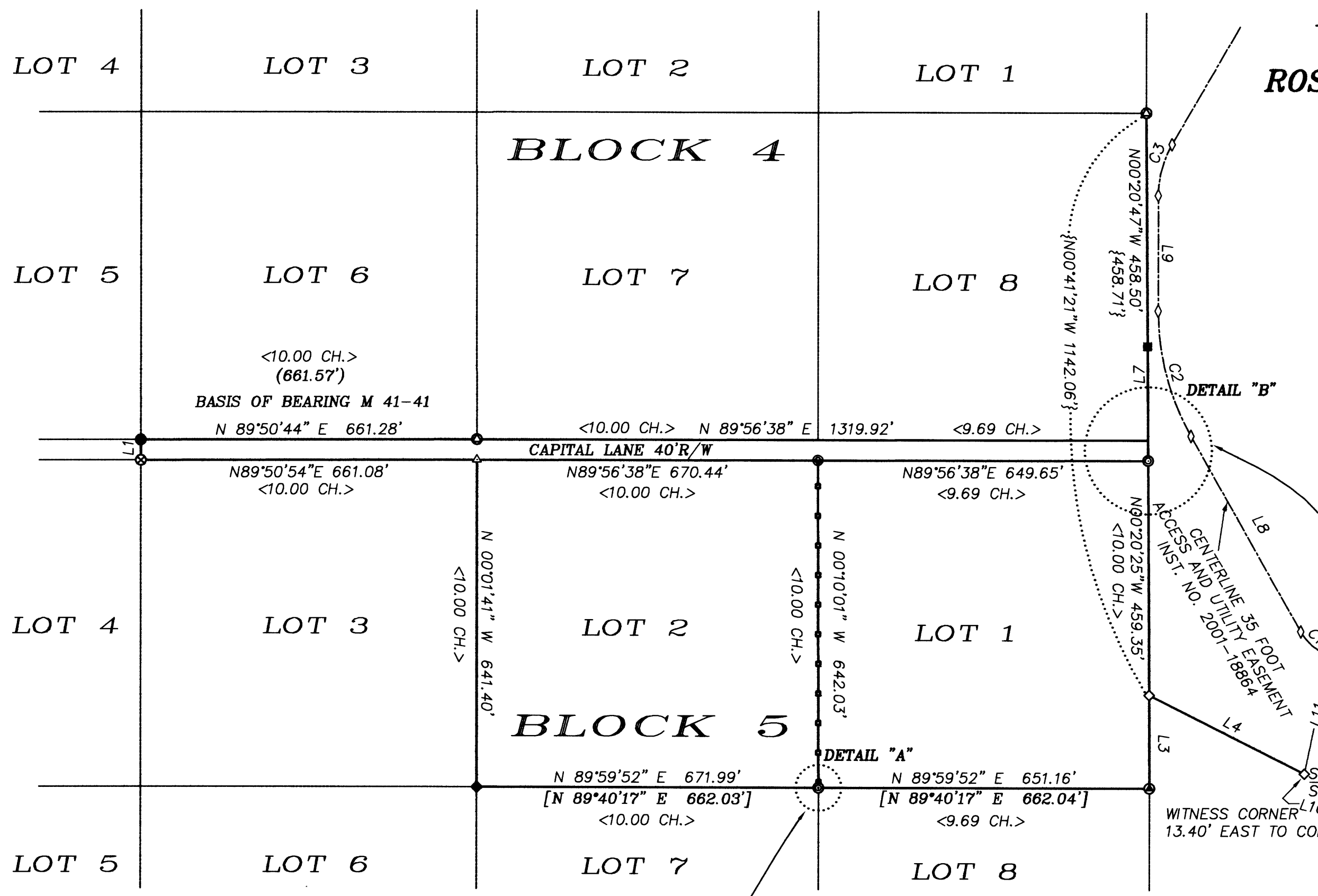


# RECORD OF SURVEY

## LOT 1, BLOCK 5 ROSEBURG HOME ORCHARD TRACTS PLAT B LOCATED IN THE SE 1/4 OF SECTION 29, T.26S., R.6W., W.M. DOUGLAS COUNTY, OREGON

FILED  
Date: 10/31/2006 By: JC  
This survey consists of:  
Map: M151-56  
Narrative: \_\_\_\_\_  
Corner Rpts: \_\_\_\_\_  
DOUGLAS COUNTY  
SURVEYOR

MAP FILE M151-56



### NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE NE, NW AND SW CORNERS OF LOT 1, BLOCK 5, ROSEBURG HOME ORCHARD TRACTS (RHOT) PLAT B, POST THE WEST LINE OF LOT 1 AND SURVEY AND DESCRIBE A 15 FOOT WIDE WATER LINE EASEMENT TO LOT 1.

