

**BOUNDARY SURVEY**  
 FOR THE DEPARTMENT OF VETERAN'S AFFAIRS  
 LOCATED IN THE WEST HALF OF SECTION 13  
 AND THE EAST HALF OF SECTION 14  
 TOWNSHIP 27 SOUTH, RANGE 06 WEST, W.M.  
 DOUGLAS COUNTY, OREGON  
 DECEMBER 2008

FILED  
 Date: 11-16-2008  
 This survey consists of:  
 Map: M157-5  
 Narrative:  
 Corner Rpt:  
 DOUGLAS COUNTY  
 SURVEYOR

**LEGAL DESCRIPTION**

BEGINNING AT A 1-1/2" BRONZE CAP FROM WHICH THE SOUTHWEST CORNER OF ISAAC JONES DLC 65 LOCATED IN SECTION 14, T27S, R6W, W.M. BEARS N32°19'40"W, 2549.75', SAID BRASS CAP ALSO BEING THE INITIAL POINT PER M22-80, RECORDS OF DOUGLAS COUNTY, OREGON; THENCE N02°23'45"W, 629.21' TO A 5/8" IRON ROD; THENCE N02°26'33"W, 1956.47' TO AN EXISTING FENCE CORNER; THENCE N56°35'01"W, 568.69' TO AN EXISTING FENCE CORNER; THENCE N22°54'09"E, 161.88' TO AN EXISTING FENCE CORNER, SAID FENCE CORNER BEING THE SOUTHWEST CORNER OF THE CITY OF ROSEBURG SKATE PARK; THENCE FOLLOWING THE SOUTH LINE OF SAID SKATE PARK, S69°37'29"E, 120.61' TO AN EXISTING FENCE CORNER; THENCE FOLLOWING THE EAST LINE OF SAID SKATE PARK, N15°40'17"E, 102.01' TO AN EXISTING FENCE CORNER; THENCE N65°44'12"E, 219.17' TO AN EXISTING FENCE CORNER; THENCE N20°59'53"E, 66.45' TO AN EXISTING FENCE CORNER, SAID FENCE CORNER BEING THE NORTHEAST CORNER OF SAID SKATE PARK; THENCE LEAVING SAID EAST LINE OF SAID SKATE PARK AND FOLLOWING THE SOUTH LINE OF THE FRED MEYER SHOPPING CENTER, S75°36'20"E, 376.75' TO A 5/8" IRON ROD, SAID IRON ROD BEING THE SOUTHEAST CORNER OF SAID FRED MEYER SHOPPING CENTER; THENCE FOLLOWING THE EAST LINE OF SAID FRED MEYER SHOPPING CENTER, N26°25'27"E, 516.53' TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF FRED MEYER SHOPPING CENTER AND ALSO BEING LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF GARDEN VALLEY BLVD. (STATION GV 49+64.25, 50.00' LEFT); THENCE LEAVING THE SAID EAST LINE OF SAID FRED MEYER SHOPPING CENTER AND FOLLOWING THE SAID SOUTH RIGHT-OF-WAY LINE OF GARDEN VALLEY BLVD ALONG A SPIRAL CURVE (300' SPIRAL AT CENTERLINE), THE CHORD OF WHICH IS S67°35'22"E, 42.04' TO A POINT (STATION 49+22.25, 50.00' LEFT); THENCE S67°36'14"E, 213.69' TO A 5/8" IRON ROD (STATION 47+08.56, 50.00' LEFT); THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, S22°31'31"W, 192.51' TO A 5/8" IRON ROD; THENCE S33°39'54"E, 264.21' TO A 5/8" IRON ROD; THENCE S48°04'08"E, 174.35' TO A 5/8" IRON ROD; THENCE S64°58'06"E, 284.70' TO A 5/8" IRON ROD; THENCE S64°53'02"E, 205.56' TO A 5/8" IRON ROD; THENCE S78°48'18"E, 269.99' TO A 5/8" IRON ROD; THENCE N24°17'03"E, 278.21' TO A 5/8" IRON ROD ON THE SOUTH LINE OF THE PROPERTY DECEDED TO THE STATE OF OREGON FOR RIGHT-OF-WAY PURPOSES AS DESCRIBED IN BOOK 308, PAGE 385, RECORDS OF DOUGLAS COUNTY, OREGON; THENCE FOLLOWING THE SAID SOUTH LINE, S52°59'18"E, 155.73' TO ITS POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE SOUTHBOUND RAMP OF INTERSTATE HIGHWAY 5 AS SHOWN ON ODOT RIGHT-OF-WAY MAP 07B-07-0011, (STATION C4 8+32.85, 45.50' RIGHT); THENCE FOLLOWING THE SAID WEST RIGHT-OF-WAY LINE, PARALLEL TO AND 45.50' RIGHT OF THE CENTERLINE OF THE SAID SOUTH BOUND ON RAMP, S40°02'24"E, 240.34' TO A POINT (STATION C4 10+73.19, 45.50' RIGHT); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ALONG A 1386.90' RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S26°44'19"E, 638.18') A DISTANCE OF 643.94' TO A POINT (STATION C4 17+38.26, 45.50' RIGHT); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, S13°26'14"E, 930.80' TO A POINT LOCATED 75.00' WEST OF THE 1952 RELOCATED CENTERLINE PER ODOT RIGHT-OF-WAY MAP 07B-07-0011 (L3 2521+56.77, 75.00' RIGHT); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, PARALLEL TO AND 75.00' WEST OF SAID 1952 RELOCATED CENTERLINE ALONG A SPIRAL CURVE (400' SPIRAL AT CENTERLINE), THE CHORD OF WHICH IS S13°58'08"E, 358.81' TO AN EXISTING FENCE POST (L3 2525+13.51, 75.00' RIGHT); THENCE LEAVING SAID RIGHT-OF-WAY LINE, S68°03'02"W, 456.66' TO A 5/8" IRON ROD; THENCE S52°59'51"W, 278.76' TO A 1-1/2" BRONZE CAP; THENCE S62°13'30"W, 665.65' TO A 1-1/2" BRONZE CAP; THENCE S66°06'57"W, 786.39' TO A SCRIBED "X" IN CONCRETE CURB; THENCE S72°09'32"W, 185.13' TO A 1-1/2" BRONZE CAP; THENCE N74°39'26"W, 454.68' TO THE POINT OF BEGINNING AND CONTAINING 157.71 ACRES, MORE OR LESS.

