

FILED  
Date: 11/1/2013 By: NW  
This survey consists of:  
Map: M 165-74  
Narrative:  
Corner Rpt:

DOUGLAS COUNTY  
SURVEYOR

N/F TRACI L. PALMER  
270611DD00700  
2006-20294

5/8" RB FOUND  
COMMON NORTH COR.  
OF PARCELS 1 & 2  
OF PLAT M98-4A

60' EASEMENT  
per 88-16305

64.08'(C)  
28' EASEMENT  
per 88-16305

60.00'  
60' EASEMENT  
per 88-16305

5/8" RB/CAP FD.  
NORTHEAST CORNER  
OF PARCEL 1 OF  
PLAT M98-4A

PK NAIL/WASHER SET  
N/F SIDNEY LEIKEN,  
GORDON L. AVERY,  
DUKE DEBERNARDI et al  
85-3813, 270611DD00202  
Pt. Parcel 1, M98-4A

N/F ADYAMA HOLDINGS, INC.  
270611DD00204  
88-16305  
PLAT M98-4A (PARCEL 2)

"BASIS OF BEARINGS"  
N 00°21'54" E 295.87' (R) TOTAL  
N 00°21'54" E 295.90' (M) TOTAL  
S 00°21'54" W 300.88' (M)

19739.0 SQ. FT.  
0.45 ACRES

CITY OF ROSEBURG  
Doc 86-1127 (Pt. Parcel 1)

GOETZ STREET (50' R/W)

N/F ADYAMA HOLDINGS, INC.  
Doc 88-16305 (Pt. Parcel 1)

24' EASEMENT  
per 88-16305

5/8" RB/CAP FD  
S 0°40'40" W 1.11'  
FROM COMP. PT.

SET 5/8" RB/CAP  
26.37'(M)  
SET 5/8" RB/CAP  
39.95'(M)  
N 89°19'43" W  
25.01'

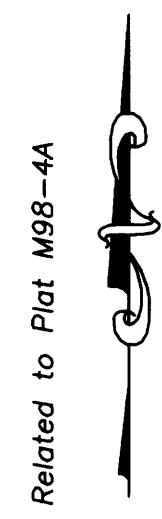
GARDEN VALLEY BLVD.  
(R/W VARIES)

1/2" RB FD  
S 58°26'16" E  
11.41'(C)

RECORD OF SURVEY FOR  
PORTION OF  
PARCEL 1 OF M98-4A

LYING IN THE S.E. QUARTER OF  
SECTION 11, T27S, R6W  
WILLAMETTE MERIDIAN,  
DOUGLAS COUNTY,  
OREGON

SURVEY PREPARED FOR:  
CEDAR KNOLL RESTAURANT COMPANY  
859 WEST LOOKING GLASS RD.  
ROSEBURG, OR 97471



NARRATIVE:

THE PURPOSE OF THE SURVEY IS TO CREATE A PLAT SHOWING THE REMAINING PORTION OF THE AREA SHOWN AS "PARCEL 1" OF PARTITION PLAT M98-4A, AS RELATED TO THE EVIDENCE AND MONUMENTATION FOUND BASED ON AN ACTUAL FIELD SURVEY OF THE PROPERTY. EASEMENTS SHOWN ON THIS PLAT INDICATE EASEMENTS DESCRIBED IN DOCUMENT 88-16305.

NOTES

1. ALL AREAS SHOWN ARE SUBJECT TO EASEMENTS, RIGHT OF WAYS, RESTRICTIONS, AND ZONING THAT MAY DIRECTLY AFFECT THE AREAS SHOWN.

EQUIPMENT:

GEODIMETER 650 ROBOTIC TOTAL STATION  
TDS RANGER DATA COLLECTORS

SURVEYORS CERTIFICATE

I, GEORGE MARCUS BRITAIN, BEING DULY SWORN, DEPOSE AND SAY THAT I SURVEYED PARCEL 1, OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

ALL PARCELS SHOWN LYING IN THE S.E. 1/4 OF SECTION 11 OF T27S, R6W OF THE WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND BEING DESCRIBED IN DOCUMENT 85-3813, AND SHOWN ON PLAT M98-4A OF THE DOUGLAS COUNTY RECORDS. SAID PARCELS SUBJECT TO THE EXCEPTIONS DESCRIBED IN DOCUMENT 88-16305.

LEGEND

- ⊗ BLM or GOV. MONUMENT FOUND
- ◆ MONUMENT FOUND as noted
- ▲ MONUMENT SET (5/8"x30" Rebar & ID Cap)
- COMPUTED POINT
- (M) MEASURED COURSE
- (R) RECORD COURSE (as noted)
- (C) COMPUTED COURSE (as noted)



REFERENCE: 85-3813 M98-4A
TAX LOTS: 270611DD00202
DATE: OCTOBER 2013
SCALE: 1" = 30'
REVISIONS:

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 14, 2009  
GEORGE MARCUS BRITAIN  
81265

EXPIRES: 12/31/2013

SURVEY BY  
G. MARCUS BRITAIN  
PROFESSIONAL LAND SURVEYOR  
AK Reg# L9329 CO Reg# 31547  
NC Reg# L-3264 SC Reg# 15184  
OR Reg# 81265

2670 FLOURNOY VALLEY ROAD  
ROSEBURG, OREGON 97471  
PHONE: 541-637-0572

JOB NO.: OR13005 Sheet 1 of 1