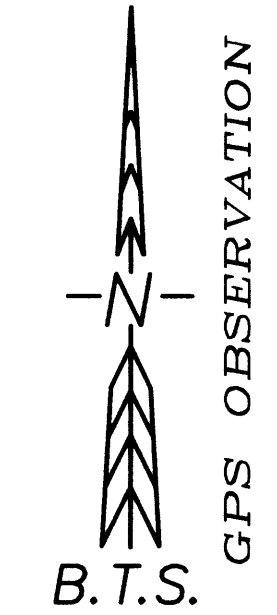
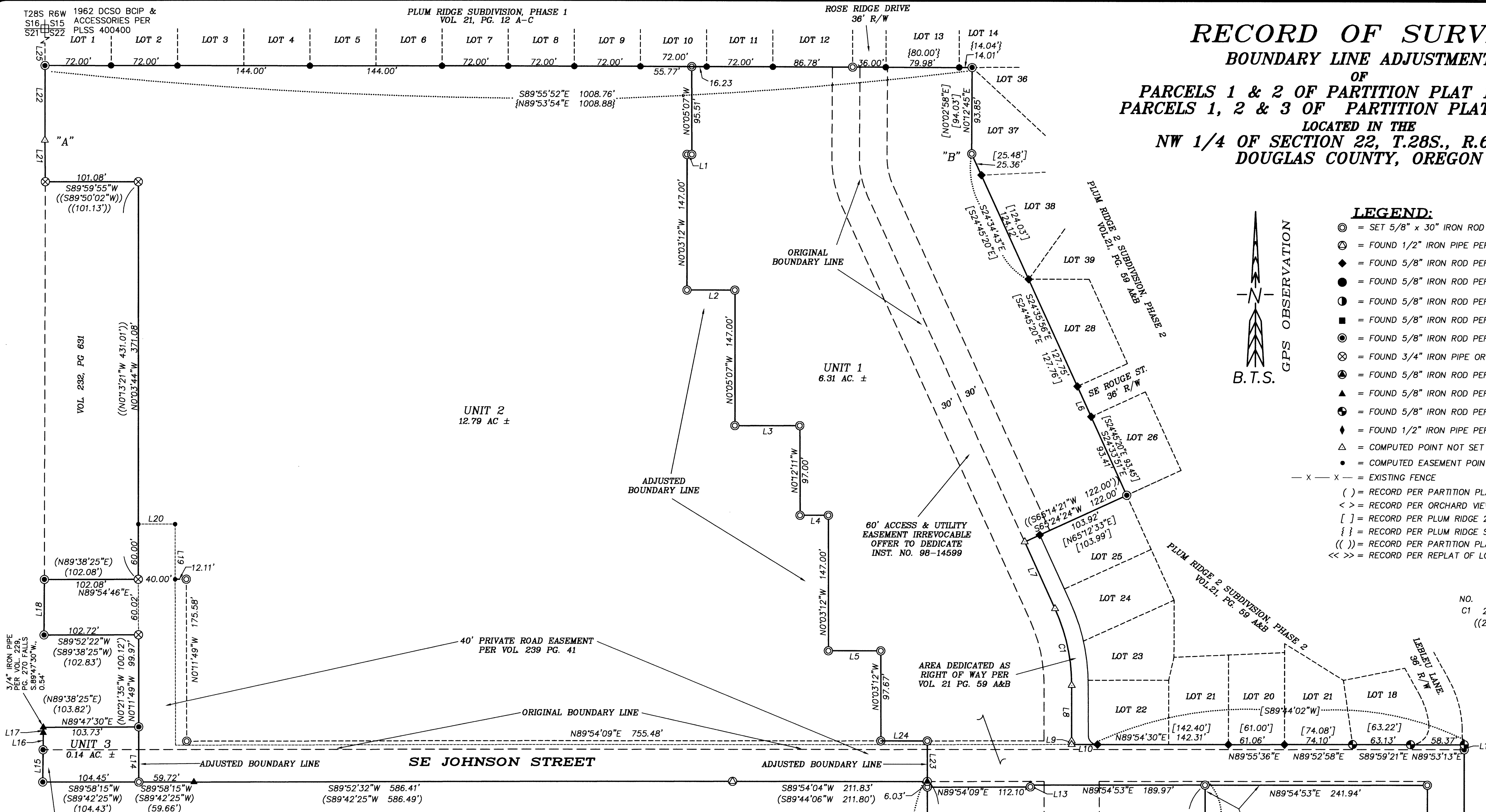


RECORD OF SURVEY

BOUNDARY LINE ADJUSTMENT

OF
PARCELS 1 & 2 OF PARTITION PLAT 1998-0067
PARCELS 1, 2 & 3 OF PARTITION PLAT 1998-0094
LOCATED IN THE
NW 1/4 OF SECTION 22, T.28S., R.6W., W.M.
DOUGLAS COUNTY, OREGON

