

MAP OF SURVEY

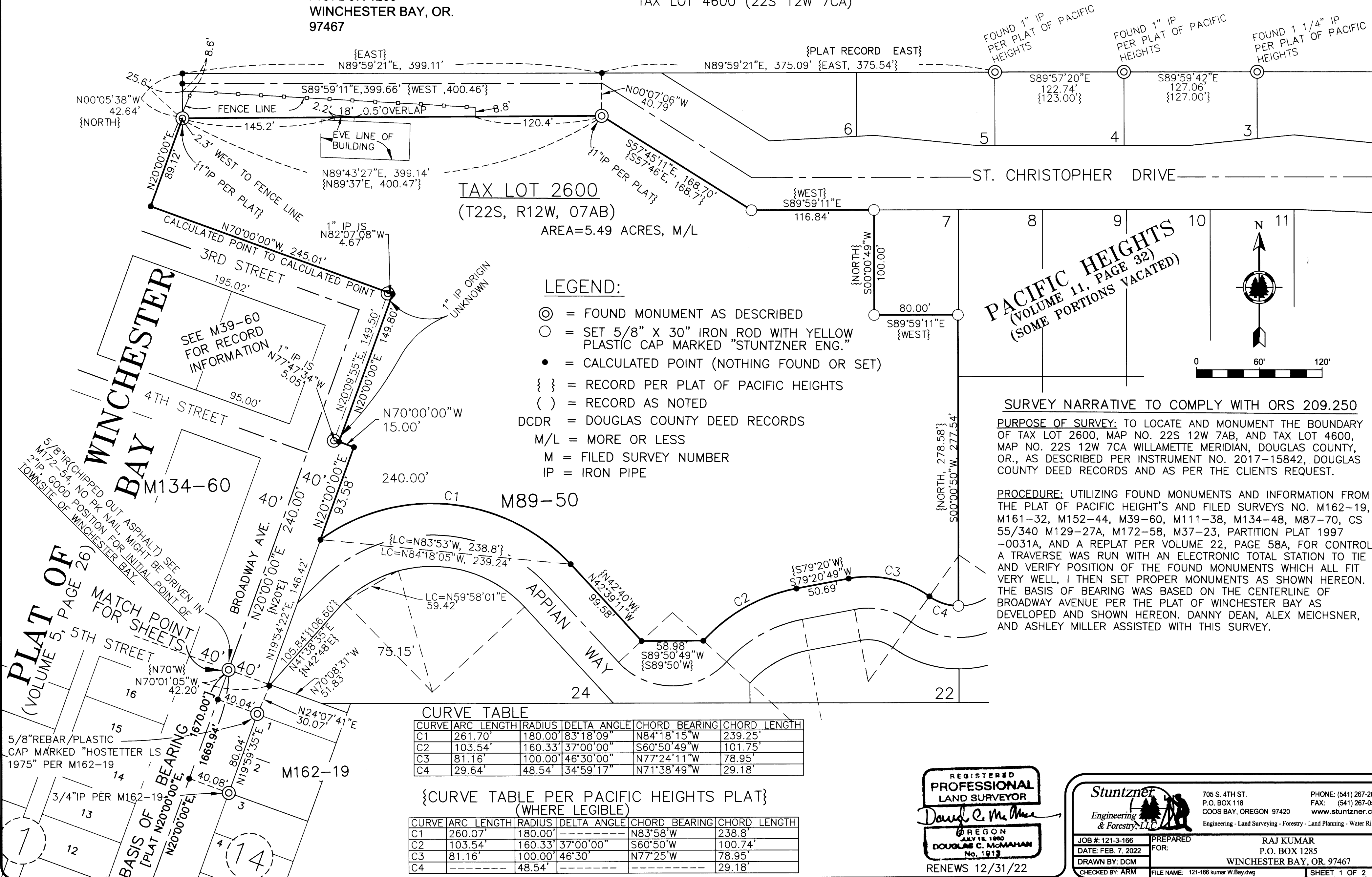
LOCATED IN:

THE NW 1/4 OF THE NE 1/4 SECTION 7, T22S, R12W, AND
THE NE 1/4 OF THE SW 1/4 SECTION 7, T22S, R12W,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OR
TAX LOT 2600 (22S 12W 7AB) AND
TAX LOT 4600 (22S 12W 7CA)

SURVEY FOR:
RAJ KUMAR
P.O. BOX 1285
WINCHESTER BAY, OR.
97467

FILED
Date: 2-17-2022 By: DO
This survey consists of:
Map: M180-45 A&B
Narrative:
Corner Rpt:
DOUGLAS COUNTY
SURVEYOR

