

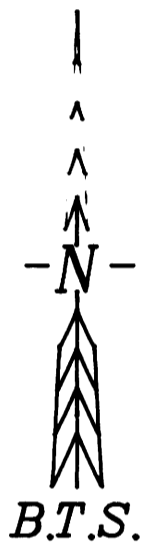
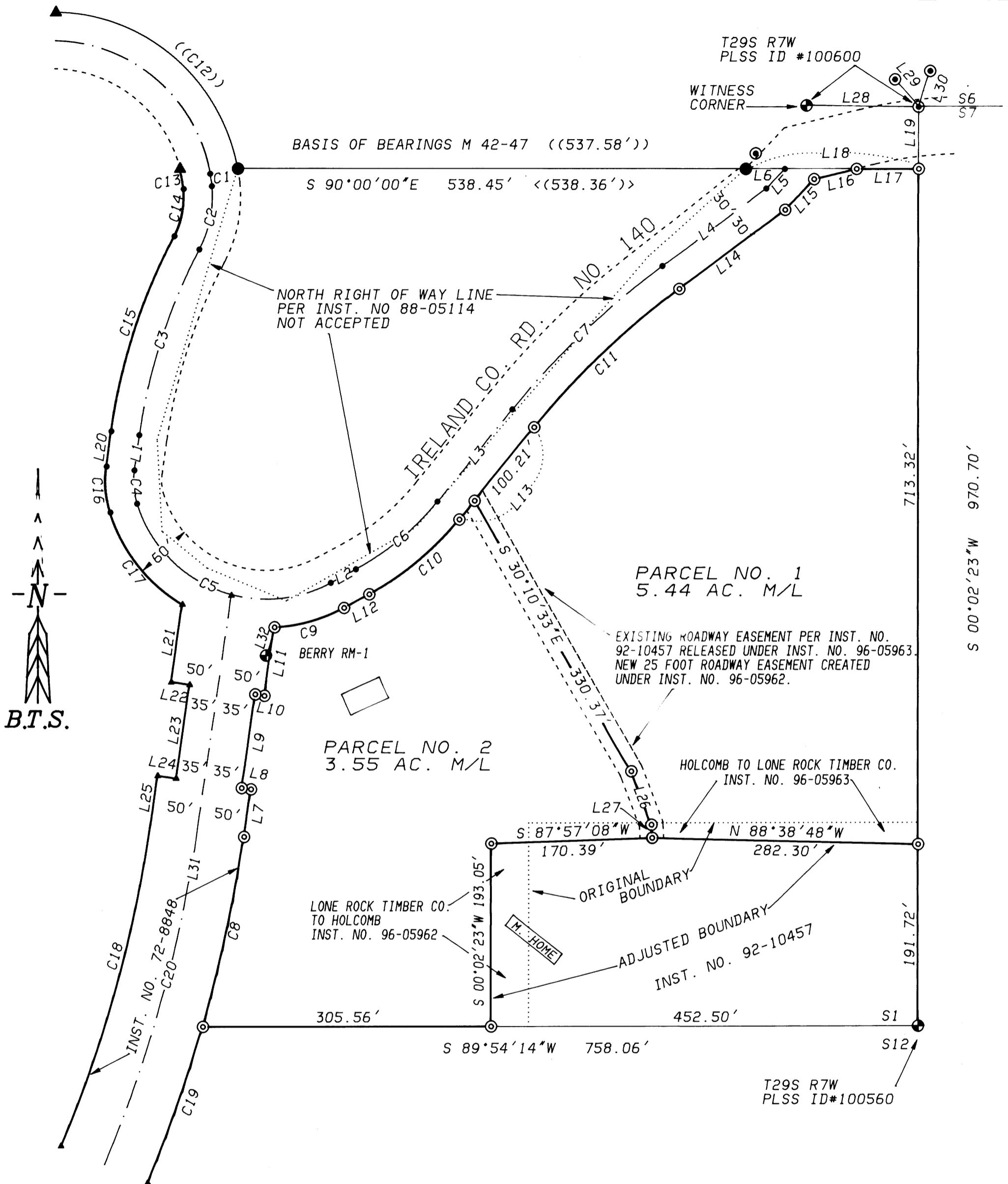
LAND PARTITION & BOUNDARY LINE ADJUSTMENT

IN THE
SE 1/4 SEC. 1 & NE 1/4 SEC. 12
T. 29S., R. 8W., W.M.
DOUGLAS COUNTY, OREGON

SCALE: 1" = 100' JANUARY, 1996

SURVEYED BY:
 BTS ENGINEERING & SURVEYING, INC.
 431 S.E. MAIN STREET
 ROSEBURG, OR 97470
 (503) 673-0966 FAX (503) 673-0105

SURVEYED FOR:
 WILLIAM F. LOFTIN
 114 LLOYD AVENUE
 FREMONT, CA 94536



LEGEND:

- ⊙ SET 5/8"X30" IRON ROD WITH PLASTIC CAP "BTS ENG-SURV"
- FOUND 5/8" IRON ROD PER M 42-47
- ⊙ FOUND 5/8" IRON ROD PER C.S. FILE 62/52
- ⊕ FOUND BRASS CAP, AS NOTED
- ⊗ COMPUTED PER CS 59/41
- ▲ COMPUTED PER INST. NO 72-8848
- △ COMPUTED PER M 91-41
- COMPUTED PER AS-BUILT CENTERLINE, CO. RD. NO. 140
- ▲ COMPUTED POINT, AS NOTED
- () RECORD PER CS 59/41
- [] RECORD PER M 91-41
- < > RECORD PER INST. NO. 72-8848
- (()) RECORD PER M 42-47
- [[]] RECORD PER M 60-26
- << >> RECORD PER C.S. FILE 62/52
- << >> RECORD PER M 100-50

