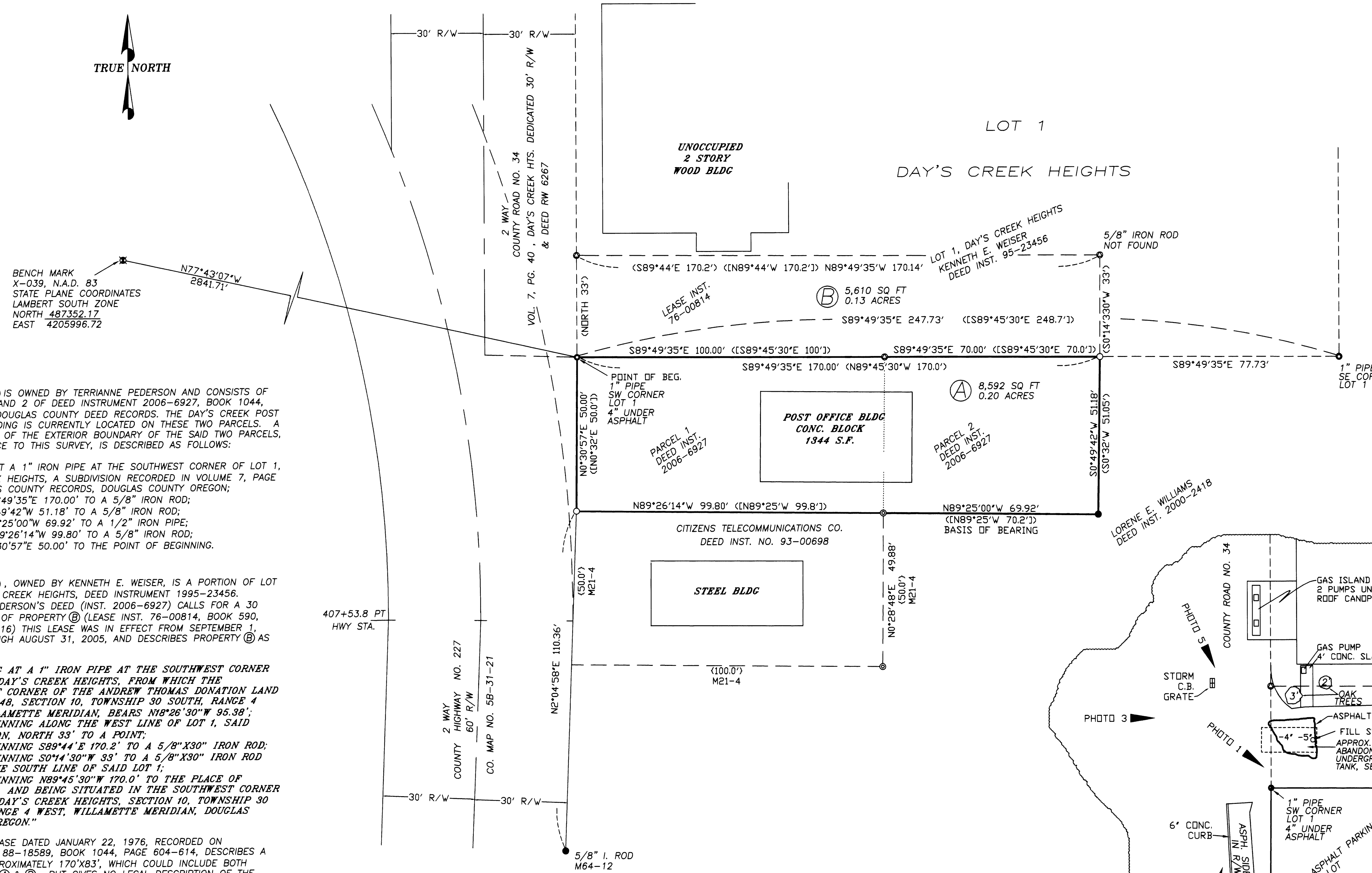


MAP OF SURVEY DAYS CREEK POST OFFICE SITE SW 1/4 SEC. 10, TOWNSHIP 30 SOUTH, RANGE 4 WEST, W.M.

