

RECORD OF SURVEY

LOCATED IN THE
AMENDED PLAT FLINTS ADDITION TO ROSEBURG
 NW 1/4, SW 1/4 OF SECTION 19, T.27S., R.5W., W.M.
DOUGLAS COUNTY, OREGON

LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MARKED "BTS ENG-SURV" OR AS NOTED
- = FOUND 1" IRON PIPE PER CS 43/188 & M 11-27 OR AS NOTED
- = FOUND 5/8" IRON ROD PER M 67-8
- ⊙ = FOUND 3/4" IRON ROD PER M 30-24
- ⊙ = FOUND STREET MONUMENT, 1 1/2" BRASS DISK IN CONCRETE IN MONUMENT BOX
- ◇ = FOUND 3/4" IRON PIPE PER WOLLENBERG'S ADDITION (VOL.5, PG.50) OR AS NOTED
- ◆ = FOUND 1/2" IRON PIPE PER M 74-31 OR AS NOTED
- ♦ = FOUND 1/2" IRON ROD PER M 29-56
- ⊗ = FOUND 3/4" IRON ROD PER M 14-27 & CS 43/123 OR AS NOTED
- = FOUND 5/8" IRON ROD PER M 51-38
- = FOUND 1/2" IRON ROD PER CS 51/308
- ⊙ = FOUND 5/8" IRON ROD 1991-0030
- = FOUND 3/4" IRON PIPE PER CS 16/54 OR AS NOTED
- △ = COMPUTED POINT NOT SET
- () = RECORD PER M 14-27 & CS 43/123
- [] = RECORD PER M 74-31
- < > = RECORD PER M 51-38
- { } = RECORD PER AMENDED PLAT FLINTS ADDITION (VOL.1 PG.20)

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

FILED
 Date: 9/22/2003 By: JP
 This survey consists of:
 Map: M143-6
 Name: _____
 Corner Rpt: _____
**DOUGLAS COUNTY
 SURVEYOR**