**COUNTY SURVEYORS FILE DATA
 DO NOT REMOVE FROM OFFICE**

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Kristian O. DeGroot
 OREGON
 JULY 17, 1981
 KRISTIAN O. DEGROOT
 1941

EXPIRES 12/31/97

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION TWO RESIDENTIAL ZONED PARCELS OF LAND FROM A TIMBERLAND ZONED PARCEL OF LAND AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 95-283. THE RESIDENTIAL LAND, PARCELS NO. 1 & 2 WERE SURVEYED AND THE TIMBERLAND, PARCEL NO. 3 WAS NOT SURVEYED. THE SOUTH LINE OF THE H.O. WATERS D.L.C. NO. 45 AS SURVEYED UNDER M 42-47 WAS THE BASIS OF BEARINGS AND CONTROLLED THE NORTH LINE. THE BOUNDARIES OF PARCEL NO. 3 WERE COMPUTED BY C.S. 59/41 AND PUBLISHED DCSO SOUTH ZONE STATE PLANE COORDINATES FOR SECTION 12 CORNERS FROM SURVEY TIES TO THE NORTH 1/4 CORNER OF SECTION 12 AND BERRY RM-1. THE WEST LINE OF LOT 17 WAS COMPUTED PER M 60-26. A 5.68 ACRE ENCROACHMENT EXISTS ALONG THE SOUTH PORTION OF THE EAST LINE OF PARCEL NO. 3. AS SURVEYED UNDER M 91-41 AND SHOWN ON THE FACE OF THE MAP. THE COURSES OF INST. NO. 72-8848 WERE COMPUTED AND BALANCED BETWEEN THE NORTHEAST CORNER OF SECTION 12 AND THE SOUTH 1/4 CORNER OF SECTION 12. M 42-47 CONTROLLED THE RIGHT OF WAY OF IRELAND ROAD NORTH OF LOT 16. THE PORTION OF IRELAND ROAD THROUGH LOT 16 WAS CONTROLLED BY THE AS BUILT CENTERLINE. THE SOUTH BOUNDARY OF INST. NO. 88-05114 WAS FOUND TO ENCRANCH WELL INTO THE CONSTRUCTED ROADWAY PRISM OF IRELAND ROAD AS SHOWN ON THE FACE OF THE MAP AND WAS NOT ACCEPTED AS DEFINING THE RIGHT OF WAY LINES THROUGH LOT 16. AN EXISTING MOBILE HOME WAS FOUND TO ENCRANCH OVER THE WEST LINE OF INST. NO 92-10457, THEREFORE THE BOUNDARIES OF INST. NO. 92-10457 WERE ADJUSTED AS SHOWN ON THE FACE OF THE MAP AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 96-001. THIS SURVEY WAS PERFORMED BY LES FANNING, MATT DIXON AND KIRK COPSEY USING SOKKIA SET 2B11 AND SET 5A TOTAL STATIONS WITH COMPUTATIONS AND DRAFTING BY KRIS DEGROOT.

96-16132
 SHEET 2 OF 2

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING	CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	04°27'45"	171.04'	13.32'	6.66'	13.32'	S 08°00'05"E	C 11	14°17'34"	851.47'	212.41'	106.76'	211.86'	N 46°17'47"E
C 2	33°50'33"	116.93'	69.07'	35.57'	68.07'	S 11°09'04"W	C 12	78°34'04"	201.04'	275.68'	164.45'	254.58'	N 49°31'00"W
C 3	20°03'37"	592.71'	207.52'	104.83'	206.46'	S 18°02'31"W	C 13	08°53'53"	141.04'	21.90'	10.97'	21.88'	S 10°13'09"E
C 4	25°37'08"	80.13'	35.83'	18.22'	35.53'	S 04°47'56"E	C 14	33°50'33"	86.93'	51.35'	26.45'	50.60'	S 11°09'04"W
C 5	100°41'47"	144.14'	253.32'	173.91'	221.96'	S 67°57'23"E	C 15	20°03'37"	622.71'	218.02'	110.14'	216.91'	S 18°02'31"W
C 6	22°32'43"	286.48'	112.73'	57.10'	112.00'	N 50°25'21"E	C 16	25°37'08"	110.13'	49.24'	25.04'	48.84'	S 04°47'56"E
C 7	14°17'34"	881.47'	219.89'	110.52'	219.32'	N 46°17'47"E	C 17	41°42'58"	174.14'	126.79'	66.35'	124.01'	S 38°27'59"E
C 8	07°56'25"	1482.39'	205.43'	102.88'	205.27'	N 12°14'38"E	C 18	14°42'31"	1382.39'	354.88'	178.42'	353.91'	S 15°37'41"W
C 9	25°26'30"	174.14'	77.33'	39.31'	76.69'	N 74°24'58"E	C 19	06°46'07"	1482.39'	175.12'	87.66'	175.02'	S 19°35'54"W
C 10	22°32'43"	316.48'	124.53'	63.08'	123.73'	N 50°25'21"E	C 20	14°42'31"	1432.39'	367.72'	184.88'	366.71'	S 15°37'41"W
							< 14°43		1432.39'	367.92'			