

BOUNDARY LINE ADJUSTMENT SURVEY OF LOTS 1-4 & PORTIONS OF LOTS 5-8, BLOCK 6 INCLUDING VACATED ALLEY OF NORTH PARK ADDITION TO THE CITY OF ROSEBURG, VOL. 2 PAGE 7.

IN THE SW1/4 SW1/4 SEC. 18 T. 27S. R.5W W.M.

CITY OF ROSEBURG, DOUGLAS COUNTY, OREGON - SEPTEMBER 2015

PLANNING FILE # BLA15-7

FILED

Date: 9-23-2015 By: *CS*

This survey consists of:

Map: M169-70

Narrative:

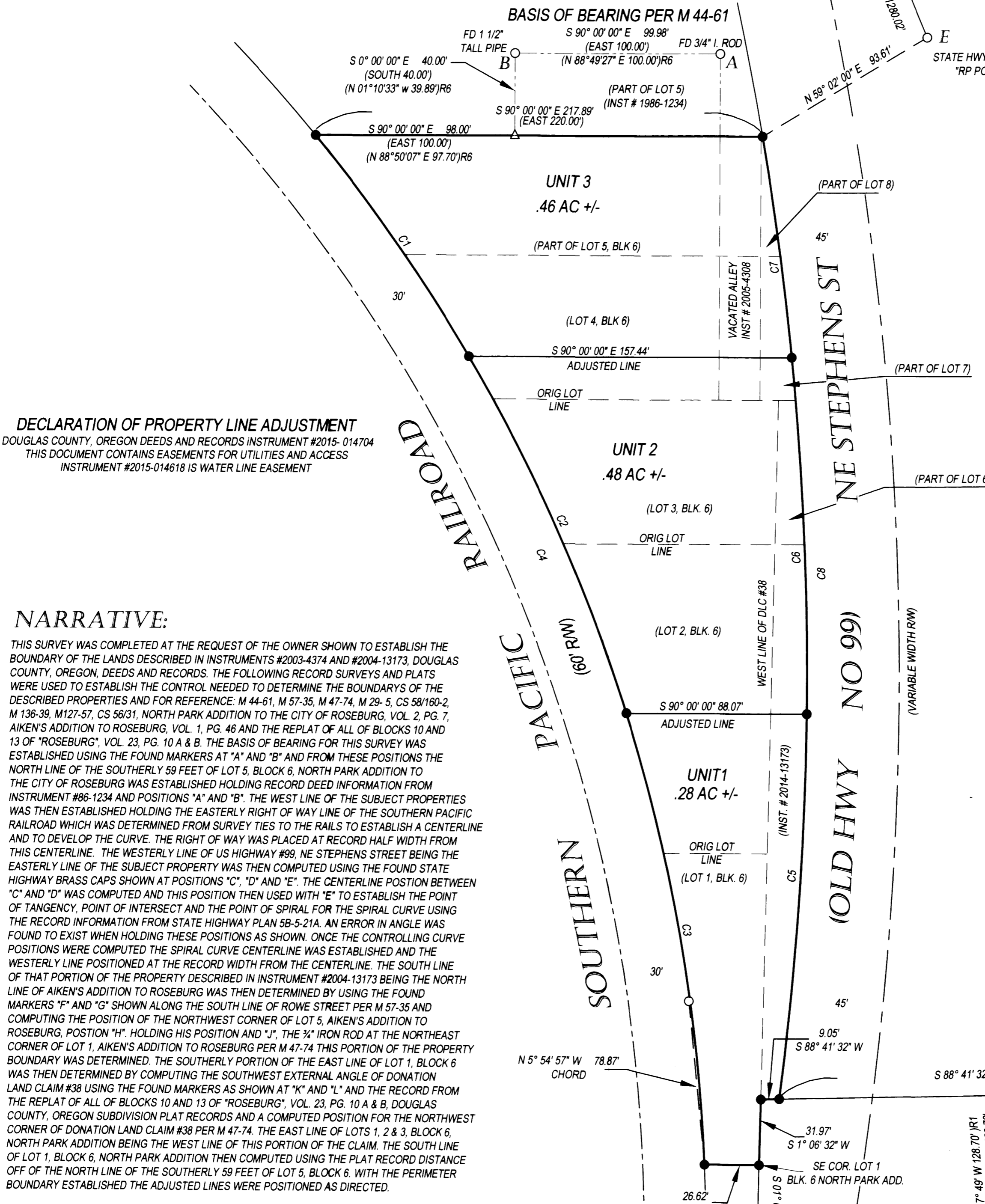
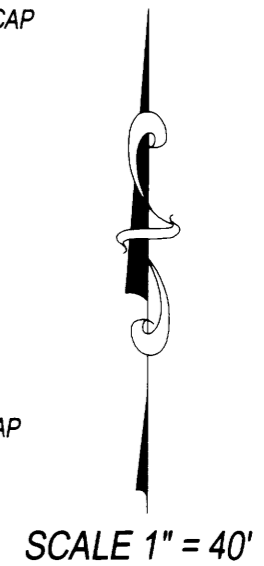
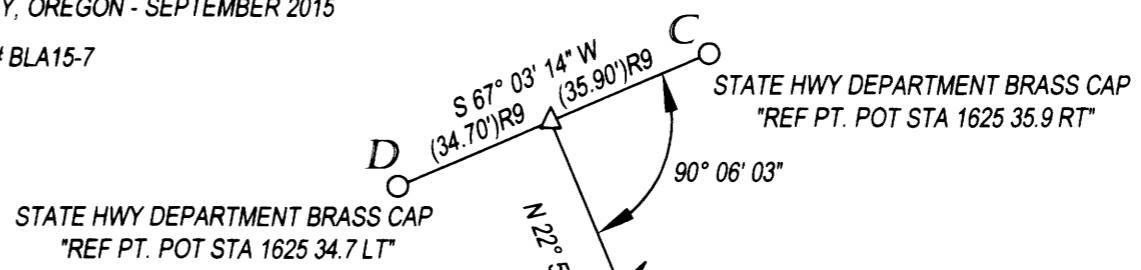
Corner Rpt:

