

SURVEY IN LOT 1, BLOCK 1, "RONALD HEIGHTS," AND LYING IN SE 1/4, SECTION 11, T27S, R6W, W.M. IN ROSEBURG, OREGON, DOUGLAS COUNTY

FOR: BURGER KING CORPORATION
BY: BHW ENGINEERING & SURVEYING
1205 S.E. COURT - ROSEBURG, OREGON - 973-0165

A PORTION OF TAX ACCOUNT NO. S1970-1
ZONING CLASSIFICATION: C-2

LEGEND:

MONUMENTS & LINES:

- - SET 5/8" x 30" IRON ROD
- - ROUND 5/8" IRON ROD UNLESS NOTED OTHERWISE
- — — CENTERLINE
- — — CONTINUOUS LEFT-TURN LANE
- ① - BENCHMARK: BRASS CAP ESTABLISHED BY CITY OF ROSEBURG, STAMPED 2584 413- LOCATION: 3 FT. NORTH OF NORTH CURB, GARDEN VALLEY, FRONT OF MEDICAL CLINIC, .52 MILES WEST OF I-5 OVERPASS AND 61 FT. WEST OF EAST CURB RETURN OF THE EAST ENTRANCE, GARDEN VALLEY MEDICAL CENTER. ELEVATION: 440.024
- ② - TEMPORARY BENCHMARK ESTABLISHED FOR THIS SURVEY AT S.W. CORNER OF PROPERTY AT 5/8" IRON ROD. ELEVATION: 453.93

UTILITIES:

- W — WATER LINE
- W — WATER METER & VALVE
- ⊕ — FIRE HYDRANT
- G — GAS LINE
- — GAS VALVE
- E — ELECTRIC POWER & POLE
- T — COMMUNICATIONS (TV, TELEPHONE)
- S — SANITARY SEWER & MANHOLE
- — — STORM DRAIN
- — — CULVERT
- ☒ — CATCH BASIN
- — — GUY WIRE

MISCELLANEOUS:

- x — FENCELINE
- — — DITCH
- ⊙ — STOP SIGN
- ⊕ — TEST HOLE

DESCRIPTION:

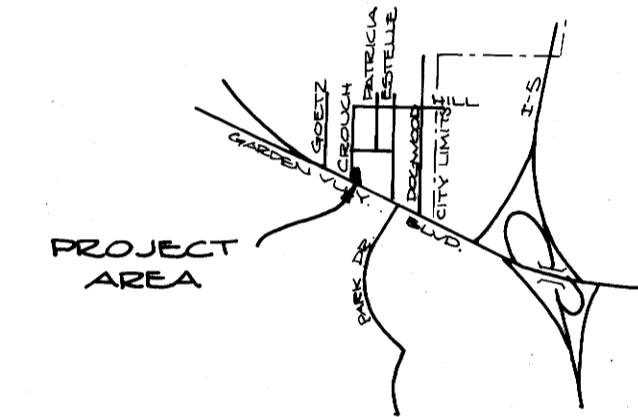
A PARCEL OF LAND LYING IN SECTION 11, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN SAID PARCEL BEING A PORTION OF LOT 1, BLOCK 1, "RONALD HEIGHTS," AS RECORDED IN VOLUME 6, PAGE 76 IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF THE ABOVE SAID LOT 1, BLOCK 1, "RONALD HEIGHTS," THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF GROUCH STREET N0°36'30"E 180.00 FEET TO A 1" IRON PIPE AT THE SOUTHWEST CORNER OF THAT PROPERTY DESCRIBED IN VOLUME 232, PAGE 933 IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON THENCE ALONG THE SOUTHERLY LINES OF THOSE PROPERTIES DESCRIBED IN VOLUME 232, PAGE 933 AND VOLUME 183, PAGE 405 IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON RESPECTIVELY, S89°34'50"E 120.00 FEET TO A 5/8" IRON ROD THENCE LEAVING SAID SOUTHERLY LINE AND RUNNING S0°36'30"W 236.92 FEET TO A 5/8" IRON ROD IN THE SOUTHERLY LINE OF THE ABOVE SAID LOT 1, BLOCK 1, THENCE ALONG SAID SOUTHERLY LINE N64°10'15"W 132.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.574 ACRES OF LAND MORE OR LESS EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE COUNTY ROAD RIGHT-OF-WAY.

SUBJECT TO A RIGHT-OF-WAY, INCLUDING THE TERMS AND PROVISIONS THEREOF TO THE CALIFORNIA OREGON POWER COMPANY, RECORDER'S NO. 79861, DEED RECORDS OF DOUGLAS COUNTY, OREGON.

ALSO SUBJECT TO A RIGHT-OF-WAY, INCLUDING THE TERMS AND PROVISIONS THEREOF TO THE PACIFIC POWER AND LIGHT COMPANY, RECORDER'S NO. 324781, DEED RECORDS OF DOUGLAS COUNTY, OREGON.

