

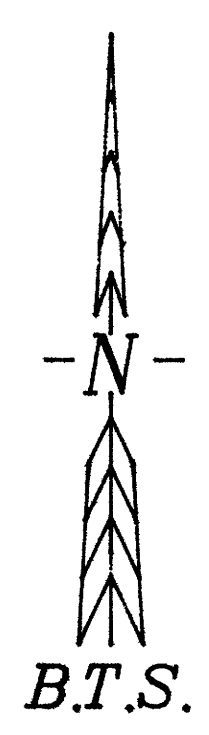
**LA VISTA DRIVE ROADWAY EASEMENT**  
LOCATED IN THE SE1/4 AND SW1/4, SEC. 17, T27S, R6W, W.M.  
DOUGLAS COUNTY, OREGON

SCALE: 1" = 100' AUGUST, 1994

PREPARED FOR:  
HERB JOHNSON  
825 LA VISTA  
ROSEBURG, OREGON 97486

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

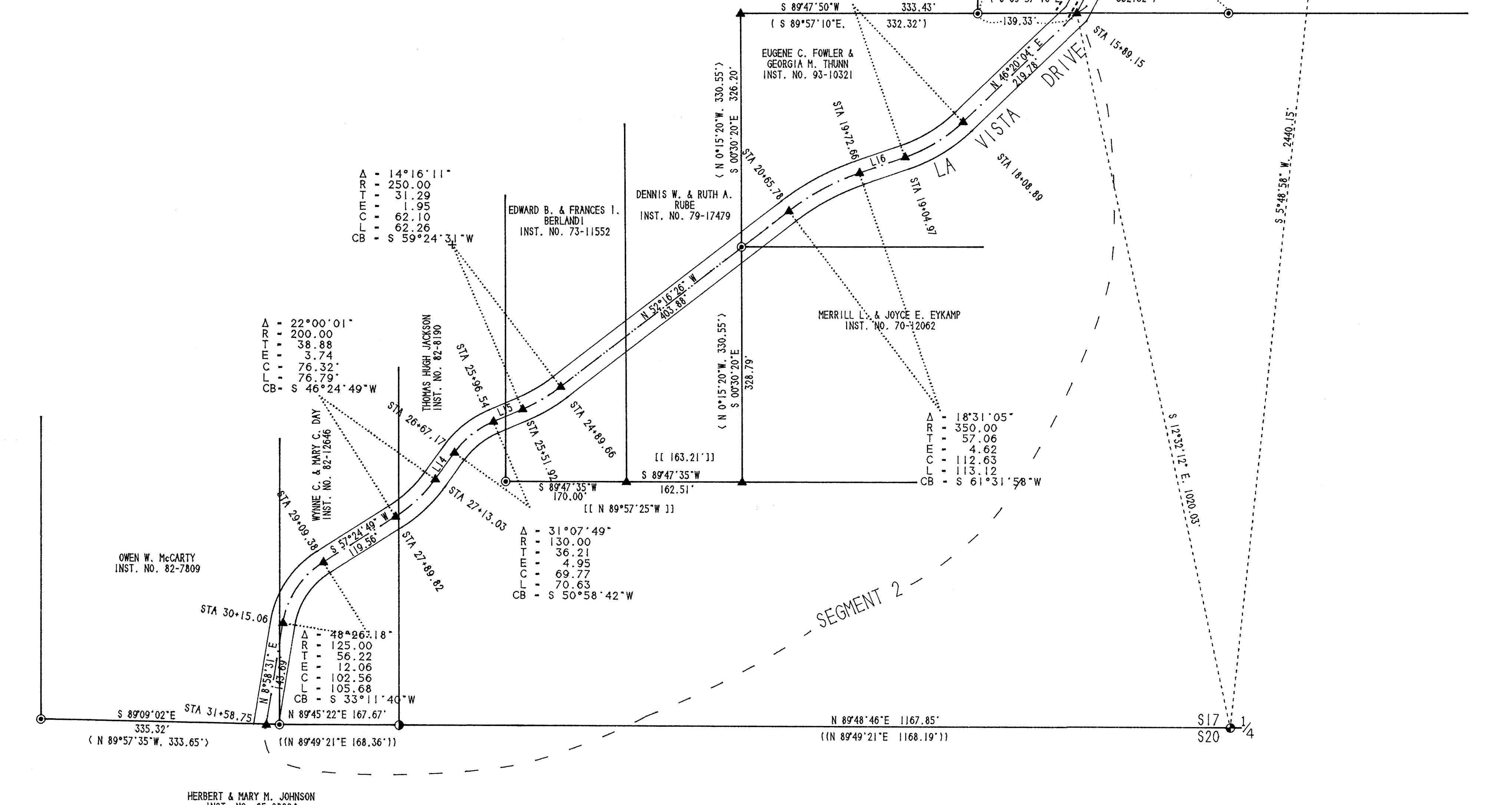
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Kristian C. DeGroot*  
OREGON  
JULY 21, 1981  
KRISTIAN C. DEGROOT  
1941  
EXPIRES: 12-31-95



THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND DESCRIBE A 35 FOOT WIDE EASEMENT FOR LA VISTA DRIVE BEGINNING AT SAN SOUCL ROAD AND ENDING AT THE NORTH LINE OF SECTION 20, T.27S., R.6W., W.M. NO MONUMENTS WERE ESTABLISHED UNDER THIS SURVEY. SURVEY FIELD WORK WAS PERFORMED FROM JUNE THROUGH AUGUST, 1994 BY LES FANNING AND MATT DIXON USING A SOKKIA SET 44 TOTAL STATION WITH COMPUTATIONS BY KRISTIAN DEGROOT AND DRAFTING BY BILL WARREN.