DOUGLAS COUNTY
SURVEYOR

APPROVAL:

Britt
CITY OF ROSEBURG COMMUNITY DEVELOPMENT DIRECTOR

9/22/2015
DATE



(SPIRAL CURVE INFORMATION)R8
3° 30' C.L.
L = 52° 25'
Ts = 1058.7
500' Sp's
S = 8° 45'
a = 0.7

DECLARATION OF PROPERTY LINE ADJUSTMENT
DOUGLAS COUNTY, OREGON DEEDS AND RECORDS INSTRUMENT #2015-014704
THIS DOCUMENT CONTAINS EASEMENTS FOR UTILITIES AND ACCESS
INSTRUMENT #2015-014618 IS WATER LINE EASEMENT

NARRATIVE:

THIS SURVEY WAS COMPLETED AT THE REQUEST OF THE OWNER SHOWN TO ESTABLISH THE BOUNDARY OF THE LANDS DESCRIBED IN INSTRUMENTS #2003-4374 AND #2004-13173, DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS. THE FOLLOWING RECORD SURVEYS AND PLATS WERE USED TO ESTABLISH THE CONTROL NEEDED TO DETERMINE THE BOUNDARIES OF THE DESCRIBED PROPERTIES AND FOR REFERENCE: M 44-61, M 57-35, M 47-74, M 29-5, CS 58/160-2, M 136-39, M127-57, CS 58/31, NORTH PARK ADDITION TO THE CITY OF ROSEBURG, VOL. 2, PG. 7, AIKEN'S ADDITION TO ROSEBURG, VOL. 1, PG. 46 AND THE REPLAT OF ALL OF BLOCKS 10 AND 13 OF "ROSEBURG", VOL. 23, PG. 10 A & B. THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING THE FOUND MARKERS AT "A" AND "B" AND FROM THESE POSITIONS THE NORTH LINE OF THE SOUTHERLY 59 FEET OF LOT 5, BLOCK 6, NORTH PARK ADDITION TO THE CITY OF ROSEBURG WAS ESTABLISHED HOLDING RECORD DEED INFORMATION FROM INSTRUMENT #86-1234 AND POSITIONS "A" AND "B". THE WEST LINE OF THE SUBJECT PROPERTIES WAS THEN ESTABLISHED HOLDING THE EASTERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD WHICH WAS DETERMINED FROM SURVEY TIES TO THE RAILS TO ESTABLISH A CENTERLINE AND TO DEVELOP THE CURVE. THE RIGHT OF WAY WAS PLACED AT RECORD HALF WIDTH FROM THIS CENTERLINE. THE WESTERLY LINE OF US HIGHWAY #99, NE STEPHENS STREET BEING THE EASTERLY LINE OF THE SUBJECT PROPERTY WAS THEN COMPUTED USING THE FOUND STATE HIGHWAY BRASS CAPS SHOWN AT POSITIONS "C", "D" AND "E". THE CENTERLINE POSITION BETWEEN "C" AND "D" WAS COMPUTED AND THIS POSITION THEN USED WITH "E" TO ESTABLISH THE POINT OF TANGENCY, POINT OF INTERSECT AND THE POINT OF SPIRAL FOR THE SPIRAL CURVE USING THE RECORD INFORMATION FROM STATE HIGHWAY PLAN 5B-5-21A. AN ERROR IN ANGLE WAS FOUND TO EXIST WHEN HOLDING THESE POSITIONS AS SHOWN. ONCE THE CONTROLLING CURVE POSITIONS WERE COMPUTED THE SPIRAL CURVE CENTERLINE WAS ESTABLISHED AND THE WESTERLY LINE POSITIONED AT THE RECORD WIDTH FROM THE CENTERLINE. THE SOUTH LINE OF THAT PORTION OF THE PROPERTY DESCRIBED IN INSTRUMENT #2004-13173 BEING THE NORTH LINE OF AIKEN'S ADDITION TO ROSEBURG WAS THEN DETERMINED BY USING THE FOUND MARKERS "F" AND "G" SHOWN ALONG THE SOUTH LINE OF ROWE STREET PER M 57-35 AND COMPUTING THE POSITION OF THE NORTHWEST CORNER OF LOT 5, AIKEN'S ADDITION TO ROSEBURG, POSITION "H". HOLDING HIS POSITION AND "J", THE 3/4" IRON ROD AT THE NORTHEAST CORNER OF LOT 1, AIKEN'S ADDITION TO ROSEBURG PER M 47-74 THIS PORTION OF THE PROPERTY BOUNDARY WAS DETERMINED. THE SOUTHERLY PORTION OF THE EAST LINE OF LOT 1, BLOCK 6 WAS THEN DETERMINED BY COMPUTING THE SOUTHWEST EXTERNAL ANGLE OF DONATION LAND CLAIM #38 USING THE FOUND MARKERS AS SHOWN AT "K" AND "L" AND THE RECORD FROM THE REPLAT OF ALL OF BLOCKS 10 AND 13 OF "ROSEBURG", VOL. 23, PG. 10 A & B, DOUGLAS COUNTY, OREGON SUBDIVISION PLAT RECORDS AND A COMPUTED POSITION FOR THE NORTHWEST CORNER OF DONATION LAND CLAIM #38 PER M 47-74. THE EAST LINE OF LOTS 1, 2 & 3, BLOCK 6, NORTH PARK ADDITION BEING THE WEST LINE OF THIS PORTION OF THE CLAIM, THE SOUTH LINE OF LOT 1, BLOCK 6, NORTH PARK ADDITION THEN COMPUTED USING THE PLAT RECORD DISTANCE OFF OF THE NORTH LINE OF THE SOUTHERLY 59 FEET OF LOT 5, BLOCK 6. WITH THE PERIMETER BOUNDARY ESTABLISHED THE ADJUSTED LINES WERE POSITIONED AS DIRECTED.

