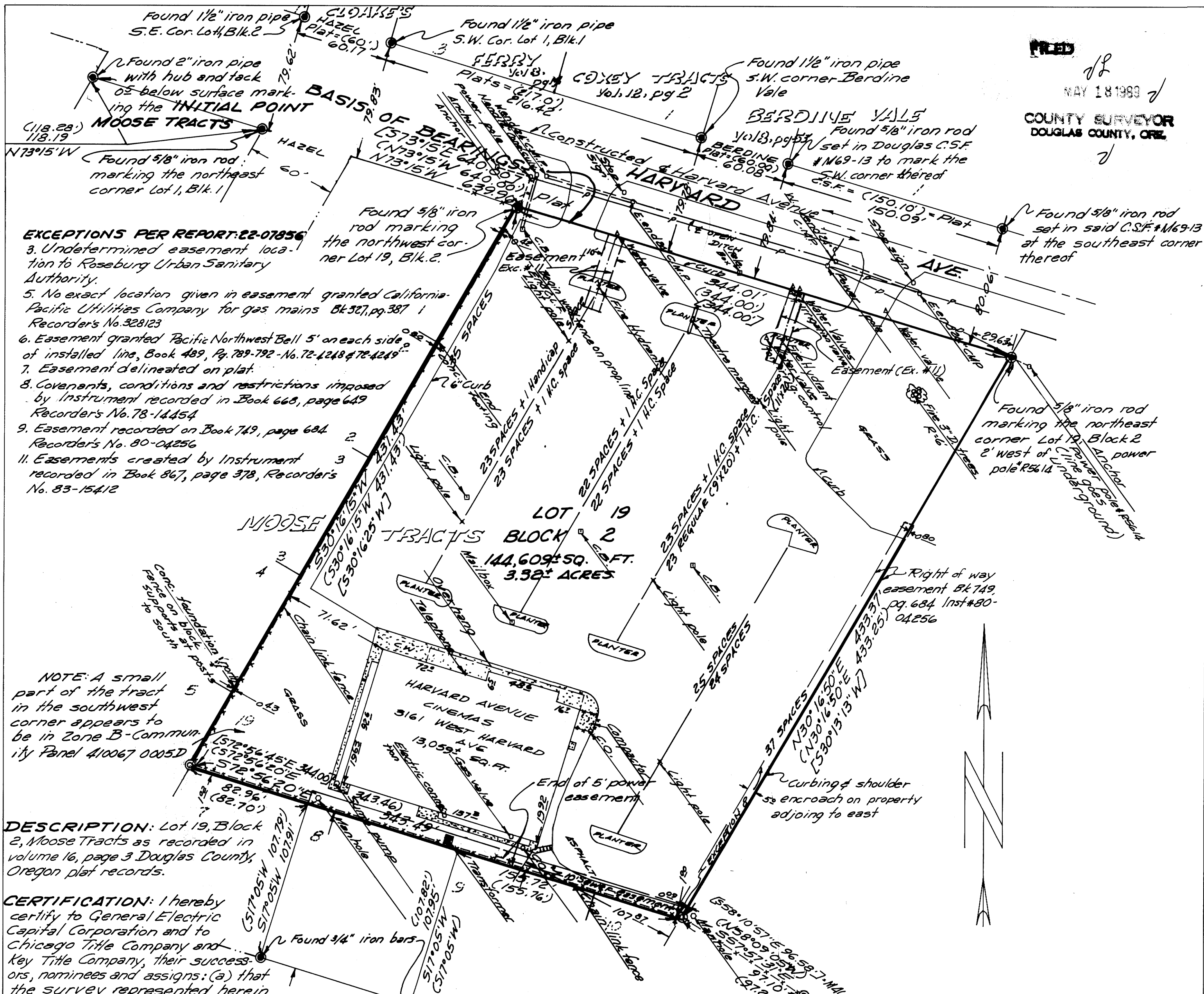


FILED

MAY 18 1989

COUNTY SURVEYOR DOUGLAS COUNTY, ORE.