FILED
Date: 10-3-2007 By: JC
This survey consists of:
Map: M146-62
Narrative:
Corner Rpt:
DOUGLAS COUNTY SURVEYOR



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO RETRACE SURVEY M55-80 TO LOCATE THE BOUNDARIES OF THE PROPERTY CURRENTLY BEING OCCUPIED AND LEASED BY THE UNITED STATES POST OFFICE IN DAY'S CREEK, OREGON. MONUMENTS FOUND PER SURVEY MAP M55-80 CONTROLLED THIS SURVEY. THE BASIS OF BEARING WAS ESTABLISHED ALONG THE SOUTH LINE OF PROPERTY (A) AS SHOWN.

THE POST OFFICE BUILDING IS LOCATED ON PROPERTY OWNED BY TERRIANNE PEDERSON, SHOWN AS PROPERTY (A) ON THIS MAP AND RECORDED IN DEED INSTRUMENT 2006-6927, DOUGLAS COUNTY DEED RECORDS, DOUGLAS COUNTY, OREGON. PEDERSON'S DEED NO. 2006-6927 INCLUDES A LEASE DESCRIBING A STRIP OF LAND, WHICH IS A PORTION OF LOT 1, OF DAY'S CREEK HEIGHTS, SHOWN ON THIS MAP AS PROPERTY (B), AND OWNED BY KENNETH E. WEISER (DEED NO. 95-23456 DOUGLAS COUNTY RECORDS).

PROPERTY (A), OWNED BY TERRIANNE PEDERSON, WAS SURVEYED AND MONUMENTED AS SHOWN. PROPERTY (B) WAS NOT MONUMENTED, AS IT IS OWNED BY KENNETH E. WEISER, AND RECORD INSTRUMENTS 76-00814 AND 88-18589 INDICATE THE LEASEHOLDS HAVE EXPIRED. NO OTHER RECORDED LEASE AGREEMENTS WERE FOUND.

THIS SURVEY WAS PERFORMED BY DAVID BEEDLE AND GAYLE BEEDLE, WITH DRAFTING AND COMPUTATIONS BY DAVID BEEDLE. A CLOSED LOOP TRAVERSE WAS RUN AROUND THE PROPERTY AND HAD A RAW CLOSURE OF 1:34000. A SOKKIA SET 4BII TOTAL STATION WAS USED FOR THIS SURVEY.

(A) PROPERTY (A) IS OWNED BY TERRIANNE PEDERSON AND CONSISTS OF PARCELS 1 AND 2 OF DEED INSTRUMENT 2006-6927, BOOK 1044, PAGE 619, DOUGLAS COUNTY DEED RECORDS. THE DAY'S CREEK POST OFFICE BUILDING IS CURRENTLY LOCATED ON THESE TWO PARCELS. A DESCRIPTION OF THE EXTERIOR BOUNDARY OF THE SAID TWO PARCELS, IN REFERENCE TO THIS SURVEY, IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IRON PIPE AT THE SOUTHWEST CORNER OF LOT 1, DAY'S CREEK HEIGHTS, A SUBDIVISION RECORDED IN VOLUME 7, PAGE 40, DOUGLAS COUNTY RECORDS, DOUGLAS COUNTY OREGON; THENCE S89°49'35"E 170.00' TO A 5/8" IRON ROD; THENCE S0°49'42"W 51.18' TO A 5/8" IRON ROD; THENCE N89°25'00"W 69.92' TO A 1/2" IRON PIPE; THENCE N89°26'14"W 99.80' TO A 5/8" IRON ROD; THENCE N0°30'57"E 50.00' TO THE POINT OF BEGINNING.

(B) PROPERTY (B), OWNED BY KENNETH E. WEISER, IS A PORTION OF LOT 1, OF DAY'S CREEK HEIGHTS, DEED INSTRUMENT 1995-23456. TERRIANNE PEDERSON'S DEED (INST. 2006-6927) CALLS FOR A 30 YEAR LEASE OF PROPERTY (B) (LEASE INST. 76-00814, BOOK 590, PAGES 507-16) THIS LEASE WAS IN EFFECT FROM SEPTEMBER 1, 1975, THROUGH AUGUST 31, 2005, AND DESCRIBES PROPERTY (B) AS FOLLOWS:

