

Date: 6/13/2001 By: JP  
 This survey consists of:  
 Map: M137-9  
 Narrative:  
 Corner Rpt:

DOUGLAS COUNTY  
 SURVEYOR

**NARRATIVE:**

The purpose of this survey is to demarcate and adjust the boundaries of the properties described in Deed Reference Numbers 86-9193, 99-28767 and 96-09915, of the Deed Records of Douglas County, Oregon in compliance with a tentative approval granted by the City of Roseburg per Planning Department File Number BLA-01-1.

The boundary of the property within Todd Building Company Subdivision was determined by holding the monumentation found on the east right-of-way line of Patterson Street, on the south lines of Lots 2 & 7 and along the east boundary of the subdivision to establish the exterior of said subdivision. The lot corners were determined by proportioning distances. The west boundary of the subject property was then established holding record distance from Deed Reference Number 99-28767.

The right-of-way line of Diamond Lake Boulevard was established holding the monuments found at Engineer's Station 87+70, 60.00 feet left and 91+61.57, 65.00' right. The right-of-way was recomputed from these points.

The west line of the property lying in Block 8, 3rd Brookside Addition to the City of Roseburg was determined to be coincident with the east line of said Todd Building Company Subdivision No. 3. This line was established holding the monuments as shown.

The southerly line was determined as follows:  
 The property described in Instrument No. 65-5820 was excepted from the property by holding the found monuments per M27-68 and recalculating the exterior boundary by the "Broken Boundary Method".

The properties described in Instrument Nos. 66-3373, 69-6765 and 71-3285 were excepted from the property by holding the found 5/8-inch iron rods of unknown origin. The northwest corner of the property shown in Instrument No. 69-6765 was determined by projecting the north line of the property record distance per said instrument.

The east line of the subject property was established by holding the found 1/2-inch iron pipe per CS37/66 shown to be on the east line of Block 8, 3rd Brookside Addition and the monument set by AA Surveying at the intersection of the existing fence and the right-of-way of Diamond Lake Boulevard.

The boundary lines were then adjusted at the discretion of the client.

**LEGAL DESCRIPTIONS**

**Unit 1**

A Parcel of Land located in the NE1/4 of Section 20, T.27S., R.5W., W.M., Douglas County, Oregon being a portion of Lots 5, 6 and 7, "Todd Building Company Subdivision No. 3, and a portion of Lot 8, 3rd Brookside Addition, being more particularly described as follows:

Beginning at a 3/4 inch iron rod at the Northeast Corner of Lot 8 Todd Building Company Subdivision No. 3, thence North 89°39'27" West 269.05 feet to point, thence North 2°31'25" East 179.59 feet to a point lying on the Southerly Right of Way Line of State Highway 138, thence along said Right of Way Line North 89°58'25" East 75.43 feet to a point, thence South 84°18'57" East 201.00 feet to a point, thence North 89°58'25" East 43.16 feet to a 5/8 inch iron rod with Yellow Plastic Cap Marked "Land Mark PLS 2287", thence leaving said Right of Way South 0°10'01" West 161.33 feet to a 5/8 inch iron rod with Yellow Plastic Cap Marked "Land Mark PLS 2287", thence North 89°50'59" West 56.99 feet to the point of beginning, containing 1.27 Acres more or less.

**Unit 2**

A Parcel of Land located in Lot 8, 3rd Brookside Addition, in the Northeast 1/4 of Section 20, T.27S., R.5W., W.M., Douglas County, Oregon and being more particularly described as follows:

Beginning at a 3/4 inch iron rod at the Northeast Corner of Lot 8 Todd Building Company Subdivision No. 3, thence South 89°50'59" East 56.99 feet to a 5/8 inch iron rod with Yellow Plastic Cap Marked "Land Mark PLS 2287", thence North 0°10'01" East 161.33 feet to a 5/8 inch iron rod with Yellow Plastic Cap Marked "Land Mark PLS 2287" lying on the Southerly Right of Way Line of State Highway 138, thence along said Right of Way Line North 89°58'25" East 537.05 feet to a point, thence leaving said Right of Way Line South 0°19'24" West 600.01 feet to a 5/8 inch iron rod with Yellow Plastic Cap Marked "Land Mark PLS 2287", thence South 89°58'25" West 592.40 feet to a 5/8 inch iron rod with Yellow Plastic Cap Marked "Land Mark PLS 2287" on the easterly boundary of Todd Building Company Subdivision No. 3, thence along said east line North 0°10'01" East 438.85 feet to the point of beginning, containing 7.96 Acres more or less.

