

RECORD OF SURVEY

THOMAS' SUBDIVISION OF LOT 13 AND W 1/2 LOT 12 FRUITVALE ROSEBURG, OREGON

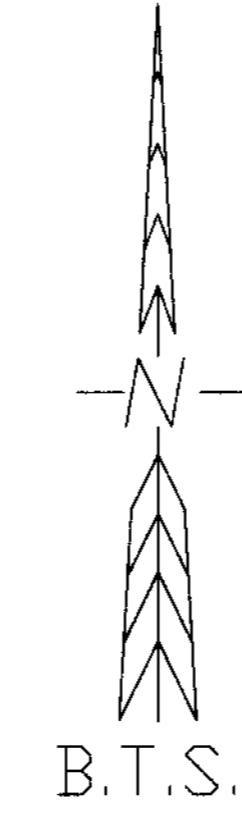
NE 1/4 OF SECTION 13, T.27S., R.6W., W.M. AND SE 1/4 OF SECTION 12, T.27S., R.6W., W.M.

FILED
Date: 1/16/2001 By: JP
This survey consists of:
Map: M 132-67
Narrative:
Corner Rpt:
DOUGLAS COUNTY
SURVEYOR

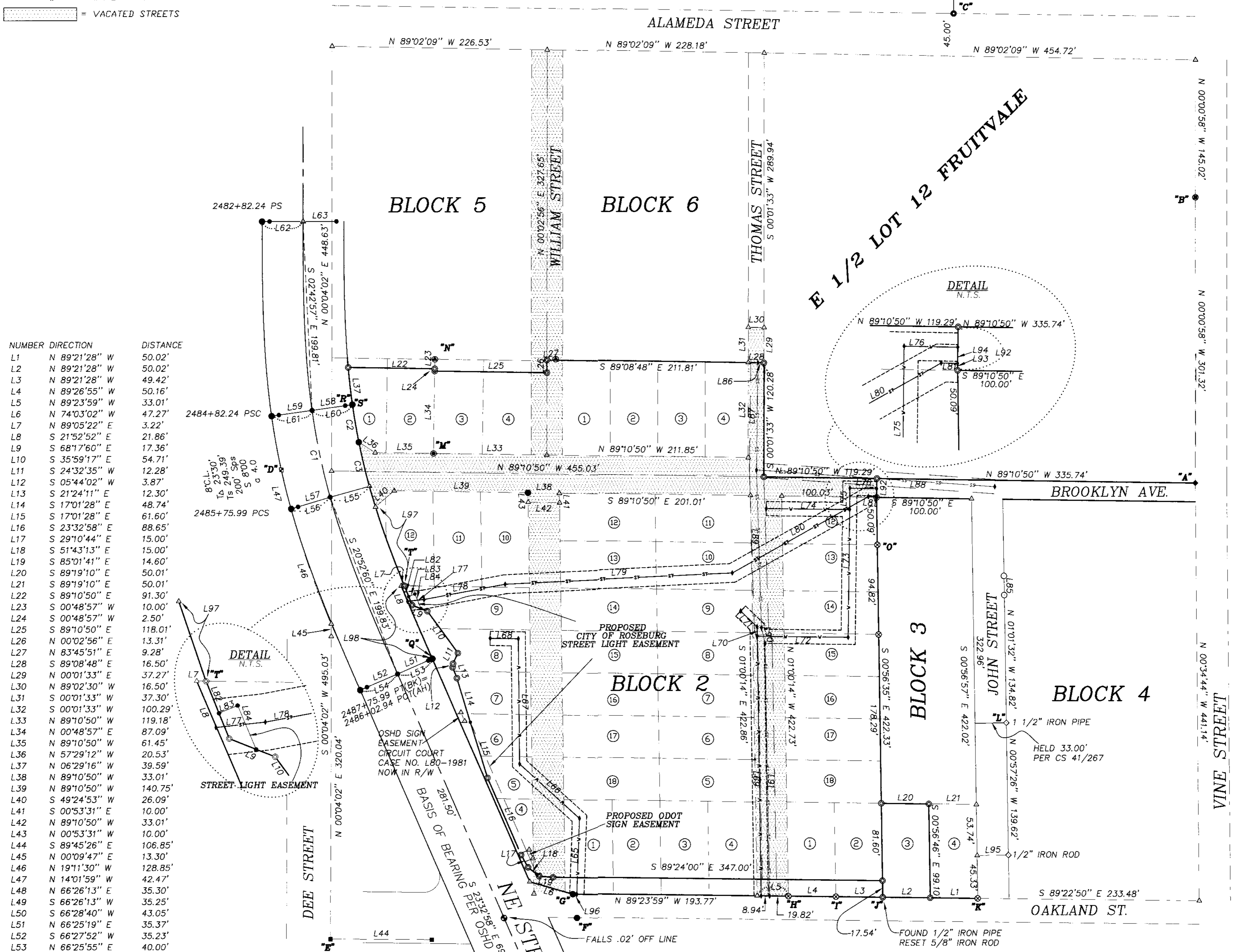
LEGEND:

- = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MARKED "BTS ENG-SURV"
- = FOUND 5/8" IRON ROD PER OSHD DRG. NO. 10C-50-19
- = FOUND BRASS PLUG PER OSHD DRG. NO. 10C-50-19
- = FOUND 1 1/2" IRON PIPE PER CS FIELDBOOK 90-49
- = FOUND 5/8" IRON ROD PER CS 41/256
- = FOUND BRASS DISK PER M 101-71
- = FOUND 5/8" IRON ROD PER M 63-66
- = FOUND 5/8" IRON ROD IN 3/4" IRON PIPE PER EVERARDINE HOME SITES
- = FOUND 3/4" IRON PIPE PER SECOND EVERARDINE HOME SITES
- = FOUND 5/8" IRON ROD PER CS 58/155-5
- ◇ = FOUND AS NOTED PER CS 41/267
- ⊙ = FOUND 1/2" IRON PIPE PER BLOCK 3, THOMAS' SUBDIVISION
- ⊙ = FOUND 1 1/2" IRON PIPE PER M 81-73
- = NW CORNER ISSAC JONES D.L.C. NO. 65, T.27S., R.6W., W.M.
- † = UTILITY EASEMENT POINT
- △ = COMPUTED POINT
- SS— = PROPOSED SANITARY SEWER EASEMENT
- ST— = PROPOSED STORM SEWER EASEMENT
- W— = WATER LINE EASEMENT INST. NO. 2000-29065
- ▨ = VACATED STREETS

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Kristian O. Degroot
OREGON
JULY 17, 1981
KRISTIAN O. DEGROOT
1941
RENEWAL DATE: 12-31-01