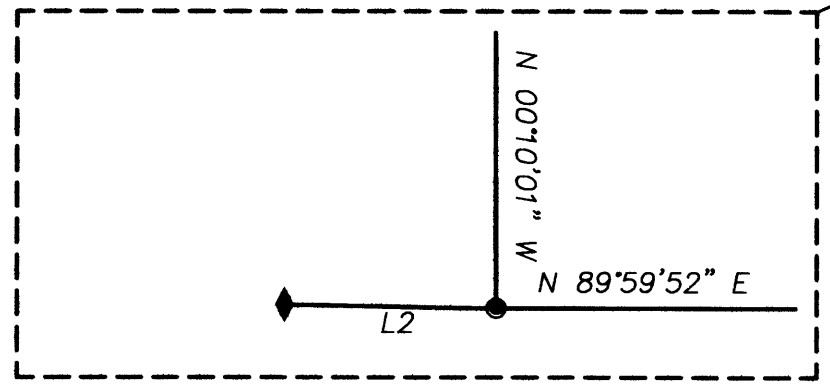
I FOUND A DISCREPANCY BETWEEN THE LOT DIMENSIONS RETURNED UNDER THE ORIGINAL 1909 RHOT PLAT B AND THE DOUGLAS COUNTY SURVEYOR'S 1955 REDRAFTING OF THE PLAT. THE 1909 SUBDIVISION PLATTED 10 ACRES LOTS WITH 10 CHAIN BY 10 CHAIN DIMENSIONS ON ALL INTERIOR LOTS WITH REMANT LOTS PLATTED ON THE EAST, SOUTH AND WEST BOUNDARIES. LOTS 1 AND 8 OF BLOCKS 4 AND 5 HAVE A 10 CHAIN N-S DIMENSION AND A 9.69 CHAIN E-W DIMENSION UNDER THE 1909 PLAT. THE 1955 REDRAFTING OF RHOT PLAT B CORRECTLY LIST A 9.41 ACRE (9.41 CHAINS N-S BY 10 CHAINS E-W DIMENSION) AREA FOR LOT 7, BLOCK 5 BUT INCORRECTLY LISTS THE AREA OF LOT 8 BLOCK 5 AS 9.41 ACRES ALSO. THE 1909 PLAT LISTS THE AREA OF LOT 8, BLOCK 5 AS 9.11 ACRES (9.41 CHAINS N-S BY 9.69 CHAINS E-W DIMENSION). THIS MAY HAVE CAUSED CONFUSION IN SUBSEQUENT SURVEYS FILED IN BLOCKS 4 AND 5.