LEASED PROPERTY #1 0.89 ACRES (38,868 SQ. FT.)  
 LEASED PROPERTY #2 2.44 ACRES (106,161 SQ. FT.)  
 TRACT 1 NAT. CEM. ASSO. 19.11 ACRES (832,432 SQ. FT.)  
 TRACT 2 NAT. CEM. ASSO. 24.40 ACRES (1,062,864 SQ. FT.)  
 UNLEASED PROPERTY 110.87 ACRES (4,829,425 SQ. FT.)

**TOTAL 157.71 ACRES**  
**(6,869,750 SQ. FT.)**

**LINE TABLE**

LINE	MEASURED BEARING	MEASURED LENGTH	RECORD BEARING	RECORD LENGTH	REMARKS
L1	S69°37'29"E	120.61'	((N69°45'58"W))	((120.01'))	
L2	N15°40'17"E	102.01'	((S15°23'11"W))	((101.98'))	
L3	N20°59'53"E	66.45'	((S20°23'55"W))	((66.41'))	
L4	S67°35'22"E	42.04'			CHORD
L5	S67°36'14"E	213.69'	((N22°08'23"E))	((192.51'))	
L6	S22°31'31"W	192.51'			
L7	S48°04'08"E	174.35'	(S48°17'55"E)	(174.25')	
L8	S64°58'06"E	284.70'	(N65°03'52"W)	(284.51')	
L9	S64°53'02"E	205.56'	(N65°03'52"W)	(205.49')	
L10	S78°48'18"E	269.99'	(N78°59'52"W)	(270.00')	
L11	N24°17'03"E	278.21'	(S24°14'08"W)	(278.00')	
L12	S52°59'18"E	155.73'			
L13	S40°02'24"E	240.34'			
L14	S26°13'56"E	62.65'	(N26°22'20"W)	(62.64')	
L15	S41°29'40"E	159.44'	(N41°38'16"W)	(159.50')	
L16	S47°09'32"E	119.29'	(N47°20'22"W)	(119.23')	
L17	S34°56'04"E	160.61'	(N35°11'49"W)	(160.52')	
L18	S44°45'08"E	70.33'	(N44°40'01"W)	(70.40')	
L19	S34°06'39"E	90.39'	(N34°19'39"W)	(90.28')	
L20	S14°42'46"E	50.70'	(N14°41'10"W)	(50.75')	
L21	S29°48'49"E	63.36'	(N29°59'32"W)	(63.51')	
L22	S25°22'22"E	37.73'	(N25°33'19"W)	(37.73')	
L23	S15°17'22"E	512.80'	(N15°28'26"W)	(512.92')	
L24	S16°42'36"E	201.09'	(N16°48'25"W)	(201.09')	
L25	S10°23'21"E	196.09'	(S10°29'03"E)	(196.36')	
L26	S08°12'25"E	164.82'	(S08°30'38"E)	(164.81')	
L27	S17°53'17"E	142.56'	(S18°01'28"E)	(142.62')	
L28	S13°09'44"E	230.74'	(S13°16'19"E)	(230.50')	
L29	S15°18'30"W	76.50'	(S14°59'04"W)	(76.66')	
L30	S13°58'08"E	358.81'			CHORD

**CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD DIR.	CHORD DIST.
C1	1386.90'	643.94'	S26°44'19"E	638.18'

**NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE PROPERTY LINE OF THE EXISTING VETERAN'S ADMINISTRATIVE PROPERTY.