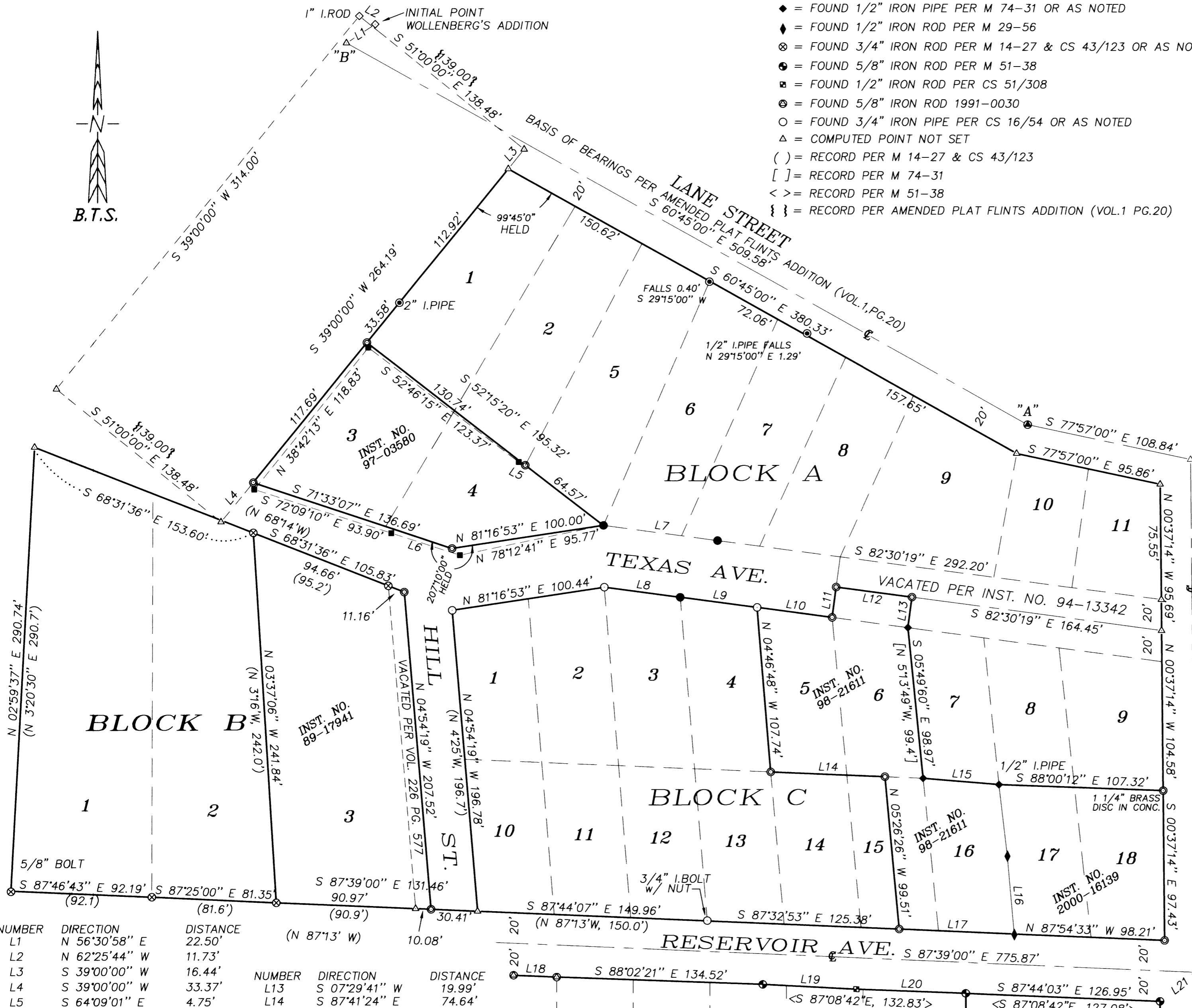
RENEWAL DATE: 12-31-03

NARRATIVE:

REFERENCE DEEDS: INST. NO. 89-17941, INST. NO. 97-03580, INST. NO. 98-21611 AND 2000-16139.
 REFERENCE SURVEYS: AMENDED PLAT FLINTS ADDITION, VOL.1, PG.20, WOLLENBERG'S ADDITION, VOL.5, PG.50, WEST VIEW ADDITION, VOL.4, PG.11, CS16/54, CS 43/123, CS 43/188, M 11-27, M 14-27, M 20-28, M 29-56, M 30-24, M 51-38, M 67-8, M 74-31, 1990-0030.