SEGMENT 1 EASEMENT LOCATION WAS CONTROLLED BY MONUMENTS FOUND PER M 33-12, M36-48, M95-26 AND M113-31 AND WAS A RESURVEY OF THE M 95-76 EASEMENT CENTERLINE. THE SEGMENT 1 EASEMENT THROUGH STANLEY, INST. NO. 79-12701, WAS COMPUTED FROM MONUMENTS FOUND ALONG THE SOUTH AND EAST LINE OF PARCEL 3, M 95-76 AND VERY CLOSELY MATCHED THE M 95-76 RECORD. THE SEGMENT 1 EASEMENT BETWEEN STANLEY, INST. NO. 72-01594 AND RIGGS, INST. NO. 93-16253 WAS CONTROLLED BY M 33-12 AND M 113-31 MONUMENTS. THERE ARE SIGNIFICANT DISCREPANCIES BETWEEN THE M 95-76 RECORD, THE M 113-31 RECORD AND THIS SURVEY OVER THE COURSES LISTED AS L9 AND L10 ON THE FACE OF THE MAP. THE SEGMENT 1 EASEMENT THROUGH STANLEY, INST. NO. 78-04890, AND UMPQUA BASIN WATER ASSOCIATION, INST. NO. 68-5742 WAS CONTROLLED BY THE WEST LINE OF M 36-48 AS COMPUTED FROM FOUND MONUMENTS AT THE NE AND NW CORNERS OF M 36-48. THERE IS A 7.50 FOOT OVERLAP OF THE 35 FOOT EASEMENT PER M 95-76 OVER THE WEST LINE OF INST. NO. 68-5742. THERE IS ALSO A SIGNIFICANT DISCREPANCY BETWEEN THE LOCATION OF A 20 FOOT EASEMENT PER INST. NO. 67-10416 AND THE 35 FOOT M 95-76 EASEMENT AND THE 20 FOOT INST. NO. 68-5742 EASEMENT.

THE SEGMENT 2 EASEMENT IS A NEW EASEMENT THAT FOLLOWS THE AS-BUILT CENTERLINE OF LA VISTA DRIVE. THE PROPERTY CORNERS SHOWN WERE TIED SO AS TO PROJECT THE APPROXIMATE LOCATION OF PROPERTY LINES THAT THE EASEMENT CROSSES OVER.



LINE	BEARING	DISTANCE	RECORD
L 1	N 89°32'17"W	65.64'	( N 89°57'40"W, 65.62' )
L 2	N 50°44'04"E	97.77'	( N 50°43'50"W )
L 3	S 59°27'35"E	86.46'	( N 59°27'20"E )
L 4	S 20°19'31"W	59.81'	( S 20°19'40"W, 59.80' )
L 5	S 41°02'17"W	71.02'	( S 41°02'30"W )
L 6	S 29°30'45"W	53.86'	( S 29°12'05"W, 54.29' ) ( S 29°03'05"W, 53.81' )
L 7	S 10°52'10"W	82.47'	( S 15°49'20"W ) ( S 10°22'41"W, 82.51' )
L 8	S 02°07'14"E	101.84'	( S 2°53'10"W ) ( S 2°30'52"101.06' )
L 9	S 2°15'17"W	52.78'	( S 1°22'15"W, 49.81' ) ( S 1°24'55"W, 50.56' )
L 10	S 36°13'43"W	66.22'	
L 11	N 89°45'18"E	36.10'	
L 12	S 89°58'17"W	11.31'	
L 13	S 89°33'57"E	84.91'	( S 89°27'53"E, 85.05' )
L 14	N 35°24'48"E	45.86'	
L 15	N 66°32'37"E	44.62'	
L 16	N 70°47'31"E	67.69'	
L 17	N 27°46'17"E	149.44'	( N 27°51'05"E )

**LEGEND:**

- - FOUND 5/8" IRON ROD PER M113-31
- ⊙ - FOUND 5/8" IRON ROD PER M33-12
- ⊙ - FOUND 3/4" IRON ROD PER M36-48
- ▲ - COMPUTED POINT
- ⊙ - FOUND 1/2" IRON ROD PER M60-80
- ⊙ - FOUND 1961 DCSO BRASS CAP & ACCESSORIES PER PLS ID. NO. 240-400
- ( ) - RECORD PER M95-76
- < > - RECORD PER M33-12
- [ ] - RECORD PER M113-31
- ( ( ) ) - RECORD PER M60-80
- [ [ ] ] - RECORD PER M36-48