THE SOUTH LINE WAS ESTABLISHED FROM THE FOUND MONUMENTS. THE WESTERLY LINE IS WELL ESTABLISHED BY EXISTING FENCES. THE FENCE POST LOCATIONS FIT REASONABLE WELL WITH RECORD INFORMATION. THEREFORE, THE FENCE LINE WAS HELD.

THE NORTH LINE WAS ESTABLISHED FROM THE GARDEN VALLEY RIGHT-OF-WAY LINE PER DOUGLAS COUNTY ROAD DEPARTMENT MAP FOR COUNTY ROAD #6, DATED 1-18-62, PAGE 2 OF 6 AND BY THE FOUND MONUMENTS PER M139-37.

THE EAST LINE WAS CALCULATED FROM THE INTERSTATE HIGHWAY #5 RIGHT-OF-WAY MAP #07B-07-0011. THE EXISTING FENCE BETWEEN THE BIKE PATH AND THE INTERSTATE FIT THE RIGHT-OF-WAY RECORD INFORMATION VERY WELL AND WAS THEREFORE HELD. THE FENCE LINE THAT LIES WEST OF THE BIKE PATH IS MONUMENTED AS SHOWN PER M139-37. THE EXISTING BIKE PATH LOCATION DOES NOT CLOSELY FOLLOW THE ORIGINAL BIKE PATH EASEMENT DESCRIPTION.

SINCE THE BOUNDARY OF THE SUBJECT PROPERTY IS ESTABLISHED BY EXISTING MONUMENTS AND/OR EXISTING FENCE LINES, NO MONUMENTS WERE SET FOR THIS SURVEY. THIS SURVEY IS BEING FILED WITH DOUGLAS COUNTY AS A TESTAMENT OF FINDINGS.

I HEREBY CERTIFY THAT ALL INFORMATION INDICATED ON THIS DRAWING WAS OBTAINED OR VERIFIED BY ACTUAL MEASUREMENTS IN THE FIELD, AND THAT EVERY EFFORT HAS BEEN MADE TO FURNISH COMPLETE AND ACCURATE INFORMATION.

*Michael P. Schulze*  
 MICHAEL P. SCHULZE, PLS

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Michael P. Schulze*

NOVEMBER 30, 2007  
MICHAEL P. SCHULZE  
71827  
EXP. DATE: 6-30-10

**AA**

**SURVEYING & ENGINEERING, INC.**

ENGINEERING-SURVEYING-PLANNING

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UNITED STATES OF AMERICA  
 DEPARTMENT OF VETERAN'S AFFAIRS  
 OFFICE OF CONSTRUCTION & FACILITIES MANAGEMENT,  
 REAL PROPERTY SERVICE  
 "MAP OF BOUNDARY SURVEY"  
 VA ROSEBURG HEALTHCARE SYSTEM  
 CITY OF ROSEBURG, DOUGLAS COUNTY, OREGON  
 SURVEYED BY: AA SURVEYING & ENGINEERING, INC.  
 SCALE: 1" = 200'  
 DECEMBER 2008

- LEGEND:**
- FOUND 1-1/2" BRONZE CAP IN CONCRETE
  - FOUND 5/8" IRON ROD, UNLESS OTHERWISE NOTED
  - ⊙ FOUND MONUMENT AS NOTED
  - △ CALCULATED POINT
  - FENCE POST
  - X — FENCE LINE
  - R/W — RIGHT-OF-WAY LINE

ITEM #'S LISTED FOR EASEMENTS AND/OR ADJACENT PROPERTIES CORRESPOND TO ITEM #'S USED IN A CHRONOLOGICAL RECORD BOOK OF EASEMENTS AND PROPERTY TRANSFERS. THIS BOOK IS MAINTAINED BY THE VA'S ROSEBURG BRANCH, ENGINEERING DEPARTMENT.

- RECORD INFORMATION:**
- ( ) CS 51/88-3
  - (( )) DEED 2001-18454, RECORDS OF DOUGLAS COUNTY, OREGON
  - [ ] M139-37
  - [ ] M90-39
  - [ ] M155-63
  - { } M158-32
  - { } DOUGLAS COUNTY ROAD DEPARTMENT GARDEN VALLEY ROAD, COUNTY ROAD #6 DATED 1-18-62, SHEET 2 OF 6
  - { } ODOT R/W MAP 07B-07-0011

