

RECORD OF SURVEY

IN THE N.E. 1/4, SECTION 13, T27S, R6W, W.M.
FOR THE CITY OF ROSEBURG, OREGON
JANUARY, 1990 SCALE: 1" = 50'

NARRATIVE

PURPOSE: To establish and monument the centerline and right-of-way of Willow Street and Oakland Avenue.
PROCEDURE: The existing property lines were determined from the found monuments. The new right-of-way and centerline were established as follows:

The west right-of-way line of Willow Street was established by using the southeast corner of Lot 4, Block 2, of "AF Bahrkes Subdivision of Lot 1, Fruitvale" as recorded in Volume 1, Page 14, in the Plat Records of Douglas County, Oregon and record distance from the 1 1/2" iron pipe on the existing north right-of-way line of Oakland Avenue per M98-63. The centerline and east right-of-way line of Willow Street were calculated at record distances from the west right-of-way line. The centerline monument at the intersection of Garden Valley Blvd., was set on the north line of D.L.C. No 56, T27S, R6W, W.M. due to the irregular right-of-way widths of Garden Valley Blvd. The boundary of the acquired lands along the east right-of-way line of Willow Street and northwest of the intersection of Oakland Avenue & Willow Street were determined using Deed Record information per Book 1043, Page 43, and Book 972, Page 632 of the Deed Records of Douglas County, Oregon.

The existing north right-of-way line of Oakland Avenue was established using the found monuments per M34-14. These monuments were used as the centerline of Oakland Avenue and projected to intersect the centerline of Stephens, per the City of Roseburg's construction plans. The newly acquired South right-of-way line of Oakland Avenue was established using deed information per Book 1043, Page 43, Book 1039, Page 692, and Book 1039, Page 547, of the Deed Records of Douglas County. The north right-of-way line of Oakland Avenue was established per Book 972, Page 632, and Book 1048, Page 127, of the Deed Records of Douglas County.

The right-of-way line of Stephens Street was calculated using the Oregon State Highway Department monuments on the west right-of-way. Centerline was established at record distances from the west right-of-way.

The bearings and distances shown on the deeds referenced above appear to be from record surveys and do not conform to the right-of-way widths or measured distances between found monuments. These deeds were used to determine the intended right-of-way widths and locations.

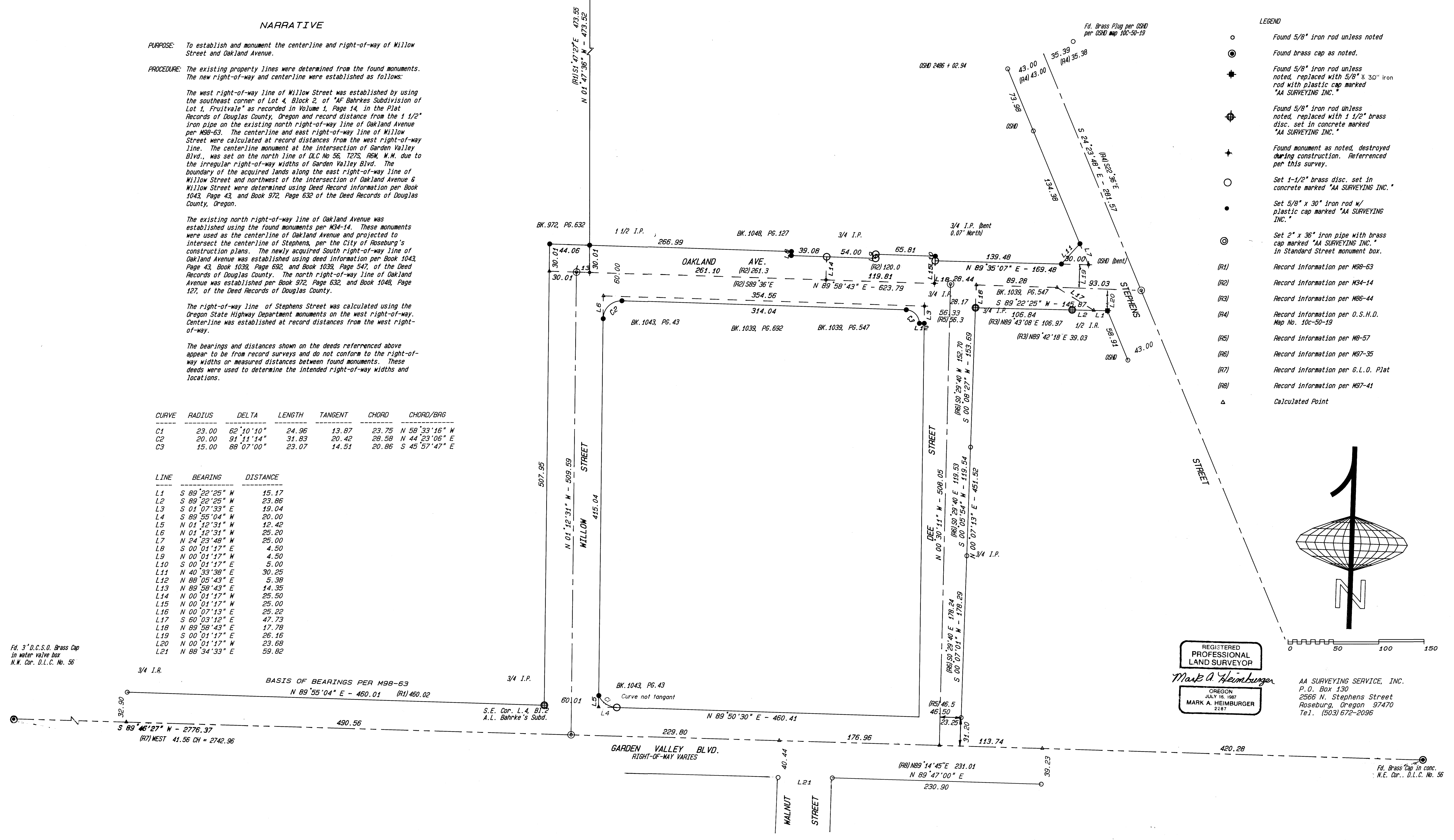
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CHORD/BAG
C1	23.00	62°10'10"	24.96	13.87	23.75	N 58°33'16" W
C2	20.00	91°11'14"	31.83	20.42	28.58	N 44°23'06" E
C3	15.00	88°07'00"	23.07	14.51	20.86	S 45°57'47" E