MAP FILE M180-45A

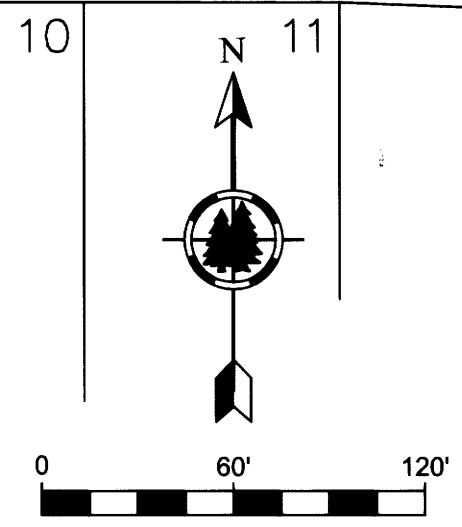


TAX LOT 2600
(T22S, R12W, 07AB)
AREA=5.49 ACRES, M/L

LEGEND:

- ⊙ = FOUND MONUMENT AS DESCRIBED
- = SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "STUNTZNER ENG."
- = CALCULATED POINT (NOTHING FOUND OR SET)
- { } = RECORD PER PLAT OF PACIFIC HEIGHTS
- () = RECORD AS NOTED
- DCDR = DOUGLAS COUNTY DEED RECORDS
- M/L = MORE OR LESS
- M = FILED SURVEY NUMBER
- IP = IRON PIPE

PACIFIC HEIGHTS
(VOLUME 11, PAGE 32)
(SOME PORTIONS VACATED)



SURVEY NARRATIVE TO COMPLY WITH ORS 209.250
PURPOSE OF SURVEY: TO LOCATE AND MONUMENT THE BOUNDARY OF TAX LOT 2600, MAP NO. 22S 12W 7AB, AND TAX LOT 4600, MAP NO. 22S 12W 7CA WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OR., AS DESCRIBED PER INSTRUMENT NO. 2017-15842, DOUGLAS COUNTY DEED RECORDS AND AS PER THE CLIENTS REQUEST.

PROCEDURE: UTILIZING FOUND MONUMENTS AND INFORMATION FROM THE PLAT OF PACIFIC HEIGHTS AND FILED SURVEYS NO. M162-19, M161-32, M152-44, M39-60, M111-38, M134-48, M87-70, CS 55/340 M129-27A, M172-58, M37-23, PARTITION PLAT 1997-0031A, AND A REPLAT PER VOLUME 22, PAGE 58A, FOR CONTROL, A TRAVERSE WAS RUN WITH AN ELECTRONIC TOTAL STATION TO TIE AND VERIFY POSITION OF THE FOUND MONUMENTS WHICH ALL FIT VERY WELL, I THEN SET PROPER MONUMENTS AS SHOWN HEREON. THE BASIS OF BEARING WAS BASED ON THE CENTERLINE OF BROADWAY AVENUE PER THE PLAT OF WINCHESTER BAY AS DEVELOPED AND SHOWN HEREON. DANNY DEAN, ALEX MEICHSNER, AND ASHLEY MILLER ASSISTED WITH THIS SURVEY.

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	261.70'	180.00'	83°18'09"	N84°18'15"W	239.25'
C2	103.54'	160.33'	37°00'00"	S60°50'49"W	101.75'
C3	81.16'	100.00'	46°30'00"	N77°24'11"W	78.95'
C4	29.64'	48.54'	34°59'17"	N71°38'49"W	29.18'

{ CURVE TABLE PER PACIFIC HEIGHTS PLAT }
(WHERE LEGIBLE)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	260.07'	180.00'	83°18'09"	N83°58'W	238.8'
C2	103.54'	160.33'	37°00'00"	S60°50'W	100.74'
C3	81.16'	100.00'	46°30'	N77°25'W	78.95'
C4	29.64'	48.54'	34°59'17"	-----	29.18'

REGISTERED
PROFESSIONAL
LAND SURVEYOR
David C. McNamee
OREGON
JULY 18, 1980
DOUGLAS C. McNAHAN
No. 1913
RENEWS 12/31/22

Stuntzner
Engineering & Forestry, LLC
705 S. 4TH ST.
P.O. BOX 118
COOS BAY, OREGON 97420
PHONE: (541) 267-2872
FAX: (541) 267-0588
www.stuntzner.com
Engineering - Land Surveying - Forestry - Land Planning - Water Rights

