

FILED

Date: 3-18-98 By: JP

This survey consists of:

Map: M 128-38

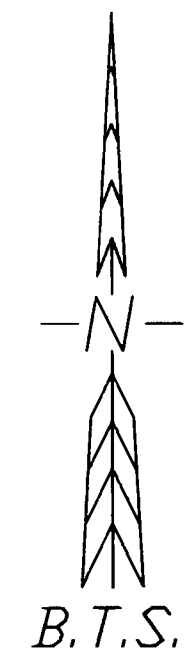
Narrative:

Corner Ppt:

DOUGLAS COUNTY SURVEYOR

MAP FILE M 128-38

NUMBER	DELTA	RADIUS	ARC	TAN	CHD. BRG.	CHORD
C1	00°56'33"	2843.37	46.77	23.38	N 70°34'47" E	46.77
C2	07°01'21"	2843.37	348.50	174.47	N 74°33'43" E	348.28



RECORD OF SURVEY

LOCATED IN
LOT 4, PLAT B, DEER CREEK ORCHARD TRACTS
IN THE SW 1/4 OF SECTION 15, T27S, R5W, W.M.
DOUGLAS COUNTY, OREGON

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THAT PARCEL OF LAND DESCRIBED IN INST. NO. 90-16358. THIS SURVEY WAS CONTROLLED BY MONUMENTS FOUND PER THE 1969 PLANS FOR COUNTY ROAD NO. 4, M 48-34, M 57-34, M 77-44, M 90-19 AND 1997-0127. THE WEST LINE OF LOT 4 WAS CONTROLLED BY MONUMENTS FOUND AT THE NE AND SE CORNERS OF PARCEL 2, M 57-34 WITH THE NW CORNER OF LOT 4 COMPUTED AT M 57-34 DISTANCE NORTH OF THE NE CORNER OF PARCEL 1, 1997-0127. THE NE CORNER OF LOT 4 WAS THEN COMPUTED AT THE INTERSECTION OF THE EAST LINE OF LOT 4 WITH THE NORTH LINE OF LOT 5. THE SOUTH LINE OF THE HUBBARD PARCEL (INST. NO. 90-16358) WAS CONTROLLED BY THE NORTH RIGHT OF WAY LINE OF THE NORTH UMPQUA HIGHWAY. HUBBARD'S EAST LINE IS THE EAST LINE OF LOT 4. IN LOCATING HUBBARD'S NORTH AND WEST LINES I FOUND DISCREPANCIES BETWEEN THE CALLS OF INST. NO. 90-16358 AND INST. NO. 92-00668. TO RESOLVE THESE DISCREPANCIES I FOUND THAT C.K. PACE RECEIVED TITLE TO ALL OF LOT 4 IN VOL. 153, PAGE 643 AND SUBSEQUENTLY SOLD THE NORTH 3 ACRES TO ROSELUND IN VOL. 153, PAGE 666 AND THEN THE SOUTHWEST 3.56 ACRES TO JONES IN VOL. 157, PAGE 512. THESE DEEDS EXACTLY MATCH ORIGINAL PLAT CALLS ALONG THE WEST LINE OF LOT 4. THE JONES PARCEL WAS REDESCRIBED WHEN SOLD TO KISS IN VOL. 179, PAGE 626 AND THE REMAINDER OF LOT 4 WAS DESCRIBED IN VOL. 309 PAGE 486. THE DESCRIPTIONS OF VOL. 179, PAGE 626 AND VOL. 309, PAGE 486 DO NOT MATCH ORIGINAL LOT 4 CALLS AND OVERLAP EACH OTHER AND LEAVE GAPS BETWEEN THEM AND THE NORTH 3 ACRE PARCEL. THEREFORE, I ACCEPTED THE VOL. 153, PAGE 666 AND VOL. 157, PAGE 512 DEEDS AS HAVING SENIOR RIGHT AND CONTROL HUBBARD'S NORTH AND WEST LINES BY THESE DEEDS. I FOUND A FENCE LINE ENCROACHING OVER THE NORTH LINE AND A DRIVEWAY AND FENCELINE ENCROACHMENT AT THE SW CORNER AS SHOWN ON THE FACE OF THE MAP.

THIS SURVEY WAS PERFORMED BY MATT DIXON AND AARON FANNING USING A SOKKIA SET 5A TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN

LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D. 'BTS ENG-SURV'
- = FOUND 5/8" IRON ROD PER 1969 COUNTY ROAD NO.4 PLANS
- ⊙ = FOUND 1/2" IRON ROD OR AS NOTED PER M 48-34, M 57-34, M 77-44
- ⊙ = FOUND 5/8" IRON ROD OR AS NOTED PER M 90-19
- ⊙ = FOUND 3/4" IRON PIPE PER CS 41/158
- ⊙ = FOUND 5/8" IRON ROD PER 1997-0127
- ▲ = COMPUTED POINT NOT SET
- x— = EXISTING FENCE
- < > = RECORD PER M 57-34
- [] = RECORD PER M 90-19
- < > = RECORD PER 1997-0127

REGISTERED PROFESSIONAL LAND SURVEYOR

Kris DeGroot

OREGON JULY 17 1981
KRISTIAN O DEGROOT
1941

EXPIRES: 12-31-99

NUMBER	BEARING	DISTANCE	RECORD
L1	N 00°06'15" E	30.00'	
L2	S 00°03'51" E	26.26'	
L3	S 00°03'51" E	38.25'	
L4	S 00°52'28" W	45.53'	
L5	N 78°31'35" E	45.55'	[N 78°29'05" E, 45.57']
L6	N 89°40'45" E	129.46'	[N 89°40'45" W, 129.46']
L7	S 00°03'51" E	88.74'	
L8	S 68°58'09" W	369.91'	
L9	N 00°03'51" W	74.86'	

BTS ENGINEERING & SURVEYING, INC.
431 S.E. MAIN ST., ROSEBURG, OR 97470
PHONE (541) 673-0966 FAX (541) 673-0105

SCALE: 1" = 100'
DATE: MARCH, 1998

FOR: WILLIAM H. HUBBARD
1422 E. 43RD
EUGENE, OREGON 97405

JOB #: 98-014
FILE: HUBBARD DWG.
SHEET 1 OF 1

MAP FILE M 128-38