**Unit 3**

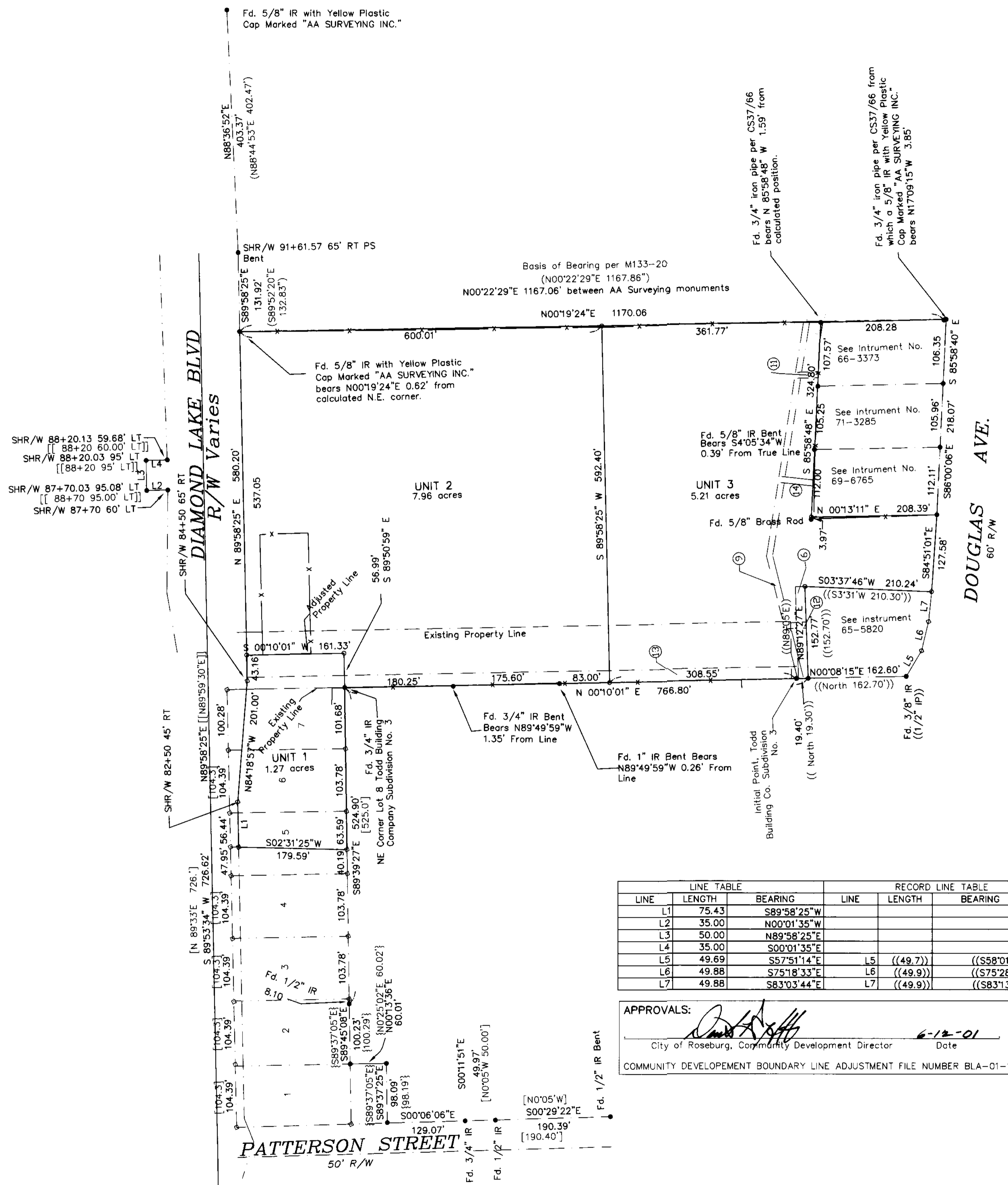
A Parcel of Land located in Lot 8, 3rd Brookside Addition in the NE1/4 of Section 20, T.27S., R.5W., W.M., Douglas County, Oregon and being more particularly described as follows:

Beginning at a 5/8 inch iron rod with Yellow Plastic Cap Marked "Land Mark PLS 2287" on the easterly boundary of Todd Building Company Subdivision No. 3 from which the Northeast Corner of Lot 8, of said subdivision bears North 0°10'01" East 438.85 feet, thence North 89°58'25" East 592.40 feet to a 5/8 inch iron rod with Yellow Plastic Cap Marked "Land Mark PLS 2287", thence South 0°19'24" West 361.77 feet to a point at the Northeast corner of the property described in Instrument Number 66-3373 from which a 3/4" iron pipe bears North 85°58'48" West 1.59 feet, thence along the north line of said property and the property described in Instrument Numbers 71-3285 and 69-6765 North 85°58'48" West 324.80 feet to a 5/8 inch iron rod with Yellow Plastic Cap Marked "Land Mark PLS 2287" at the Northwest corner of the property described in Instrument Numbers 69-6765, thence along the west boundary of said property South 0°13'11" West 208.39 feet to a 5/8 inch iron rod lying on the Northerly Right of Way Line of Douglas Avenue, thence along said Right of Way Line North 84°51'01" West 127.58 feet to a 5/8 inch iron rod with Yellow Plastic Cap Marked "Land Mark PLS 2287" at the southeast corner of the property described in Instrument Number 65-5820, thence leaving said Right of Way along the east line of said property North 3°37'46" East 210.24 feet to a 5/8 inch iron rod with Yellow Plastic Cap Marked "Land Mark PLS 2287", thence along the north line of said property described in Instrument Number 65-5820 South 89°12'27" West 152.77 feet to a 5/8 inch iron rod, thence North 0°10'01" East 327.95 feet to the point of beginning, containing 5.21 Acres more or less.