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE CORNERS OF THE BETTIS PROPERTIES LOCATED IN BLOCK A, B AND C OF FLINTS ADDITION TO ROSEBURG. AS NOTED IN M 14-27 AND RELATED SURVEYS (CS 43/123, CS 43/188 AND M 11-27), THERE ARE "APPARENT GROSS ERRORS AND DISCREPANCIES IN THE AMENDED PLAT FLINTS ADDITION". THIS SURVEY IS BASED ON THE BOUNDARY RESOLUTIONS MADE ON THE ABOVE LISTED REFERENCE SURVEYS. LANE STREET WAS CONTROLLED BY STREET MONUMENT "A" AND THE WOLLENBERG'S ADDITION TIES TO STREET MONUMENT "B" FROM THE WOLLENBERG'S ADDITION INITIAL POINT. THE WEST LINE OF BLOCK A WAS CONTROLLED BY HOLDING THE RECORD ANGLE AT THE NW CORNER OF BLOCK A PER AMENDED PLAT FLINTS ADDITION AND A 2" IRON PIPE FOUND PER M 30-24. I FOUND THE POSITION OF THIS 2" IRON PIPE TO CLOSELY MATCH THE SOUTHEASTERLY LINE OF A.O. ROSE PROPERTY AS DEPICTED ON AMENDED PLAT FLINTS ADDITION WHEN HOLDING THE MOST WESTERLY CORNER OF THE WOLLENBERG'S ADDITION ALLEY AS THE R.H. DEARBORN SW CORNER PER AMENDED PLAT FLINTS ADDITION. RESERVOIR AVENUE WAS COMPUTED BY HOLDING THE NE CORNER OF BLOCK 2, WEST VIEW ADDITION AND THE SW CORNER OF LOT 3, BLOCK B, AMENDED PLAT FLINTS ADDITION. I FOUND MINOR DISCREPANCIES IN MONUMENTS ON THE NORTH AND SOUTH LINES OF RESERVOIR AVENUE, AS SHOWN ON THE FACE OF THE MAP. GLEN STREET AND THE EAST LINE OF BLOCK A AND BLOCK C WAS COMPUTED FROM CS 43/188 COORDINATES FROM STREET MONUMENT "A" AND THE SW CORNER OF LOT 17, BLOCK C PER M 29-56. I FOUND M 14-27 MONUMENTS AT NE, NW AND SW CORNERS OF LOT 3, BLOCK B AND COMPUTED THE SE CORNER OF BLOCK B PROPORTIONATELY BETWEEN THE SW CORNER OF LOT 3, BLOCK B AND THE SE CORNER OF LOT 12, BLOCK C PER THE M 14-27 RECORD. THE EAST LINE OF BLOCK B WAS THEN MONUMENTED ON THE EAST LINE OF THE VOL.226, PG.577 VACATION OF HILL STREET. THE WEST LINE OF BLOCK C WAS COMPUTED PARALLEL WITH THE EAST LINE OF BLOCK B THROUGH THE CS 16/54 MONUMENT AT THE NW CORNER OF BLOCK C. CS 16/54, M 11-27 AND M 74-31 MONUMENTS CONTROLLED TEXAS AVENUE BETWEEN BLOCK A AND BLOCK C. THE PROPERTY CORNERS FOR THE BETTIS PROPERTY LYING IN LOT 5, 6, 15, 16, 17 AND 18 OF BLOCK C AND THAT PORTION OF TEXAS AVENUE VACATED UNDER INST. NO. 94-13342 WERE THEN COMPUTED PROPORTIONATELY WITHIN BLOCK C WITH THE SW CORNER OF LOT 17 PER M 29-56, THE SE CORNER OF LOT 12 PER CS 16/54, AND THE NW, SW AND SE CORNERS OF LOT 7 PER M 74-31 HELD. THE NW CORNER OF LOT 5 WAS COMPUTED AT PROPORTIONATE DISTANCE BETWEEN THE CS 16/54 MONUMENT AND THE NW CORNER OF LOT 4 AND THE M 74-31 MONUMENT AT THE NE CORNER OF LOT 6 AND NOT USING THE CS 16/54 MONUMENT AT THE NE CORNER OF LOT 4. THE SOUTH CORNER OF LOT 4, BLOCK A WAS COMPUTED AT PLAT DISTANCE AND PARALLEL WITH THE NORTH LINE OF LOTS 1 AND 2, BLOCK C FROM THE M 11-27 MONUMENT AT THE CORNER OF LOTS 4, 5 AND 6 OF BLOCK A. I THEN HELD THE RECORD ANGLE (207°10') AT THE SOUTH CORNER OF LOT 4 FOR THE SW LINE OF LOTS 3 AND 4 OF BLOCK A. THE NORTH LINE OF LOTS 3 AND 4 WAS CONTROLLED BY THE M 11-27 MONUMENT AT THE CORNER OF LOTS 4, 5 AND 6 AND THE M 30-24 MONUMENT AT THE SW CORNER OF LOT 5. I DID NOT ACCEPT THE M 67-8 MONUMENTS TO CONTROL THE SOUTH AND WEST LINES OF BLOCK A.

THIS SURVEY WAS PERFORMED BY LES FANNING, MATT DIXON AND MICKEY CALVERT USING A NIKON DTM 530 TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.



| NUMBER | DIRECTION | DISTANCE | NUMBER | DIRECTION | DISTANCE |
|--------|---------------|----------|--------|----------------|----------|
| L1 | N 56°30'58" E | 22.50' | L13 | S 07°29'41" W | 19.99' |
| L2 | N 62°25'44" W | 11.73' | L14 | S 87°41'24" E | 74.64' |
| L3 | S 39°00'00" W | 16.44' | L15 | S 85°22'36" E | 49.63' |
| L4 | S 39°00'00" W | 33.37' | L16 | [N 84°57'35" W | 49.87'] |
| L5 | S 64°09'01" E | 4.75' | L17 | S 05°07'48" E | 51.14' |
| L6 | S 72°16'28" E | 46.97' | L18 | N 87°18'43" W | 75.23' |
| L7 | S 82°26'49" E | 75.09' | L19 | S 87°38'19" E | 28.18' |
| L8 | S 82°29'09" E | 49.93' | L20 | S 87°08'20" E | 61.11' |
| | (S 81°59' E | 50.0') | L21 | S 87°55'46" E | 71.50' |
| L9 | S 82°29'51" E | 50.60' | | | |
| L10 | S 82°32'16" E | 49.33' | | | |
| L11 | N 07°29'41" E | 19.99' | | | |
| L12 | S 82°30'19" E | 49.97' | | | |

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

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|-------------------------|--|---|
| SCALE: 1" = 50' | FOR: WILLIAM & SUSAN BETTIS 1397 SE RESERVOIR ROSEBURG, OR 97470 | JOB #: 02-095 FILE: BETTIS.DWG SHEET 1 OF 1 |
| DATE: SEPTEMBER 2, 2003 | | |

MAP FILE M143-6

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