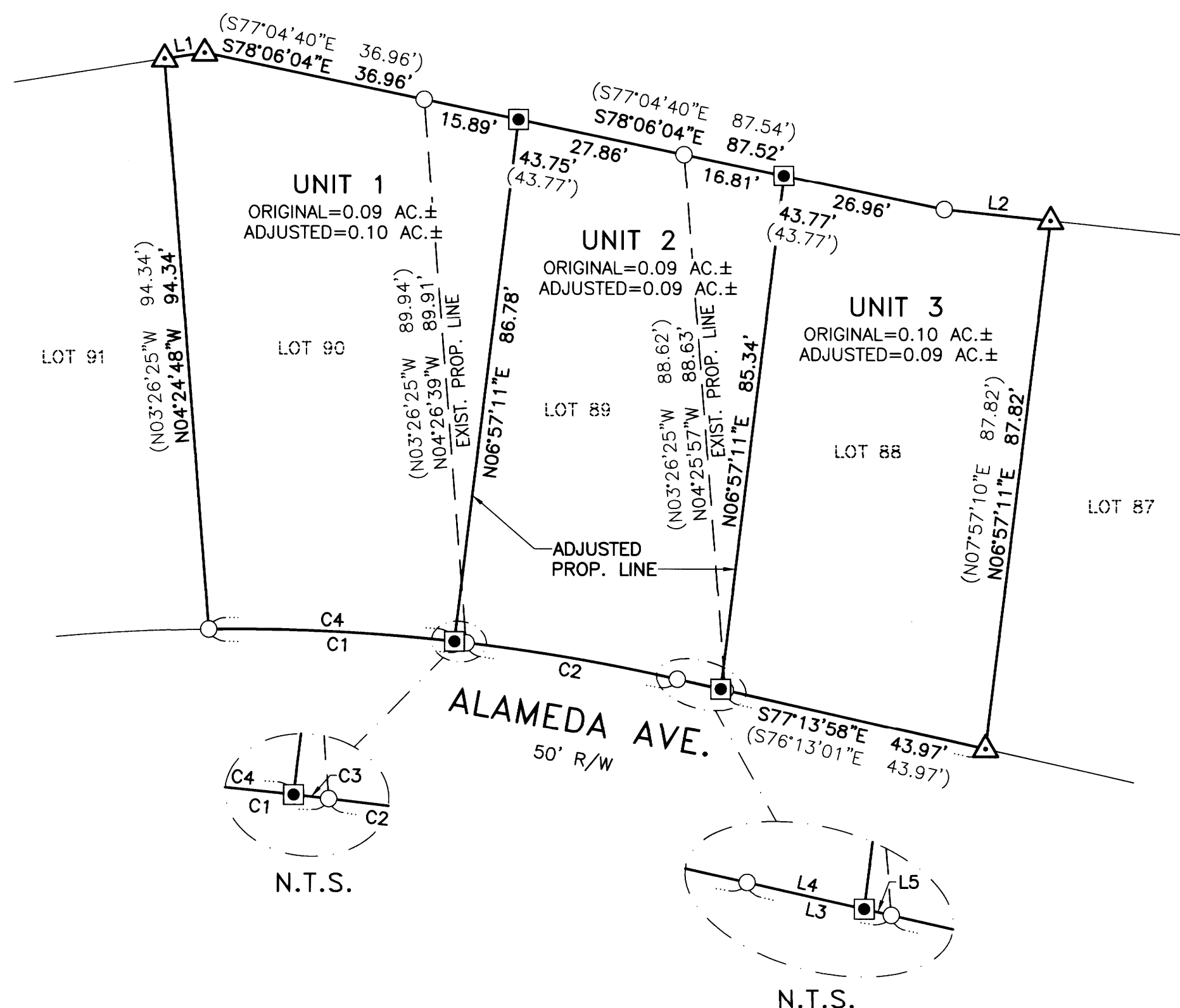
THIS SURVEY WAS PERFORMED BY JEREMY LEONARD & RENDEN HEICHEL USING TOPCON TOTAL STATION & DATA COLLECTION EQUIPMENT. OFFICE CALCULATIONS & DRAFTING WERE PERFORMED BY BRENT KNAPP.

RECORDING:

ADJUSTMENT RECORDED BY RESTRICTIVE COVENANT INSTRUMENT NUMBER 2021-21388, DOUGLAS COUNTY CLERK'S RECORDS.

COMMUNITY DEVELOPMENT DEPT. FILE NO.: BLA-21-007

ZONING: R10 (LOW DENSITY RESIDENTIAL)



LEGEND

- FOUND 5/8" IRON ROD PER ROSE VILLAGE FIRST P.U.D., PHASE 1A (VOLUME 23, PAGE 31)
- ◻ SET 5/8" X 30" IRON ROD W/YELLOW PLASTIC CAP STAMPED "IE ENGINEERING"
- △ CALCULATED POINT
- () RECORD INFORMATION PER ROSE VILLAGE FIRST P.U.D., PHASE 1A (VOLUME 23, PAGE 31)

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

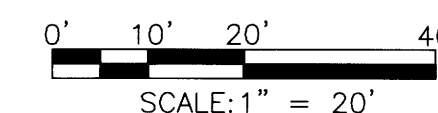
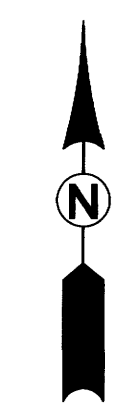
APPROVAL:

[Signature]
 COMMUNITY DEVELOPMENT DIRECTOR

11/0/21
 DATE

CURVE TABLE					
CURVE	CHORD	RADIUS	CURVE LENGTH	DELTA	
C1	N87°04'56"W 42.41' (N86°10'21"W 42.34')	325.00' (325.00')	42.45' (42.37')	07°28'58" (07°28'11")	
C2	N80°18'55"W 35.28' (N79°19'38"W 35.27')	325.00' (325.00')	35.30' (35.29')	06°13'22" (06°13'15")	
C3	N83°30'42"W 1.94'	325.00'	1.94'	00°20'30"	
C4	N87°15'11"W 40.48'	325.00'	40.51'	07°08'28"	

LINE TABLE	
LINE	COURSE
1	N80°52'46"E 6.57' (N80°52'35"E 6.57')
2	S83°55'55"E 17.64' (S82°54'31"E 17.64')
3	S77°15'03"E 8.12' (S76°13'01"E 8.16')
4	S77°15'03"E 7.36'
5	S77°15'03"E 0.76'



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 NOVEMBER 10, 2010
 BRENT H. KNAPP
 81116

06/30/2023



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

SURVEYED FOR:
 ROSE VILLAGE LLC
 1572 ROCKY RIDGE DR.
 ROSEBURG, OR 97470

PAGE: 1 OF 1
 JOB NO: 144-14_T1
 DATE: 11/02/2021

PROPERTY LINE ADJUSTMENT

LOCATED IN THE S.E. 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH,
 RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

MAP FILE M180-25