

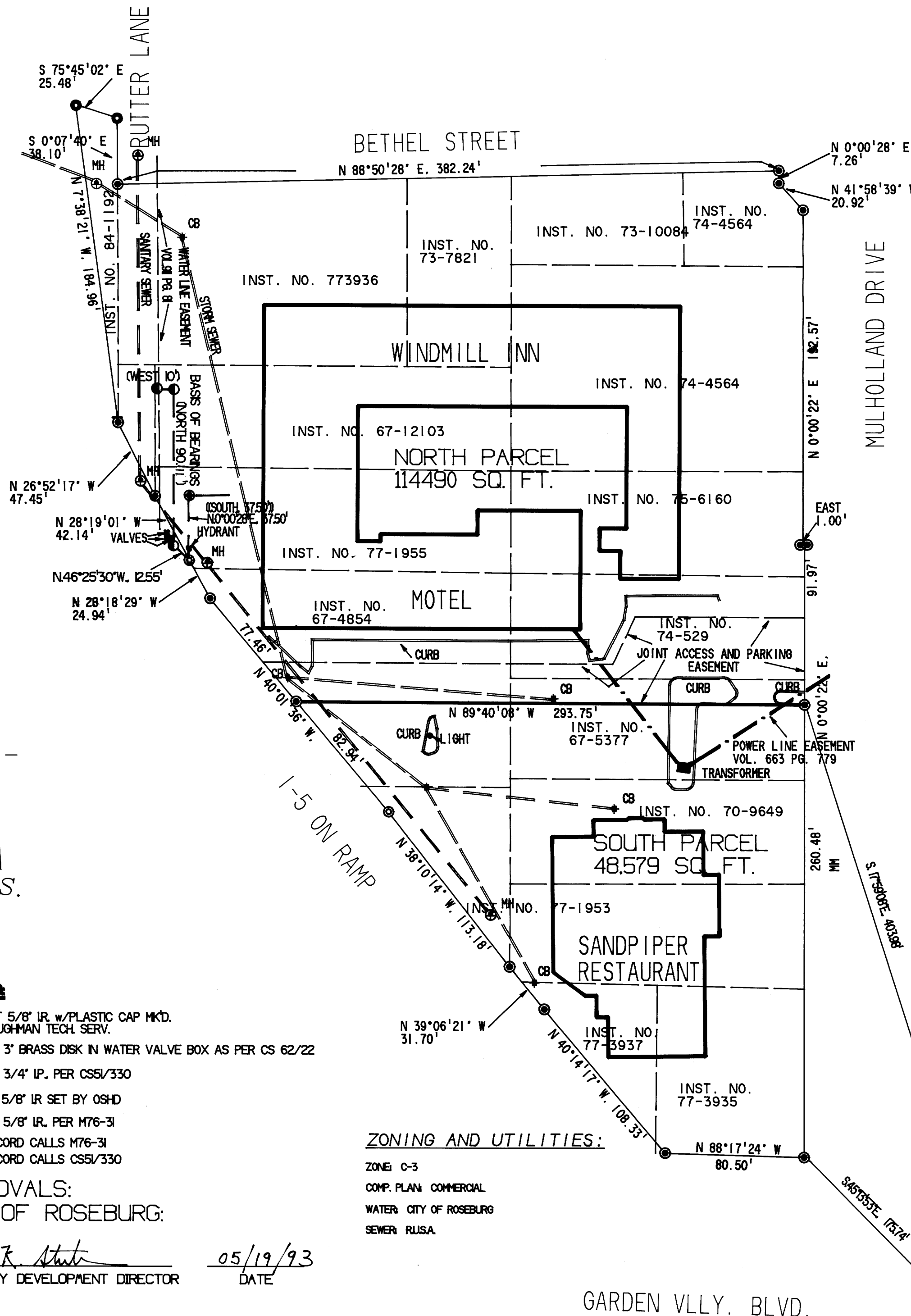
RECORD OF SURVEY
FOR
LOT LINE ADJUSTMENT
IN THE N.W. 1/4 OF SEC. 13, T27S, R6W, W.M.
CITY OF ROSEBURG
DOUGLAS COUNTY, OREGON