"BEGINNING AT A 1" IRON PIPE AT THE SOUTHWEST CORNER OF LOT 1, DAY'S CREEK HEIGHTS, FROM WHICH THE SOUTHWEST CORNER OF THE ANDREW THOMAS DONATION LAND CLAIM NO. 48, SECTION 10, TOWNSHIP 30 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, BEARS N18°26'30"W 95.38'; THENCE RUNNING ALONG THE WEST LINE OF LOT 1, SAID SUBDIVISION, NORTH 33' TO A POINT; THENCE RUNNING S89°44'E 170.2' TO A 5/8" X 30" IRON ROD; THENCE RUNNING S0°44'30"W 33' TO A 5/8" X 30" IRON ROD SET ON THE SOUTH LINE OF SAID LOT 1; THENCE RUNNING N89°45'30"W 170.0' TO THE PLACE OF BEGINNING, AND BEING SITUATED IN THE SOUTHWEST CORNER OF LOT 1, DAY'S CREEK HEIGHTS, SECTION 10, TOWNSHIP 30 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON."

ANOTHER LEASE DATED JANUARY 22, 1976, RECORDED ON INSTRUMENT 88-18589, BOOK 1044, PAGE 604-614, DESCRIBES A PARCEL APPROXIMATELY 170' X 83', WHICH COULD INCLUDE BOTH PROPERTIES (A) & (B), BUT GIVES NO LEGAL DESCRIPTION OF THE LOCATION OF THE PROPERTY. THE TERMS OF THIS LEASE EXPIRED NOVEMBER 30, 1995.

LAND USE ZONING FOR PROPERTY (A) & (B) IS RURAL COMMUNITY COMMERCIAL (C.R.C.) THE SETBACKS ARE AS FOLLOWS:
FRONT: 15' FROM R/W
SIDE: 5' FROM PROP. LINE
REAR: NO SETBACK REQ.

I, DAVID BEEDLE CERTIFY THAT I HAVE SURVEYED THE PROPERTY AND THAT THE ERROR OF CLOSURE DOES NOT EXCEED 1/10,000 AND IS IN COMPLIANCE WITH THE OREGON REVISED STATUTES AS PERTAINING TO SURVEYING WITHIN THE STATE OF OREGON.

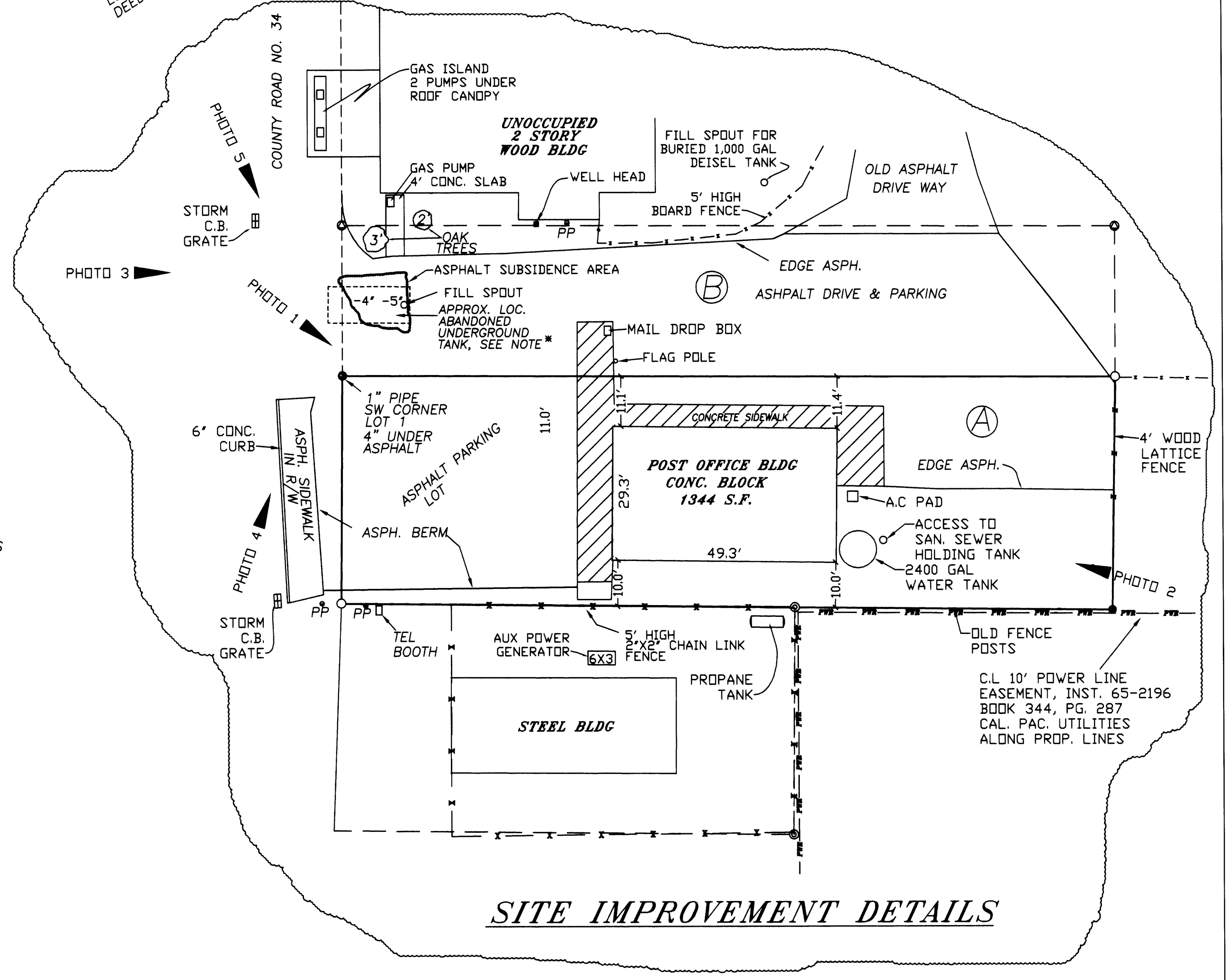
REGISTERED PROFESSIONAL LAND SURVEYOR
David J. Beedle
DAVID J. BEEDLE
JANUARY 21, 1997
RENEWAL: 12-31-07

