

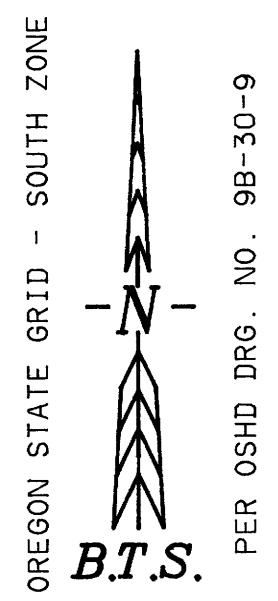
Date: 11-14-95 By: JC  
This survey consists of:  
Map: M122-74  
Narrative:  
Corner Rpt:

# RECORD OF SURVEY

IN  
**BLOCK 5, BUSHEY ADDITION**  
**SW 1/4, SW 1/4, SECTION 18**  
**T.27S.. R.5W.. W.M.**  
**CITY OF ROSEBURG, OREGON**  
SCALE: 1" = 100'  
OCTOBER, 1995

DOUGLAS COUNTY  
SURVEYOR

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE



PER OSHD DRG. NO. 9B-30-9

P.I. 38+58.25  
[ N = 578,277.974 ]  
[ E = 1,243,088.323 ]

[ 3/4" IRON PIPE ]  
COMPUTED PER OSHD COORDINATE  
[ N = 578,186.40 ]  
[ E = 1,243,124.69 ]

5/8" IRON ROD PER M50-80  
[ N = 578,088.82 ]  
[ E = 1,243,072.90 ]

**BASIS OF BEARINGS - OSHD DRG. NO. 9B-30-9**  
NOTE: BASED ON DCSO MONUMENTS, 49-2"  
AND 50-6" COORDINATES LISTED ARE  
OSHD LOCAL PLANE COORDINATES  
(LDP). TO CONVERT LDP COORDINATES  
TO OCS 27 GRID SOUTH ZONE MULTIPLY  
LDP COORDINATES BY 0.9998659.

LINE	BEARING	DISTANCE	RECORD
L 1	S 05°16'17"E	119.81'	( N 7°10'15"W, 119.85' )
L 2	S 60°15'15"E	23.42'	( N 62°09'13"W, 23.43' )
L 3	N 05°13'24"W	49.99'	[ [ S 8°E, 50.00' ] ]
L 4	S 05°16'17"E	49.99'	[ [ N 8°W, 50.00' ] ]
L 5	N 05°13'24"W	30.00'	
L 6	S 86°46'36"W	60.00'	
L 7	N 84°46'36"W	199.97'	( ( N 82°E, 200.00' ) )
L 8	N 84°46'36"W	190.76'	
L 9	N 05°13'24"W	149.87'	[ [ S 8°E, 150.00' ] ]
L 10	S 05°16'17"E	149.87'	[ [ N 8°W, 150.00' ] ]
L 11	N 84°46'36"W	20.00'	
L 12	S 05°16'17"E	63.34'	

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

SURVEYED FOR:  
RUSSELL & CONNIE NOAH  
1091 UPPER CLEVELAND RAPIDS RD.  
ROSEBURG, OR 97470

### NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THAT PARCEL OF LAND DESCRIBED AS PARCELS 2.3 & 4 OF INST. NO. 92-22930 OF THE RECORDS OF DOUGLAS COUNTY, OREGON. THE BASIS OF BEARINGS WAS THE WINCHESTER STREET CENTERLINE BEARING PER OSHD DRG. NO. 9B-30-9. THE ODELL AVE.-STEPHENS ST. SECTION OF WINCHESTER STREET, AS COMPUTED FROM THE MONUMENTS NOTED ON THE FACE OF THE MAP. THE OSHD CENTERLINE FELL APPROXIMATELY 2 FEET NORTHEASTERLY OF THE WINCHESTER STREET RIGHT OF WAY CENTERLINE. THE EASTERLY RIGHT OF WAY LINE OF WINCHESTER STREET WAS CONTROLLED BY MONUMENTS PER M 14-40 AND M 29-73. MONUMENTS FOUND PER M 25-59 CONTROLLED THE ALLEY ALONG THE WEST LINE OF BLOCK 23, KINNEY'S IMPROVED PLAT, M14-40 AND CS 17/3 LIST THE DISTANCE BETWEEN THE EAST LINE OF WINCHESTER ST. AND THE WEST LINE OF THE ALLEY AS 195.75 FEET WHEREAS M 25-59, CS 41/210, BUSHEY ADDITION AND INST. NO. 92-22930 ALL LIST 200 FEET. THE MEASURED DISTANCE UNDER THIS SURVEY VERY CLOSELY MATCHES THE 200 FOOT ORIGINAL BUSHEY ADDITION RECORD. THE SOUTH LINE OF INST. NO. 92-22930 WAS CONTROLLED BY M 14-40 MONUMENTS. THE NORTH LINE WAS ESTABLISHED AT PROPORTIONATE DISTANCE BETWEEN THE SOUTH LINE AND THE CENTERLINE OF NASH ST. AS CONTROLLED BY THE STREET MONUMENT SHOWN.