UNDER M 41-17 AND M 41-41, GARRETT ESTABLISHED CORNERS IN BLOCK 1 AND BLOCK 4 WHICH WERE APPARENTLY BASED ON THE LOCATION OF GARDEN VALLEY ROAD AND FENCELINES. I ACCEPT THE SE AND SW CORNERS OF LOT 6, BLOCK 4 AND THE SE CORNER OF LOT 1, BLOCK 4 AS CONTROLLING CORNERS. THE SW CORNER OF LOT 1, BLOCK 4 WAS SET AT THE MIDPOINT BETWEEN THE SW CORNER OF LOT 2 AND THE SE CORNER OF LOT 1 AND NOT PROPORTIONATELY PER THE 1909 PLAT DIMENSIONS AND THEREFORE WAS NOT ACCEPTED AS A CONTROLLING CORNER. UNDER M 64-4, WARE ACCEPTED THE M 41-17 CORNERS ON THE SOUTH LINE OF LOT 5, BLOCK 4 AND THE M 7-35 MONUMENT AT THE NE CORNER OF LOT 2, BLOCK 8 IN ESTABLISHING THE EAST LINE OF LOT 4, BLOCK 5. I ACCEPTED THE M 64-4 MONUMENT AT THE NE CORNER OF LOT 4, BLOCK 5 AS A CONTROLLING CORNER. UNDER M 78-60, WARE FOUND A 1 1/2" IRON PIPE AT THE NE CORNER OF LOT 8, BLOCK 5 AND A 3/4" IRON PIPE AT THE NW CORNER OF LOT 7, BLOCK 5 AND SET THE NE CORNER OF LOT 7 AT THE MIDPOINT OF THIS LINE. I ACCEPTED THE FOUND 3/4" & 1 1/2" IRON PIPES AS CONTROLLING CORNERS BUT REJECT THE MONUMENT SET AT THE NE CORNER OF LOT 7 BECAUSE IS WAS NOT SET PROPORTIONATELY PER THE 1909 PLAT DIMENSIONS. THE 1 1/2" IRON PIPE AT THE SE CORNER OF LOT 1, BLOCK 5 AND THE M 41-41 MONUMENT AT THE SE CORNER OF LOT 1, BLOCK 4 WERE ACCEPTED AS CONTROLLING THE EAST LINE OF RHOT PLAT B UNDER M 114-52, PARTITION PLAT 2001-0074 AND PARTITION PLAT 2005-0016 AND ARE ACCEPTED AS CONTROLLING CORNERS UNDER THIS SURVEY.

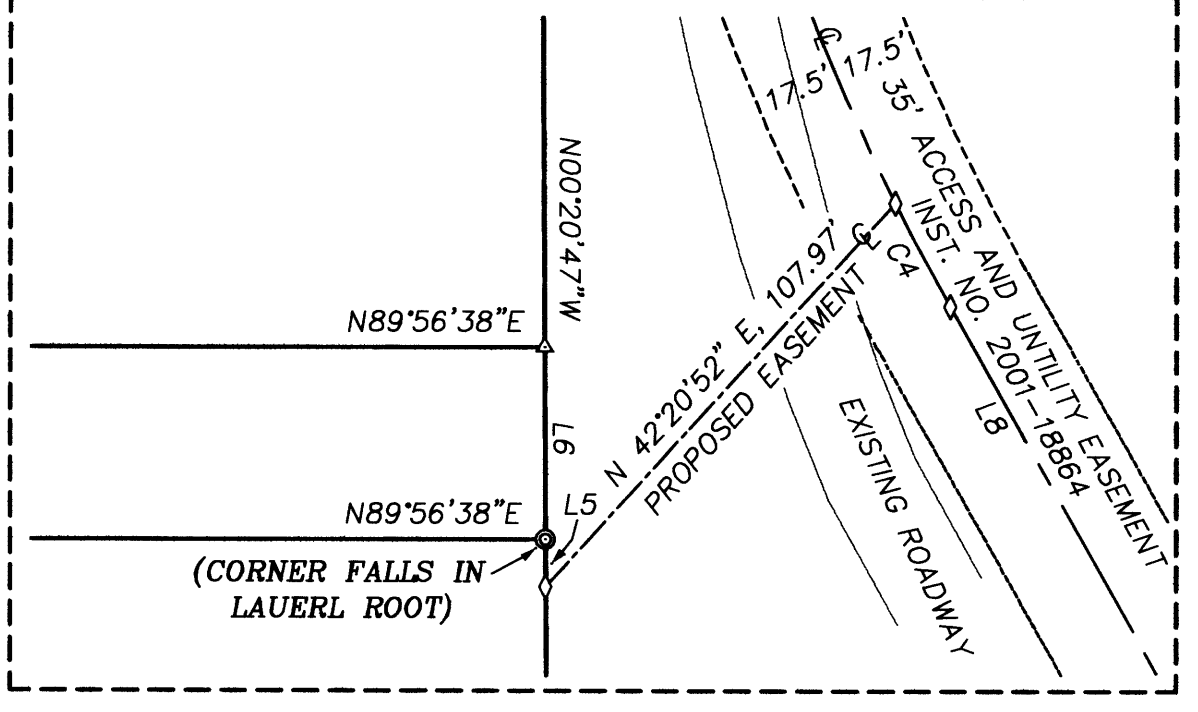
USING THESE CONTROLLING CORNERS, LOT 1 WAS COMPUTED PROPORTIONATELY PER 1909 RHOT PLAT B DIMENSIONS, THE NE, NW AND SE CORNERS OF LOT 1 WERE MONUMENTED AND THE WEST LINE OF LOT 1 WAS POSTED AS SHOWN ON THE FACE OF THE MAP. THE CENTERLINE OF A PROPOSED 15 FOOT WIDE WATER LINE EASEMENT WAS SURVEYED BETWEEN THE EAST LINE OF LOT 1, BLOCK 4 TO THE CENTERLINE OF THAT 35 FOOT WIDE ACCESS & UTILITY EASEMENT PER INSTRUMENT NO. 2001-18864. I FOUND THAT THE EXISTING ROADWAY WAS CONSTRUCTED OUTSIDE OF THE 35 FOOT EASEMENT.