LEGEND

- ALL THE SURVEY MAPS HEREON ARE FILED IN THE DOUGLAS COUNTY SURVEYOR'S OFFICE, ROSEBURG, OR 97470
- SET 5/8" X 30" IRON ROD W/PC - LS #2798
- FOUND 5/8" IRON ROD PER SURVEY MAP M55-80 OR AS NOTED
- ⊙ FOUND 1/2" IRON PIPE PER SURVEY MAP M55-80
- FOUND 1" IRON PIPE PER SURVEY MAP M55-80
- ⊗ BRASS CAP BENCH MARK DOUGLAS COUNTY REF. "X-039"
- ⊕ CALCULATED POINT
- (C) RECORD DATA PER SURVEY MAP M55-80 AND/OR DEED INST. NO. 2006-6927
- (L) RECORD DATA PER LEASE, INST. NO. 76-00814, BK 590, PAGES 507-516,
- () RECORD DATA AS NOTED
- POWER POLE
- - - FENCE LINE

NOTE *
ABANDONED 7,000 GALLON GASOLINE TANK, D.E.Q. FILE NO. U.S.T 8821. THE FILL SPOUT OF THE ABANDONED UNDERGROUND TANK AND THE AREA OF SUBSIDENCE WERE LOCATED AS SHOWN. THE TANK SPOUT WAS SEALED BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY, COOS BAY, OR. THE TANK SIZE AND ORIENTATION WAS ALSO OBTAINED FROM THE COOS BAY D.E.Q. OFFICE. APPROX. TANK DIMS: 8' X 18'
THE GROUND HAS SUBSIDED APPROX. 4" BELOW ADJACENT GRADE AT THE WEST END, AND 5" BELOW ADJACENT GRADE AT THE EAST END.

- ### RECORDED EASEMENTS
- 1) 10' RIGHT OF WAY FOR POWER LINE TO CALIFORNIA-OREGON POWER CO. OVER THE SE 1/4 OF THE SW 1/4 OF SEC. 10, T30S, R4W, W.M. VOL. 101, RECORDER NO. 13093
 - 2) 10' RIGHT OF WAY FOR POWER LINE TO PACIFIC POWER & LIGHT CO. BOOK 349, INST. NO. 65-585, DESCRIBED IN INST. NO. 65-2196, BOOK 344, PAGE 287.



SITE IMPROVEMENT DETAILS

DAVID BEEDLE
LAND SURVEYING, LLC
PH: 541-874-3258
163 TRAYLOR ROAD
RIDDLE, OREGON 97469
SCALE: 1"=20'
DATE: SEPTEMBER 7, 2007
SURVEYED FOR:
UNITED STATES POSTAL SERVICE
180 INVERNESS DRIVE W, STE 400
ENGLEWOOD, CO 80112-5005