- EXCEPTIONS PER REPORT #22-07856**
3. Undetermined easement location to Roseburg Urban Sanitary Authority.
 5. No exact location given in easement granted California-Pacific Utilities Company for gas mains Bk 327, pg. 387, Recorder's No. 328123.
 6. Easement granted Pacific Northwest Bell 5' on each side of installed line, Book 489, Pg. 789-792 - No. 72-1248 & 72-1249.
 7. Easement delineated on plat.
 8. Covenants, conditions and restrictions imposed by Instrument recorded in Book 668, page 649 Recorder's No. 78-14454.
 9. Easement recorded on Book 749, page 684 Recorder's No. 80-04256.
 11. Easements created by Instrument recorded in Book 867, page 378, Recorder's No. 83-15412.

NOTE: A small part of the tract in the southwest corner appears to be in Zone B-Community Panel 410067 0005D.

DESCRIPTION: Lot 19, Block 2, Moose Tracts as recorded in volume 16, page 3 Douglas County, Oregon plat records.

CERTIFICATION: I hereby certify to General Electric Capital Corporation and to Chicago Title Company and Key Title Company, their successors, nominees and assigns: (a) that the survey represented herein is an accurate survey of all the real property legally described herein; (b) that the within survey properly and accurately indicates and locates all visible improvements on the real property as of the date of this survey; (c) that the within survey was prepared under the direct supervision and control of the undersigned from an actual survey of the real property legally described herein; (d) that there are no visible encroachments across property lines or zoning setback lines in effect as of April 4, 1989 except as shown; (e) that the within survey properly designates and locates all visible easements and all recorded easements disclosed in the title commitment provided as of the date of the survey; (f) ingress and egress to the subject property is provided by Harvard Avenue upon which the property abuts, the same being a dedicated right of way maintained by the City of Roseburg; (g) a portion of the property is located in an area designated as a special flood hazardous area by the U.S. Department of Housing and Urban Development and lies within Zones B&C; (h) the subject property does not service any adjoining property for drainage, ingress or egress except as shown; (i) that the location of the improvements on the subject property does not constitute a violation of any zoning setback requirements except as shown; and (j) that the survey was prepared in accordance with the existing code of practice for land surveyors adopted by the American Congress on Surveying and Mapping and any Land Title Associations and complies with all applicable Oregon Laws.

NARRATIVE: Arthur L. Dubron requested that this survey be completed at his client's request and the named lender. The bearings were based on the monuments along the south line of Harvard Avenue as monumented in the plat of Moose Tracts and shown recovered in this survey. Lot 19 as shown on the plat will not close mathematically and the corner monuments along the south line have been destroyed in construction. Using the north line as the basis (holding monuments at the northwest and northeast corners) the southwest corner was established the call bearing and distance from the northwest corner. The southeast corner was established at the intersection of a line the call bearing easterly of said southwest corner with a line the call bearing southerly from the northeast corner. This appears to allow ample area in the abutting lots as shown. A closed traverse accomplished with a Wild T1000, Di4L and GRE-3 data collector served as the basis for this survey.

- LEGEND**
- Set 5/8"x30" reinforcing rod with yellow plastic cap stamped "NORNNESS LS1034" --- (O)
 - Monument found as noted --- (O)
 - Existing fence lines --- (---)
 - Record plat data --- ()
 - Record survey data --- []

- REFERENCES:** Nebo Tracts (vol. 8, pg. 43) Sunset Homesites (vol. 6, pg. 18)
 Moose Tracts (vol. 16, pg. 3) Cloake's Ferry (vol. 8, pg. 14)
 Berdine Vale (vol. 8, pg. 53)
 Covey Tracts (vol. 12, pg. 2)
 Minor Partitions, map file No. M45-55, M59-45, M64-2, M69-13
 Key Title Company report #22-07856



SURVEY FOR DUBRON AND ASSOCIATES

LOT 19, BLOCK 2, MOOSE TRACTS (vol. 16, pg. 3)
 SE 1/4 - SEC. 15 & NE 1/4 - SEC. 22 - T27S - R6W - W1M.
 CITY OF ROSEBURG DOUGLAS COUNTY
 Map 27 6 15DD T.L. 9200

BY
 STEPHEN H. FORD, INC.
 1120 Bailey Hill Road, No. 5
 Eugene, Oregon 97402
 Scale: 1" = 50' April 4, 1989
 Revised 4-18-89 to show relative hazardous flood area.

Job No. 2659

COUNTY SURVEYORS FILE DATA DO NOT REMOVE FROM OFFICE