JOB #: 121-3-166
DATE: FEB. 7, 2022
DRAWN BY: DCM
CHECKED BY: ARM

PREPARED FOR:
RAJ KUMAR
P.O. BOX 1285
WINCHESTER BAY, OR. 97467

FILE NAME: 121-166 kumar W.Bay.dwg
SHEET 1 OF 2

MAP FILE M180-45A

MAP OF SURVEY

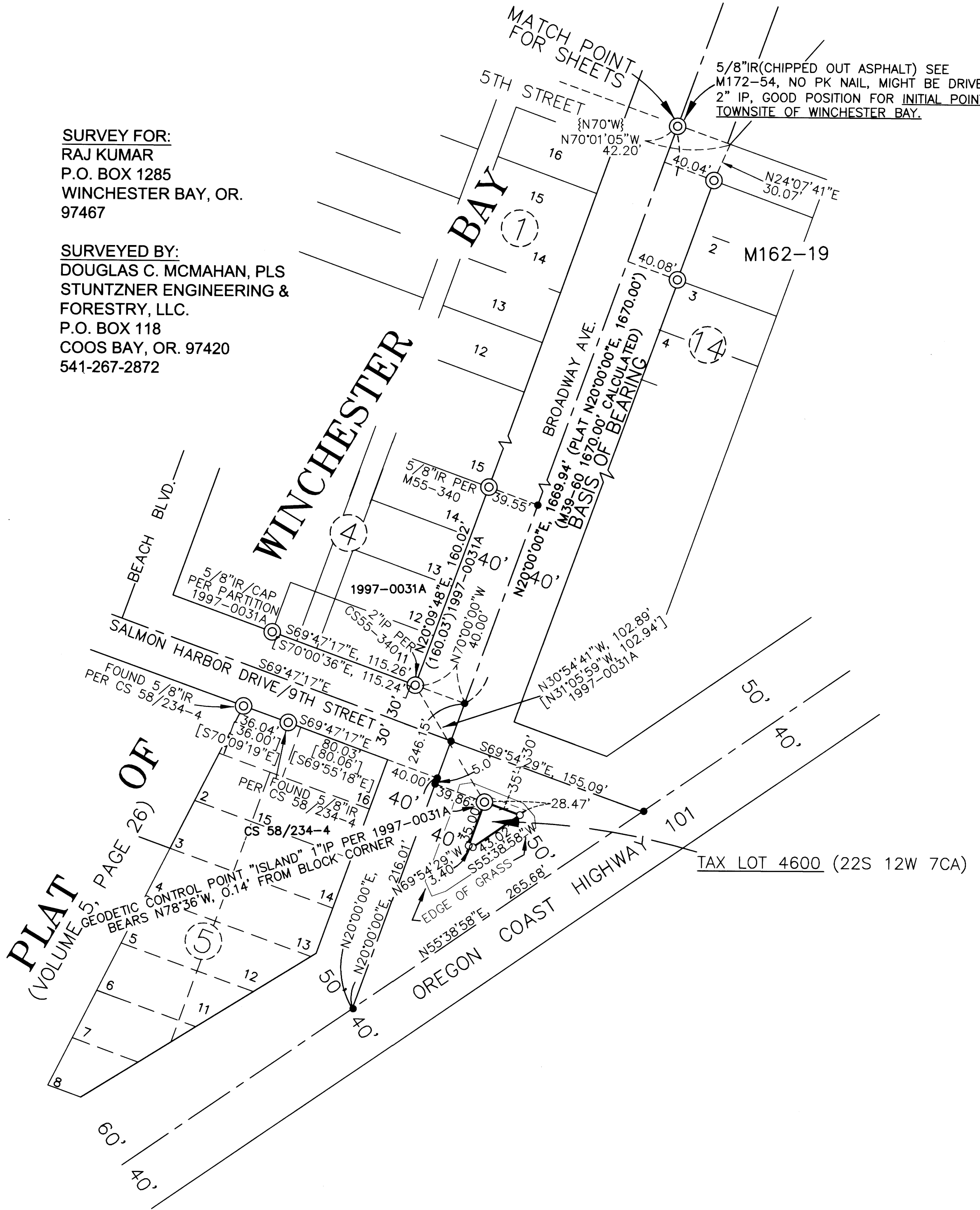
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FILED
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 DOUGLAS COUNTY
 SURVEYOR

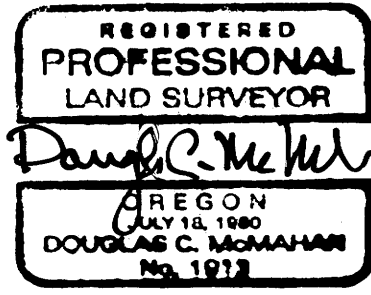
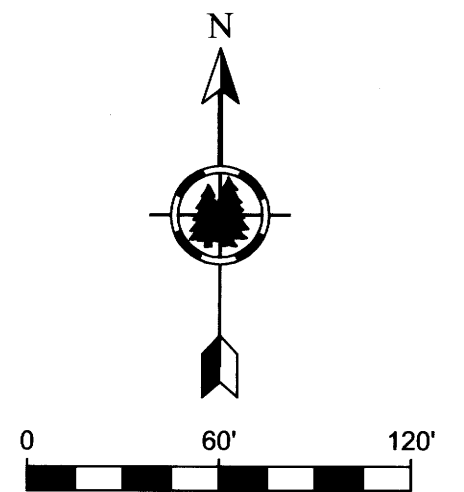
SURVEY FOR:
 RAJ KUMAR
 P.O. BOX 1285
 WINCHESTER BAY, OR.
 97467

SURVEYED BY:
 DOUGLAS C. MCMAHAN, PLS
 STUNTZNER ENGINEERING &
 FORESTRY, LLC.
 P.O. BOX 118
 COOS BAY, OR. 97420
 541-267-2872



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DATE: FEB. 7, 2022	FOR:	P.O. BOX 1285	
DRAWN BY: DCM		WINCHESTER BAY, OR. 97467	
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