SCALE: 1" = 50'

DATE: APRIL 1993

SURVEYED BY:
BTS SURVEYING INC.
431 S.E. MAIN STREET
ROSEBURG, OR 97470

SURVEYED FOR:
LEROY HANNA
612 N.W. CECIL ST.
ROSEBURG, OR 97470



JOINT USE ACCESS AND PARKING EASEMENT
BEGINNING AT A 5/8" IRON ROD ON THE WESTERLY RIGHT OF WAY LINE OF MULHOLLAND DRIVE FROM WHICH THE NORTHWEST CORNER OF D.L.C. NO. 56, SECTION 13, TOWNSHIP 27 SOUTH, RANGE 6 WEST, W.M. BEARS S. 17°59'08" E., 403.98 FEET; THENCE N. 89°40'08" W., 293.75 FEET TO A 5/8" IRON ROD; THENCE N. 40°0'36" W., 29.54 FEET TO A POINT; THENCE S. 89°40'08" E., 2018 FEET TO A POINT; THENCE N. 25°15'36" E., 3019 FEET TO A POINT; THENCE S. 89°40'08" E., 98.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF MULHOLLAND DRIVE; THENCE S. 0°00'22" W., ALONG SAID WESTERLY RIGHT OF WAY LINE, 50.00 FEET TO THE POINT OF BEGINNING.

WINDMILL INN POWER LINE EASEMENT
BEGINNING AT A POINT WHERE AN EXISTING UNDERGROUND POWER LINE CROSSES THE NORTH LINE OF THE SANDPIPER RESTAURANT PROPERTY FROM WHICH THE NORTHWEST CORNER OF D.L.C. NO. 56 IN SECTION 13, TOWNSHIP 27 SOUTH, RANGE 6 WEST, W.M. BEARS S. 89°40'08" E., 100.50 FEET, S. 0°00'22" W., 260.48 FEET AND S. 45°13'53" E., 175.74 FEET; THENCE S. 38°00'00" E., 45.00 FEET MORE OR LESS TO AN EXISTING ELECTRIC POWER TRANSFORMER AS DESCRIBED IN AN EASEMENT TO PACIFIC POWER & LIGHT COMPANY RECORDED IN INST. NO. 78-420 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

SANDPIPER DRAINAGE EASEMENT
BEGINNING AT A POINT WHERE AN EXISTING UNDERGROUND STORM SEWER LINE CROSSES THE NORTH LINE OF THE SANDPIPER RESTAURANT PROPERTY FROM WHICH THE NORTHWEST CORNER OF D.L.C. NO. 56, SECTION 13, TOWNSHIP 27 SOUTH, RANGE 6 WEST, W.M. BEARS S. 89°40'08" E., 281.75 FEET, S. 0°00'22" W., 260.48 FEET AND S. 45°13'53" E., 175.74 FEET; THENCE N. 5°37'30" W., ALONG AN EXISTING UNDERGROUND STORM SEWER LINE, 2250 FEET TO AN EXISTING CATCH BASIN; THENCE N. 13°23'0" W., ALONG SAID STORM SEWER LINE 2600 FEET TO AN EXISTING CATCH BASIN; THENCE N. 57°39'45" W., ALONG SAID STORM SEWER LINE, 66.75 FEET TO THE WESTERLY LINE OF THE WINDMILL INN MOTEL PROPERTY.

NOTE:
ALL EASEMENTS ARE 10 FEET IN WIDTH AND ENCUMBER THE PARCEL ON WHICH IT OCCURS AND FOR THE BENEFIT OF THE PROPERTY NAMED IN THE EASEMENT.