VICINITY MAP:



UTILITIES:

- | | |
|--|--|
| PACIFIC POWER & LIGHT CO.
1035 S.E. OAK
ROSEBURG OR 97470
972-2625 | NORTH ROSEBURG SANITARY DIST.
691 N.E. ALAMEDA
ROSEBURG OR 97470
972-1561 |
| WATER - CITY OF ROSEBURG
PUBLIC WORKS DEPT.
CITY HALL
ROSEBURG OR 97470
972-7701 | CP NATURAL GAS
725 S.E. GARDEN
ROSEBURG OR 97470
972-1663 |
| PACIFIC N.W. BELL TELEPHONE CO.
915 S.E. MOSHER
ROSEBURG OR 97470
973-6601 | SOUTHERN OREGON CABLE TV.
1135 W. HARVARD
ROSEBURG OR 97470
973-1627 |

NOTES:

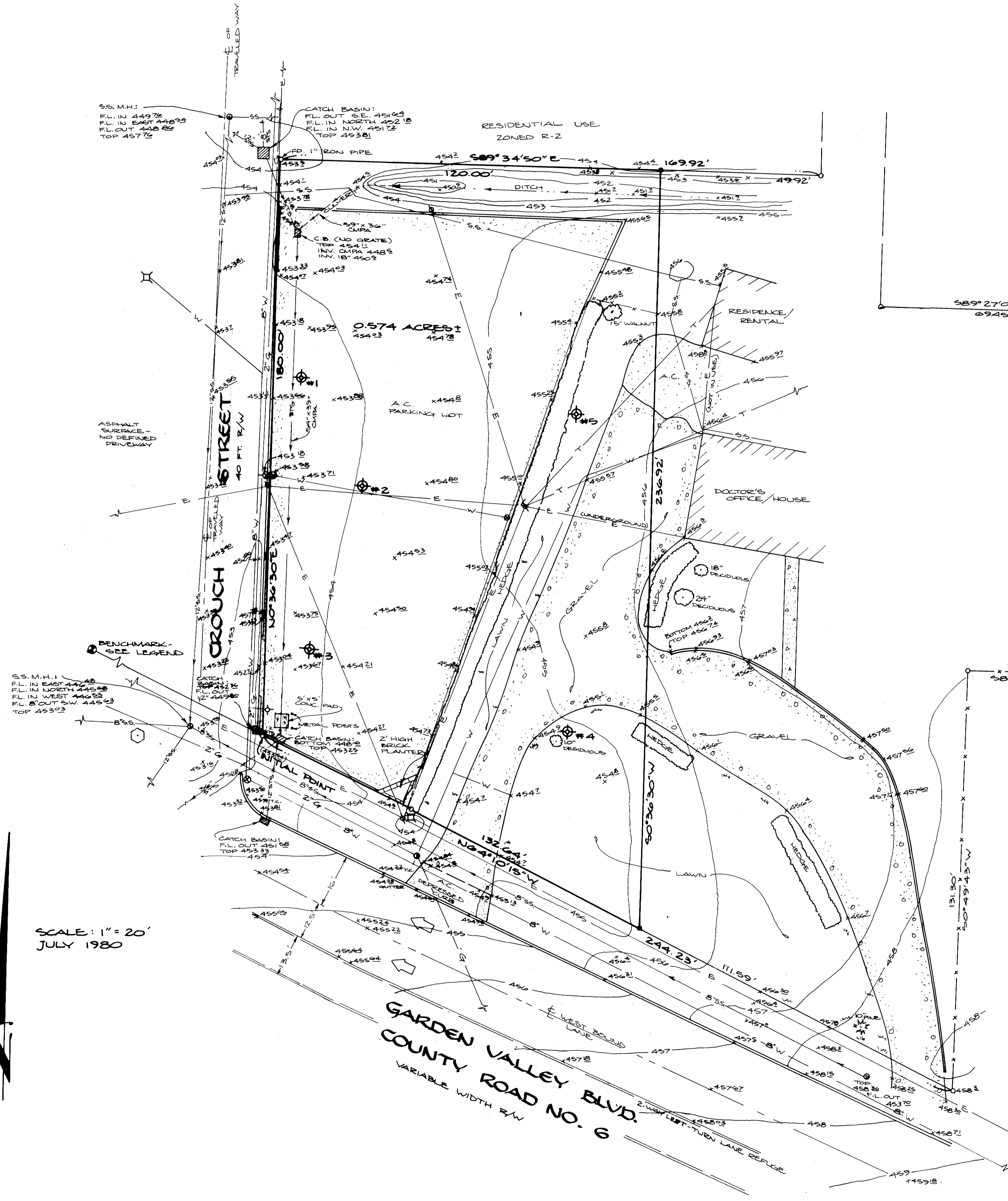
- BASE BEARING PER PLAT OF "RONALD HEIGHTS" AS RECORDED IN VOLUME 6, PAGE 76 IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON.
- SETBACKS:
- ① FRONT YARD SHALL BE NOT LESS THAN 15 FEET
 - ② SIDE YARD SHALL NOT BE LESS THAN 15 FEET WHEN ADJACENT TO A RESIDENTIAL ZONE OR ON THE STREET SIDE OF A CORNER LOT
 - ③ REAR YARD SHALL NOT BE LESS THAN 10 FEET WHEN ADJACENT TO A RESIDENTIAL ZONE (REFER TO ZONING ORDINANCE BOOK ATTACHED HERETO)

NARRATIVE:

WILD T1 AND RED-1 E.D.M. USED ON THIS SURVEY. FOUND MONUMENTS USED TO PARTITION A PARCEL 120 FEET WIDE. ALL MONUMENTS ON THIS SURVEY WERE DEPICTED IN M.L.P. 80-09790. DRAWING: LANG & H. GRUBB. COMPUTATIONS: D. BENTZ. DRAFTING: P. HOPKINS.

I HEREBY CERTIFY TO BURGER KING CORPORATION AND ANY OTHER PARTIES WHO MAY RELY UPON THIS CERTIFICATION, THAT I HAVE SURVEYED THE ABOVE PROPERTY AND THAT ALL DIMENSIONS, ELEVATIONS AND DATA SHOWN HEREON ARE TRUE AND CORRECT.

8-7-80
DATE
REGISTERED LAND SURVEYOR
NO. 839



SCALE: 1" = 20'
JULY 1980