LINE	BEARING	DISTANCE
L1	S 89°22'25" W	15.17
L2	S 89°22'25" W	23.86
L3	S 01°07'33" E	19.04
L4	S 89°55'04" W	20.00
L5	N 01°12'31" W	12.42
L6	N 01°12'31" W	25.20
L7	N 24°23'48" W	25.00
L8	S 00°01'17" E	4.50
L9	N 00°01'17" W	4.50
L10	S 00°01'17" E	5.00
L11	N 40°33'38" E	30.25
L12	N 89°05'43" E	5.38
L13	N 89°58'43" E	14.35
L14	N 00°01'17" W	25.50
L15	N 00°01'17" W	25.00
L16	N 00°07'13" E	25.22
L17	S 60°03'12" E	47.73
L18	N 89°58'43" E	17.78
L19	S 00°01'17" E	26.16
L20	N 00°01'17" W	23.68
L21	N 88°34'33" E	59.82

Fd. 3" D.C.S.O. Brass Cap
in water valve box
N.W. Cor. D.L.C. No. 56

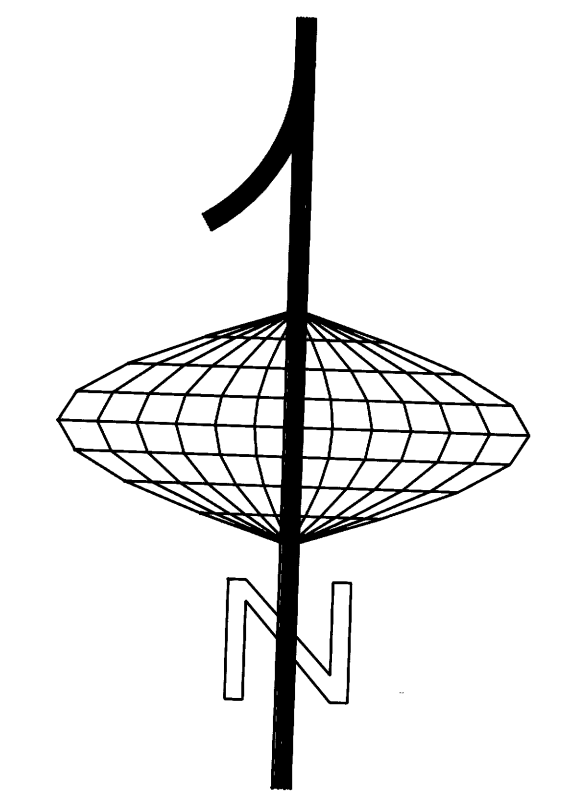
3/4 I.R.
BASIS OF BEARINGS PER M98-63
N 89°55'04" E - 460.01 (R1) 460.02
S 89°46'27" W - 2776.37
(R7) WEST 41.56 CH = 2742.96

S.E. Cor. L.4, Bl.2
A.L. Bahrkes's Subd.



LEGEND

- Found 5/8" iron rod unless noted
- Found brass cap as noted.
- ⊕ Found 5/8" iron rod unless noted, replaced with 5/8" x 30" iron rod with plastic cap marked "AA SURVEYING INC."
- ⊕ Found 5/8" iron rod unless noted, replaced with 1 1/2" brass disc, set in concrete marked "AA SURVEYING INC."
- ⊕ Found monument as noted, destroyed during construction. Referenced per this survey.
- Set 1-1/2" brass disc, set in concrete marked "AA SURVEYING INC."
- Set 5/8" x 30" iron rod w/ plastic cap marked "AA SURVEYING INC."
- ⊕ Set 2" x 36" iron pipe with brass cap marked "AA SURVEYING INC." in Standard Street monument box.
- (R1) Record information per M98-63
- (R2) Record information per M34-14
- (R3) Record information per M86-44
- (R4) Record information per O.S.H.D. Map No. 10c-50-19
- (R5) Record information per M8-57
- (R6) Record information per M97-35
- (R7) Record information per G.L.O. Plat
- (R8) Record information per M97-41
- △ Calculated Point



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Mark A. Heimbarger
OREGON
JULY 16, 1987
MARK A. HEIMBURGER
2287

AA SURVEYING SERVICE, INC.
P.O. Box 130
2566 N. Stephens Street
Roseburg, Oregon 97470
Tel. (503) 672-2096

Fd. Brass Cap in conc.
N.E. Cor., D.L.C. No. 56