NARRATIVE:
THE PURPOSE OF THIS SURVEY WAS TO SURVEY AND MONUMENT THOSE PROPERTIES LISTED AS TAX LOTS 4100, 4200, 4300, 4399, 4400 AND 4500 OF TOWNSHIP 27 SOUTH, RANGE 6 WEST, SECTION 13BA AS DESCRIBED IN INSTRUMENT NO'S 67-4854, 67-5377, 70-9649, 67-12103, 73-7821, 73-10084, 74-529, 74-4564, 77-1953, 77-1955, 75-6160, 77-3935, 77-3936, 77-3937, 84-1922 AND 85-8545 OF THE RECORDS OF DOUGLAS COUNTY, OREGON AND THEN TO ADJUST THE SOUTH BOUNDARY OF INSTRUMENT NO'S 67-4854 AND 74-529 TO THE SOUTH LINE OF THE NORTH PARCEL SHOWN THE FACE OF THE MAP. MONUMENTS FOUND PER M76-31 WERE USED AS THE BASIS OF BEARINGS BUT WERE NOT ACCEPTED AS PROPERTY CORNERS ON THIS SURVEY BECAUSE THEY DID NOT MATCH ORIGINAL DEED LINES. MONUMENTS FOUND PER CS 51/330 AND CS 35/40 IN 1975 BEFORE THE WINDMILL INN AND SANDPIPER RESTAURANT WERE CONSTRUCTED WERE THE BASIS OF THE SURVEY. MONUMENTS ALONG THE WESTERLY LINE OF CS 51/330 WERE FOUND IN 1983-1984 AND TOGETHER WITH THE 1975 SURVEY INFORMATION, THE BOUNDARIES OF THE LOTS OF CS 35/40 WERE COMPUTED AND USED TO DETERMINE THE WESTERLY RIGHT OF WAY LINE OF MULHOLLAND DRIVE UNDER CIRCUIT COURT CASE E82-1573. UNDER THIS SURVEY THE WEST LINE OF MULHOLLAND DRIVE WAS MONUMENTED AS PER INST. NO. 87-6483. THE SOUTH AND WEST LINES OF HANNA'S PROPERTY WERE MONUMENTED ON STATE HIGHWAY RIGHT OF WAY LINES PER INST. NO'S 13444, 320538, 32726 AND 323807 FROM CS 51/330 MONUMENTS AND OSHD RIGHT OF WAY MONUMENTS. THE SOUTH LINE OF BETHEL STREET WAS MONUMENTED FROM COMPUTED POSITIONS PER CS 35/40.

THIS SURVEY WAS PERFORMED BY K. DEGROOT AND D. KRALICEK USING A LEITZ SET 5 TOTAL STATION WITH COMPUTATIONS BY K. DEGROOT AND G. BAUGHMAN.

REGISTERED PROFESSIONAL LAND SURVEYOR
Glenn S. Baughman
OREGON JULY 14, 1987
GLENN S. BAUGHMAN 536
EXPIRES 12/31/93

ZONING AND UTILITIES:
ZONE: C-3
COMP. PLAN: COMMERCIAL
WATER: CITY OF ROSEBURG
SEWER: RUSA.

- LEGEND:**
- ⊙ = SET 5/8" IR. w/PLASTIC CAP MKD. BAUGHMAN TECH. SERV.
 - ⊕ = FD. 3" BRASS DISK IN WATER VALVE BOX AS PER CS 62/22
 - ⊙ = FD. 3/4" IP. PER CS51/330
 - ⊙ = FD. 5/8" IR SET BY OSHD
 - ⊙ = FD. 5/8" IR. PER M76-31
 - () = RECORD CALLS M76-31
 - () = RECORD CALLS CS51/330

APPROVALS:
CITY OF ROSEBURG:
John R. Stute 05/19/93
COMMUNITY DEVELOPMENT DIRECTOR DATE

GARDEN VLLY. BLVD.
N.W. COR. OF THE JEREMIAH HUNTLEY DLC NO. 56