**NOTES:**

The following items are exceptions affecting the subject property as reported in a Preliminary Title Report (Order Number 000925444) issued by Commercial Title Co. The exception numbers correspond with the item numbers on this drawing.

- ⑤ Right-of-Way for Pipe & Pipe line to California Oregon Power Company (Not Located)
- ⑥ 16' wide Roadway Easement granted to Raymond V. Gros Jacques (Inst. No. 65-5820)
- ⑦ Right-of-Way granted to Pacific Power and Light Company (Not Located) (Inst. No. 69-4410)
- ⑧ Access Restrictions disclosed by Douglas County Road Docket #1000 (Not Located)
- ⑨ 10' wide sewer easement to Roseburg Urban Sanitary Authority (Inst. No. 89-11684)
- ⑩ Consent to Annexation between the City of Roseburg and State of Oregon (Inst. No. 92-11721)
- ⑪ 10' Permanent Sewer Easement granted to Mark Eason (Inst. No. 92-20692)
- ⑫ 10' Permanent Sewer Easement granted to Richard Stewart (Inst. No. 94-09188)
- ⑬ 20' Permanent Sewer Easement granted to Roseburg Urban Sanitary Authority (Inst. No. 95-05090)
- ⑭ 10' Permanent Sewer Easement 5' both sides of a sanitary sewer line as located in the field granted to James & Glenda Carter. Location undeterminable per this survey. (Inst. No. 96-14722)
- ⑮ 10' Permanent Sewer Easement granted to Arnold & Shirley Weston (Inst. No. 96-17110)



LINE TABLE			RECORD LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	75.43	S89°58'25"W			
L2	35.00	N00°01'35"W			
L3	50.00	N89°58'25"E			
L4	35.00	S00°01'35"E			
L5	49.69	S57°51'14"E	L5	((49.7))	((S58°01'E))
L6	49.88	S75°18'33"E	L6	((49.9))	((S75°28'E))
L7	49.88	S83°03'44"E	L7	((49.9))	((S83°13'E))

**APPROVALS:**  
 [Signature] 6-14-01  
 City of Roseburg, Community Development Director Date

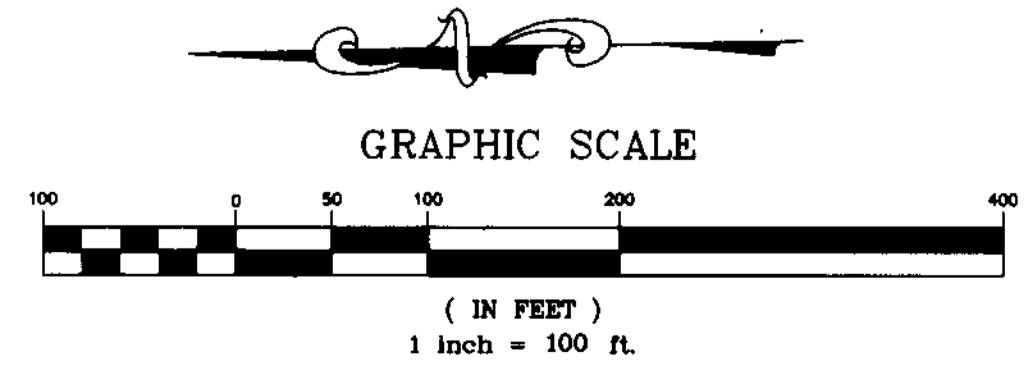
COMMUNITY DEVELOPMENT BOUNDARY LINE ADJUSTMENT FILE NUMBER BLA-01-1

**LEGEND:**

- Found 5/8" I.Rod unless otherwise noted.
- Set 5/8" x 30" reinforcing rod with yellow plastic cap marked, "LAND MARK PLS 2287".

**RECORD INFORMATION:**

- ( ) M133-20
- (( )) M27-68
- [ ] Todd Building Company Subdivision No. 3
- { } M70-43
- [[ ]] M72-26 PP 1994-0006
- [[ ]] Douglas County Rd. Dept. North Umpqua Hwy. Rd. 4 Drawing



Sheet 1 of 1

**BOUNDARY LINE ADJUSTMENT**  
 in the N.E. 1/4, Section 20, T.27 S., R.5 W., W.M.  
 CITY OF ROSEBURG, DOUGLAS COUNTY, OREGON  
 January 13, 2000

FOR: Phoenix School  
 704 S.E. Cass St.  
 Roseburg, Oregon

REGISTERED PROFESSIONAL LAND SURVEYOR  
 Mark A. Heimbürger  
 OREGON  
 JULY 16, 1987  
 MARK A. HEIMBURGER 2287  
 EXPIRES JUNE 30, 2001

Land Mark SURVEYING & DEVELOPMENT  
 3329 N.E. Stephens Street  
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 LM Prof. No. 2000-004