FILED
Date: 9/9/2009 By: NW
This survey consists of
Map: M 151-15
Narrative:
Corner Rpt:
DOUGLAS COUNTY
SURVEYOR



- LEGEND:**
- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP "BTS ENG-SURV"
 - ⊕ = FOUND 1/2" IRON PIPE PER CS 40/147
 - ⊙ = FOUND 5/8" IRON ROD PER PLUM RIDGE 2 SUBDIVISION PHASE 2 (VOL. 21 PG. 59 A&B)
 - = FOUND 5/8" IRON ROD PER PLUM RIDGE SUBDIVISION, PHASE 1 (VOL. 21 PG. 12 A-C)
 - ⊙ = FOUND 5/8" IRON ROD PER ORCHARD VIEW HOME SITES (VOL. 22 PG. 43 A&B)
 - = FOUND 5/8" IRON ROD PER PARTITION PLAT 1998-0094
 - ⊙ = FOUND 5/8" IRON ROD PER PARTITION PLAT 1998-0067
 - ⊗ = FOUND 3/4" IRON PIPE OR AS NOTED PER CS 45/260
 - ⊕ = FOUND 5/8" IRON ROD PER M 45-69
 - ▲ = FOUND 5/8" IRON ROD PER M 103-72, OR AS NOTED.
 - ⊕ = FOUND 5/8" IRON ROD PER REPLAT OF LOTS 1, 14, 17 & 18 PLUM RIDGE 2 SUB. PHASE 1 (VOL. 21 PG. 51)
 - ⊕ = FOUND 1/2" IRON PIPE PER C.S. FILE 40/147
 - △ = COMPUTED POINT NOT SET
 - = COMPUTED EASEMENT POINT
 - x - x - = EXISTING FENCE
 - () = RECORD PER PARTITION PLAT 1998-0094
 - < > = RECORD PER ORCHARD VIEW HOME SITES VOL. 22 PG. 43 A&B
 - [] = RECORD PER PLUM RIDGE 2 SUBDIVISION PHASE 2 (VOL. 21 PG. 59 A&B)
 - { } = RECORD PER PLUM RIDGE SUBDIVISION, PHASE 1 (VOL. 21 PG. 12 A-C)
 - (()) = RECORD PER PARTITION PLAT 1998-0067
 - << >> = RECORD PER REPLAT OF LOTS 1, 14, 17 & 18 PLUM RIDGE 2 SUB. PHASE 1 (VOL. 21 PG. 51)

NO.	DELTA	RADIUS	ARC	BEARING	CHORD
C1	24°33'48"	200.00	85.74	N12°18'37"W	85.09
	((24°33'48"))	((200.00))	((85.74))	((N12°18'37"W))	((85.09))

NO.	BEARING	DISTANCE	RECORD
L1	N89°54'52"E	5.23	
L2	S89°54'53"W	52.07	
L3	S89°54'53"W	70.59	
L4	N89°54'53"E	30.91	
L5	S89°54'53"W	57.09	
L6	S24°31'52"E	36.01	[S24°45'20"E 36.00']
L7	N24°35'31"W	79.70	((N24°45'39" 79.70'))
L8	N0°01'43"W	60.12	[S0°12'33"E 64.22']
L9	N0°01'43"W	3.96	
L10	N89°54'30"E	28.11	[S89°44'02"W 28.01']
L11	N0°08'12"E	5.40	<<N0°12'37"W 5.41'>>
L12	S89°40'00"W	40.11	(S89°43'19"W 40.11')
L13	N0°05'07"W	2.01	
L14	N0°11'49"W	59.78	(N0°21'35"W 59.69')
L15	N0°27'22"E	35.03	(N0°13'53"E 35.13')
L16	N0°37'32"E	18.56	(N0°13'53"E 18.55')
L17	N0°22'48"E	5.87	(N0°12'18"E 5.90')
L18	N0°18'47"E	60.09	(N0°12'18"E 60.09')
L19	N0°03'44"W	59.98	
L20	N89°56'16"E	40.00	
L21	N0°37'45"W	45.17	((N0°48'41"W 45.18'))
L22	N0°02'16"W	81.26	((N0°13'12"W 81.28'))
L23	S0°05'51"E	43.97	
L24	S89°54'09"W	50.57	
L25	N0°10'41"W	1196.81	