EVERARDINE HOME SITES



NUMBER	DIRECTION	DISTANCE
L1	N 89°21'28" W	50.02'
L2	N 89°21'28" W	50.02'
L3	N 89°21'28" W	49.42'
L4	N 89°26'55" W	50.16'
L5	N 89°23'59" W	33.01'
L6	N 74°03'02" W	47.27'
L7	N 89°05'22" E	3.22'
L8	S 21°52'52" E	21.86'
L9	S 68°17'60" E	17.36'
L10	S 35°59'17" E	54.71'
L11	S 24°32'35" W	12.28'
L12	S 05°44'02" W	3.87'
L13	S 21°24'11" E	12.30'
L14	S 17°01'28" E	48.74'
L15	S 17°01'28" E	61.60'
L16	S 23°32'58" E	88.65'
L17	S 29°10'44" E	15.00'
L18	S 51°43'13" E	15.00'
L19	S 85°01'41" E	14.60'
L20	S 89°19'10" E	50.01'
L21	S 89°19'10" E	50.01'
L22	S 89°10'50" E	91.30'
L23	S 00°48'57" W	10.00'
L24	S 00°48'57" W	2.50'
L25	S 89°10'50" E	118.01'
L26	N 00°02'56" E	13.31'
L27	N 83°45'51" E	9.28'
L28	S 89°08'48" E	16.50'
L29	N 00°01'33" E	37.27'
L30	N 89°02'30" W	16.50'
L31	S 00°01'33" W	37.30'
L32	S 00°01'33" W	100.29'
L33	N 89°10'50" W	119.18'
L34	N 00°48'57" E	87.09'
L35	N 89°10'50" W	61.45'
L36	N 57°29'12" W	20.53'
L37	N 06°29'16" W	39.59'
L38	N 89°10'50" W	33.01'
L39	N 89°10'50" W	140.75'
L40	S 49°24'53" W	26.09'
L41	S 00°53'31" E	10.00'
L42	N 89°10'50" W	33.01'
L43	N 00°53'31" E	10.00'
L44	S 89°45'26" E	106.85'
L45	N 00°09'47" E	13.30'
L46	N 19°11'30" W	128.85'
L47	N 14°01'59" W	42.47'
L48	N 66°26'13" E	35.30'
L49	S 66°26'13" W	35.25'
L50	S 66°28'40" W	43.05'
L51	N 66°25'19" E	35.23'
L52	S 66°27'52" W	35.23'
L53	N 66°25'55" E	40.00'
L54	S 66°26'17" W	42.99'
L55	N 74°28'00" E	43.00'
L56	S 73°20'50" W	42.85'
L57	S 73°13'25" W	35.26'
L58	N 82°01'02" E	35.29'
L59	S 81°55'13" W	35.27'
L60	N 81°56'04" E	43.00'
L61	S 81°56'14" W	42.96'
L62	S 89°59'16" W	43.09'
L63	N 89°56'44" E	35.21'
L64	S 89°56'44" W	35.27'
L65	N 01°56'14" E	80.11'
L66	N 47°41'43" W	85.29'
L67	N 00°38'15" W	132.27'
L68	N 89°06'16" W	29.58'
L69	N 00°55'41" W	274.12'
L70	N 00°55'41" W	10.00'
L71	N 45°55'41" W	24.00'
L72	S 89°24'00" E	96.00'
L73	N 00°36'00" E	135.00'
L74	N 89°24'00" W	88.00'
L75	N 00°36'00" E	22.67'
L76	S 88°54'46" E	28.31'
L77	N 83°39'31" E	17.44'
L78	N 79°18'13" E	86.79'
L79	N 87°14'14" E	239.11'
L80	N 60°36'13" E	164.73'
L81	S 88°15'54" E	8.66'
L82	S 21°52'52" E	12.17'
L83	N 67°27'31" E	7.10'
L84	S 22°45'56" E	16.78'
L85	N 00°56'33" W	20.15'
L86	S 89°08'48" E	6.32'
L87	S 00°43'39" W	113.19'
L88	S 86°01'20" E	251.78'
L89	S 01°50'12" E	166.78'
L90	S 12°49'37" E	17.08'
L91	S 01°06'02" E	266.63'
L92	S 00°49'10" W	20.00'
L93	N 00°49'10" E	0.61'
L94	N 00°49'10" E	8.66'
L95	N 89°03'03" E	33.02'
L96	S 89°23'59" E	4.14'
L97	S 20°03'10" E	88.91'
L98	S 23°04'09" E	83.63'

NUMBER	DELTA	RADIUS	ARC	TAN	CHORD	BEARING	CHORD
C1	07°29'60"	716.20	93.75	46.94	S 11°47'58" E		93.68
C2	03°25'22"	673.20	40.22	20.11	S 09°45'36" E		40.21
C3	04°04'45"	673.20	47.93	23.98	S 13°30'39" E		47.92

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO LOCATE MONUMENT AND SURVEY NEW UTILITY EASEMENTS AND ADDITIONAL STREET RIGHTS OF WAY FOR THE NEW SAFEWAY STORE SITE. THE SAFEWAY INC. LANDS ARE LOCATED IN BLOCK 1,2,3,5 AND 6 OF THOMAS SUBDIVISION OF LOT 13 AND W 1/2 OF LOT 12, FRUITVALE AND ARE DESCRIBED IN INST. NO'S. 74-4820, 74-8641-48, 90-19050, 98-19870, 98-21778, 98-29124, 98-29429, 98-29494, 98-29541, 99-01526, 99-04000 AND 99-14954 TOGETHER WITH THE REVERSIONARY RIGHTS FROM THE VACATION OF WILLIAM STREET, THOMAS STREET AND BROOKLYN AVENUE INURING TO THE ABOVE LISTED PARCELS OF LAND. THIS SURVEY REQUIRED THE ESTABLISHMENT OF THOMAS SUBDIVISION WITHIN THE BOUNDARY'S OF LOT 12 AND LOT 13 FRUITVALE. LOT 12 AND LOT 13 FRUITVALE WAS CONTROLLED BY VINE STREET, OAKLAND AVENUE DEE STREET AND ALAMEDA AVENUE MONUMENTS. I DID NOT ACCEPT THE M 90-70 LOCATION OF EAST 1/2 OF LOT 12 FRUITVALE BECAUSE THE LOCATION OF DEE STREET PER SURVEYS CS 23/61, CS 23/63, CS 23/72, CS 31/66, M 34-14, M 59-65, M 81-73 AND M 101-71 WAS NOT USED AS CONTROL. I CONTROLLED THE BOUNDARY'S OF LOT 12 AND LOT 13 OF FRUITVALE AS FOLLOWS:

- VINE STREET WAS CONTROLLED BY MONUMENTS "A" AND "B" THROUGH SURVEYS CS 39/19, CS 41/133, CS 58/75-2, M 63-66, M 90-70 AND SECOND EVERARDINE HOME SITES.
- ALAMEDA AVENUE WAS CONTROLLED BY MONUMENT "C".
- MONUMENTS ALONG THE SOUTH LINE OF ALAMEDA AVENUE PER M 90-70 HAVE BEEN DESTROYED BY STREET/SIDEWALK CONSTRUCTION.
- DEE STREET WAS COMPUTED FROM MONUMENTS "D" AND "E" PER SURVEYS M 101-71, M 81-73, M 59-65, M 34-14, CS 23/61, CS 23/72 AND CS 31/66.
- OAKLAND AVENUE WAS CONTROLLED BY MONUMENTS "F", "G", "H", "I" AND "J" PER THOMAS SUBDIVISION. ALL THESE MONUMENTS HAVE BEEN DESTROYED BY THE RECONSTRUCTION OF OAKLAND STREET.
- THE NORTH LINE OF LOT 13 WAS CONTROLLED BY MONUMENT "A" AT THE NE CORNER OF LOT 13 AND A POINT 20.00 FEET SOUTH OF MONUMENT "M". THE WEST 1/2 OF LOT 12 WAS THEN COMPUTED AS BLOCKS 5 AND 6 OF THOMAS SUBDIVISION.

THOMAS SUBDIVISION WAS COMPUTED AS FOLLOWS:

- THE EAST LINE OF BLOCK 3 WAS CONTROLLED BY MONUMENTS "K" AND A POINT 33.00 FEET WEST OF MONUMENT "L".
- THE EAST 1/2 OF BLOCK 3 WAS CONTROLLED BY MONUMENT "J" AND "O" AND THEN LOT 3. BLOCK 3 WAS COMPUTED PROPORTIONALLY WITHIN BLOCK 3.
- THE NORTH LINE OF SAFEWAY LANDS WITHIN BLOCK 5 WAS CONTROLLED BY MONUMENTS "M" AND "N" PER SURVEY CS 41/256 AND INST. NO. 98-29124.
- NE STEPHENS STREET WAS COMPUTED AT RECORD OSHD DRAWING NO. 10C-50-19 COURSES CONTROLLED BY MONUMENTS "P", "Q", "R" AND "S". TIES TO THE OTHER OSHD MONUMENTS SHOWN CLOSELY MATCH THE DRAWING NO. 10C-50-19 RECORD. THE NEW NE STEPHENS RIGHT OF WAY WAS MONUMENTED ON THE BACK OF THE AS-BUILT SIDEWALK FROM OAKLAND STREET NORTH TO POINT "T" WHERE IT MATCHED THE EXISTING RIGHT OF WAY LINE. THE NEW NORTHERLY RIGHT OF WAY LINE OF OAKLAND STREET WAS MONUMENTED AS DIRECTED BY SAFEWAY AND THE CITY OF ROSEBURG. THE UTILITY EASEMENTS ARE SHOWN ALONG AS-BUILT UTILITY LINES. A WATER LINE EASEMENT HAS BEEN GRANTED TO THE CITY OF ROSEBURG AS RECORDED IN INST. NO. 99-29065. THE REMAINING RIGHT OF WAY DEEDS AND EASEMENTS WILL BE GRANTED AFTER THE RECORDING OF THIS SURVEY.

THIS SURVEY WAS PERFORMED BY LES FANNING, MICKEY CALVERT AND MATT DIXON USING A SOKKIA SET 2BH TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

MAP FILE M132-67

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