THIS SURVEY WAS PERFORMED BY ADAM DEGROOT AND JOEL HERZBERG USING A LEICA 1203 TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY JOEL HERZBERG.

DETAIL "A"  
1" = 10'

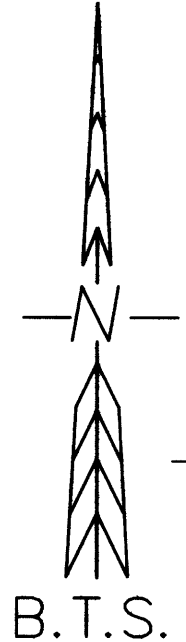


DETAIL "B"  
1" = 40'



### LEGEND:

- = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
- = FOUND 5/8" IRON ROD PER M41-17
- = FOUND 5/8" IRON ROD PER M41-41
- = FOUND 5/8" IRON ROD PER M64-4
- ◆ = FOUND 5/8" IRON ROD PER M78-60
- ◇ = FOUND 5/8" IRON ROD PER M132-29
- = FOUND 5/8" IRON ROD PER 2005-0016
- = FOUND 1 1/2" IRON PIPE
- ◆ = FOUND 1/2" IRON PIPE
- = FOUND BCIP & ACCESSORIES PER PLSS ID NO. 300200
- △ = COMPUTED POINT NOT SET
- = POSTED LINE
- ◇ = COMPUTED EASEMENT POINT
- ( ) = RECORD PER M 41-41
- [ ] = RECORD PER M 78-60
- { } = RECORD PER LAND PARTITION 2001-0074 OR 2005-0016
- < > = RECORD RHOT PLAT B (VOL. 1, PG. 56)
- (( )) = RECORD INSTRUMENT NO. 2001-18864



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Kristian O. Degroot*

OREGON  
JULY 17, 1981  
KRISTIAN O. DEGROOT  
1941  
RENEWAL DATE: 12-31-07

LINE	BEARING	DISTANCE	RECORD
L1	S00°23'01"E	39.97	
L2	S89°05'12"E	11.04	
L3	N00°12'15"W	183.29	
L4	N63°13'39"W	342.06	{N.63°32'54"W., 342.07'}
L5	S00°20'06"E	9.85	
L6	N00°20'25"W	40.00	
L7	N00°20'25"W	184.15	
L8	S29°28'30"E	439.74	((N29°48'04"W))
L9	N00°00'18"W	226.25	((N00°19'52"W))
L10	S77°41'04"E	73.56	{S.78°02'02"E., 73.60'}
L11	N11°50'38"E	237.68	((S.11°25'06"W., 237.70'))
L12	N66°35'26"W	9.75	((N.66°55'00"W.))

NO.	DELTA	RADIUS	ARC	CHORD BRG.	CHORD
C1	37°06'56"	100.00	64.78	S48°01'58"E	63.65
C2	29°28'12"	500.00	257.17	S14°44'24"E	254.35
C3	30°03'55"	200.00	104.95	S15°01'39"W	103.75
C4	02°47'29"	500.00	24.36	S28°04'46"E	24.36

## BTS ENGINEERING & SURVEYING, INC.

431 S.E. MAIN ST., ROSEBURG, OR 97470  
PHONE (541) 673-0966 FAX (541) 673-0105

SCALE: 1" = 200'	FOR: BRENT HEDGPETH 849 CAPITAL LANE ROSEBURG, OR 97470	JOB #: 06-085
DATE: October. 26, 2006		FILE: Hedgpeth.DWG
		SHEET 1 OF 1

MAP FILE M151-56