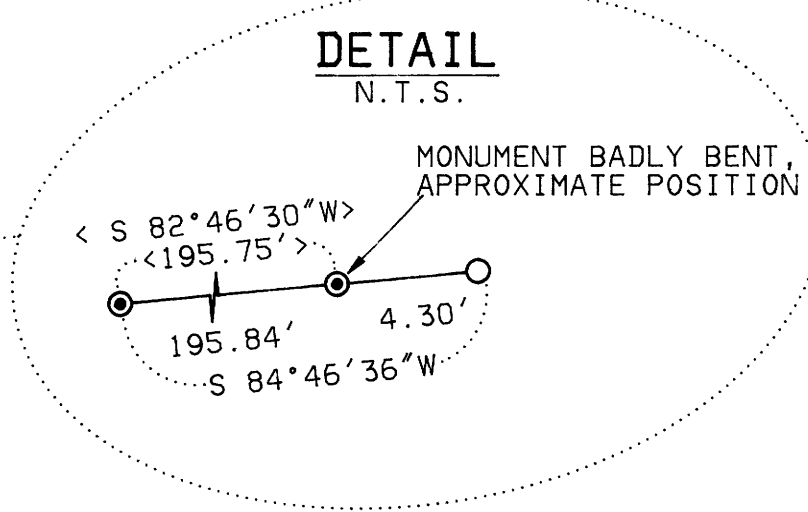
THIS SURVEY WAS PERFORMED BY LES FANNING, MATT DIXON AND KIRK COPSEY USING A SOKKIA SET 5 TOTAL STATION WITH COMPUTATIONS AND DRAFTING BY KRIS DEGROOT.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Kristian O. DeGroot*  
OREGON  
JULY 17, 1981  
KRISTIAN O. DEGROOT  
1941

EXPIRES: 12-31-95

NOTE:  
OSHD WINCHESTER ST. CENTERLINE PER DRG. NO. 9B-30-9 IS NOT CENTERED IN THE WINCHESTER ST. RIGHT-OF-WAY. IT FALLS APPROXIMATELY 2 FEET NORTHEASTERLY AND PARALLEL TO THE RIGHT-OF-WAY CENTERLINE.

NOTE:  
EXISTING CHAIN LINK EQUIPMENT YARD FENCE FALLS APPROXIMATELY 0.6 - 0.8 FEET SOUTHEAST OF PROPERTY LINE.



NOTE:  
BUILDING WALL FALLS APPROXIMATELY 1 FOOT SOUTHEAST OF PROPERTY LINE.

### LEGEND:

- = SET 5/8" x 30" I. ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
- = FOUND AS NOTED.
- ⊙ = FOUND 3/4" IRON ROD PER M25-59
- ⊕ = FOUND 2" IRON BAR IN STREET MONUMENT BOX
- ⊗ = FOUND 5/8" IRON ROD PER M14-40
- ▲ = COMPUTED POINT, NOT SET
- ( ) = RECORD CALLS PER M59-36
- [ ] = RECORD CALLS PER OSHD DRG. NO. 9B-30-9
- < > = RECORD CALLS PER M14-40
- (( )) = RECORD CALLS PER BUSHY ADDITION TO ROSEBURG, ORE (VOL. 1, PG. 39 )
- [ [ ] ] = RECORD CALLS PER INST. NO. 92-22930