LEGEND

- FOUND 5/8" I. ROD OR AS NOTED
- SET 5/8" X 30" I. ROD WITH RED PLASTIC CAP "SWEEDEN LS 2752"
- ▲ COMPUTED POINT, NOTHING FOUND OR SET
- () RECORD PER SURVEY M 44-61
- () R1 RECORD PER SURVEY M 57-35
- () R2 RECORD PER SURVEY M 47-74
- () R3 RECORD PER SURVEY M 29-45
- () R4 RECORD PER C.S. FILE 58/160-2
- () R5 RECORD PER SURVEY M 136-39
- () R6 RECORD PER SURVEY M 127-57
- () R7 RECORD PER SUBDIVISION V23 PG 10 A
- () R8 RECORD PER STATE HWY 5B-5-21A
- () R9 RECORD PER C.S. FILE 58/31

CURVE DATA TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	8°50'53"	848.89	131.09	65.68	130.96	S 35° 01' 51" E
C2	12°49'10"	848.89	189.93	95.36	189.54	S 24° 11' 52" E
C3	15°03'08"	848.89	223.01	112.15	222.37	S 10° 15' 45" E
C4	36°43'11"	848.89	544.04	281.73	534.77	S 21° 05' 45" E
C5	6°44'07"	1592.02	187.15	93.68	187.04	N 03° 43' 54" E
C6	6°13'56"	1592.02	173.17	86.67	173.08	N 02° 45' 17" W
C7	3°53'47"	1592.02	108.26	54.15	108.24	N 07° 49' 08" W
C8	16°51'50"	1592.02	468.58	236.00	466.89	N 01° 20' 03" W

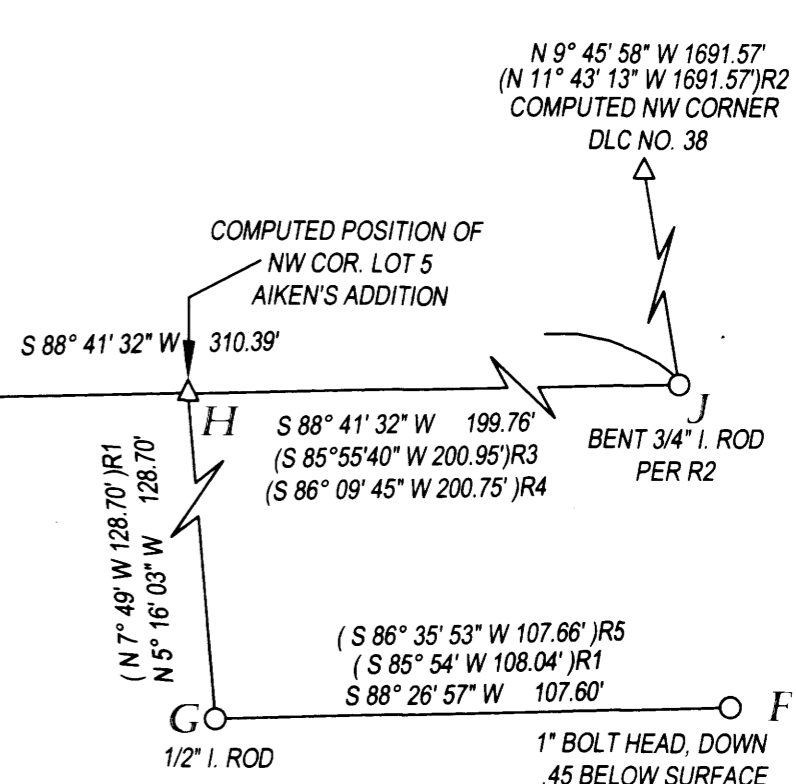
WATER: CITY
SEWER: RUSA
ZONING: C-3
COMP. PLAN: GENERAL COMMERCIAL

27-05-18-03300 ACCOUNT #20357
27-05-18-03400 ACCOUNT #20349
27-05-18-04700 ACCOUNT #20381

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Carl A. Sweeden

OREGON
CARL A. SWEEDEN
2752
JANUARY 16, 1996
EXPIRES 6-30-16



Carl Sweeden Land Surveying LLC
558 SE Jackson St. Roseburg, Oregon 97470
Tel. 541-672-8344, Fax 541-672-1787

SURVEY FOR: DRD INVESTMENTS 123 MOOREA DR ROSEBURG, OR 97471	FILE/JOB: DRD Investments BLA.dwg DATE: AUGUST 2015
SCALE: 1" = 40'	DRAWN BY: D. SWEEDEN SHEET: 1 OF 1