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE BOUNDARY LINE BETWEEN PARCEL 1 AND PARCEL 2 OF PARTITION PLAT 1998-0067 AND THE BOUNDARY LINE BETWEEN PARCEL 1, PARCEL 2, AND PARCEL 3 OF PARTITION PLAT 1998-0094 AS APPROVED BY THE CITY OF WINSTON PLANNING COMMISSION FILE NO. 06-W017. PARCEL 2 OF PARTITION PLAT 1998-0067 IS BEING ADJUSTED TO BECOME UNIT 1, PARCEL 1 OF PARTITION PLAT 1998-0067 IS BEING ADJUSTED TO BECOME UNIT 2, PARCEL 2 OF PARTITION PLAT 1998-0067 IS BEING ADJUSTED TO BECOME UNIT 1, PARCEL 3 OF PARTITION PLAT 1998-0094 IS BEING ADJUSTED TO BECOME UNIT 3, PARCEL 2 OF PARTITION PLAT 1998-0094 IS BEING ADJUSTED TO BECOME UNIT 4, PARCEL 1 OF PARTITION PLAT 1998-0094 IS BEING ADJUSTED TO BECOME UNIT 5. THIS SURVEY IS CONTROLLED BY MONUMENTS FOUND OR SET PER PARTITION PLAT 1998-0067, PARTITION PLAT 1998-0094, PLUM RIDGE SUBDIVISION PHASE 1 (VOL. 21 PG. 12 A-C), REPLAT OF LOTS 1, 14, 17 AND 18 OF PLUM RIDGE 2 SUBDIVISION PHASE 1 (VOL. 21, PG. 51), PLUM RIDGE 2 SUBDIVISION PHASE 2 (VOL. 21 PG. 59 A&B) AND ORCHARD VIEW HOME SITES (VOL. 22, PG. 43 A & B). POINT "A" WAS COMPUTED PROPORTIONATELY PER THE PARTITION PLAT 1998-0067 RECORD BETWEEN THE 1998-0067 MONUMENT AT THE NW CORNER OF UNIT 2 AND THE CS 45/260 MONUMENT AT THE NORTHWEST CORNER OF VOL. 232, PAGE 631. POINT "B" WAS COMPUTED AT THE INTERSECTION OF THE 1998-0067 RECORD DISTANCE OF 406.66 FROM THE SE CORNER OF PARCEL 2, 1998-0067 WITH THE NORTHWESTERLY EXTENSION OF THE WEST LINE OF LOT 38 OF PLUM RIDGE 2 SUBDIVISION PHASE 2. THE SOUTHWEST CORNER OF UNIT 4 WAS RESET AT THE 1998-0094 RECORD DISTANCE OF 30.00 FEET SOUTH OF THE FOUND SOUTHWEST CORNER OF PARCEL 2, 1998-0094. THE BOUNDARY LINES OF UNIT 1 AND UNIT 4 ARE BEING ESTABLISHED AS THE FUTURE BOUNDARY OF PROPOSED ROLLING MEADOWS ESTATES, PHASE I. THAT PORTION OF JOHNSON STREET INCLUDED WITHIN UNIT 1 WILL BE DEDICATED UNDER THE PLAT OF ROLLING MEADOWS ESTATES, PHASE I. A CONTROL SURVEY WAS PERFORMED UTILIZING A STATIC GPS CONTROL SURVEY WITH RTK OR CONVENTIONAL TRAVERSE LOOPS AND TIES SURVEYED TO CONTROLLING CORNERS. ALL SURVEY OBSERVATIONS WERE TAKEN WITH A LEICA TCPR 1203 TOTAL STATION AND LEICA SYSTEMS 1200 GPS RECEIVERS AND WERE ADJUSTED BY LEAST SQUARES METHODS. THIS SURVEY WAS PERFORMED BY LES FANNING, ADAM DEGROOT, JOEL HERZBERG, TONY BELLANDO, AND SCOTT MCCURDY WITH COMPUTATIONS AND DRAFTING BY KRIS DEGROOT AND JOEL HERZBERG.

UNITS 1, 2, 3, 4, AND 5 ARE SUBJECT TO THOSE IRREVOCABLE PETITIONS FOR IMPROVEMENT AS RECORDED IN INSTRUMENT NO. 98-14598 AND INSTRUMENT NO. 98-18228 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.

APPROVALS:

Winston City Administrator 8/3/09
WINSTON CITY ADMINISTRATOR DATE
CITY OF WINSTON PLANNING DEPARTMENT FILE NO. 06-W017

REGISTERED PROFESSIONAL LAND SURVEYOR
Kristian O. Degroot
OREGON
KRISTIAN O. DEGROOT
RENEWAL DATE: 12-31-09

A BOUNDARY LINE ADJUSTMENT RESTRICTIVE COVENANT IS RECORDED AS INSTRUMENT NO. 2009-015236 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.

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

SCALE: 1" = 60'
DATE: AUGUST 24, 2009

FOR: ROY D. GARREN CORP.
435 S.E. MAIN ST.
ROSEBURG, OR 97470

JOB #: 05-081
FILE: Garren BLA.DWG
SHEET 1 OF 1