

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO RETRACE AND MONUMENT THE EXTERIOR BOUNDARY OF UNIT 1, AS SURVEYED UNDER THE 1999 BOUNDARY LINE ADJUSTMENT MAP M 129-34, CITY OF ROSEBURG COMMUNITY DEVELOPMENT DEPT. B.L.A. NO. 99-3. THE INVEST WEST ALPHA VESTING DEED, INSTRUMENT NO. 1990-16517, DESCRIBES ALL OF BLA UNITS 1 AND 2, THAT BEING ALL OF PARCEL 1 AND A PORTION OF PARCEL 3 OF MINOR LAND PARTITION BK. 8 PG. 42 A-B, FILED AS SURVEY M 93-77 A-B, LESS AND EXCEPTING THE 4 FOOT STEWART PARKWAY RIGHT OF WAY WIDENING STRIP.

I SURVEY AND ACCEPT ALL OF THE M 129-34 MONUMENTS ALONG THE SOUTH BOUNDARY, WHICH WERE SET IN 1999 ON THE SOUTH SIDE OF THE FENCE LINE, SUCH THAT THE EXISTING FENCE LINE AT THAT TIME WAS ENTIRELY LOCATED ON UNIT 1. I SURVEY AND ACCEPT THE M 138-31 MONUMENTS AS DEFINING THE EAST BOUNDARY LINE. THE NORTH WEST PROPERTY CORNER POINT "F" AS MONUMENTED UNDER PARTITION PLAT 1993-0020 AND TIED UNDER M 129-34 IS MISSING, DESTROYED BY CONSTRUCTION OF THE BIG 5 BUILDING SITE WORK. IT WAS ORIGINALLY MONUMENTED AT PT STATION 26+49.86, 44.00 FT LEFT. I REESTABLISH THIS CORNER BY HOLDING THE M 129-34 RETRACED DISTANCE OF 399.87' FROM POINT "G". IT IS NO LONGER THE PT OF THE RIGHT OF WAY, BUT NOW FALLS IN THE RESOLVED CURVE. AS SHOWN IN THE DETAIL, POINT "F" FALLS IN THE CENTER OF A CONCRETE DRAINAGE STRUCTURE AND CANNOT BE SET. I MONUMENT THE RIGHT OF WAY AND PROPERTY LINE AS SHOWN IN THE DETAIL.

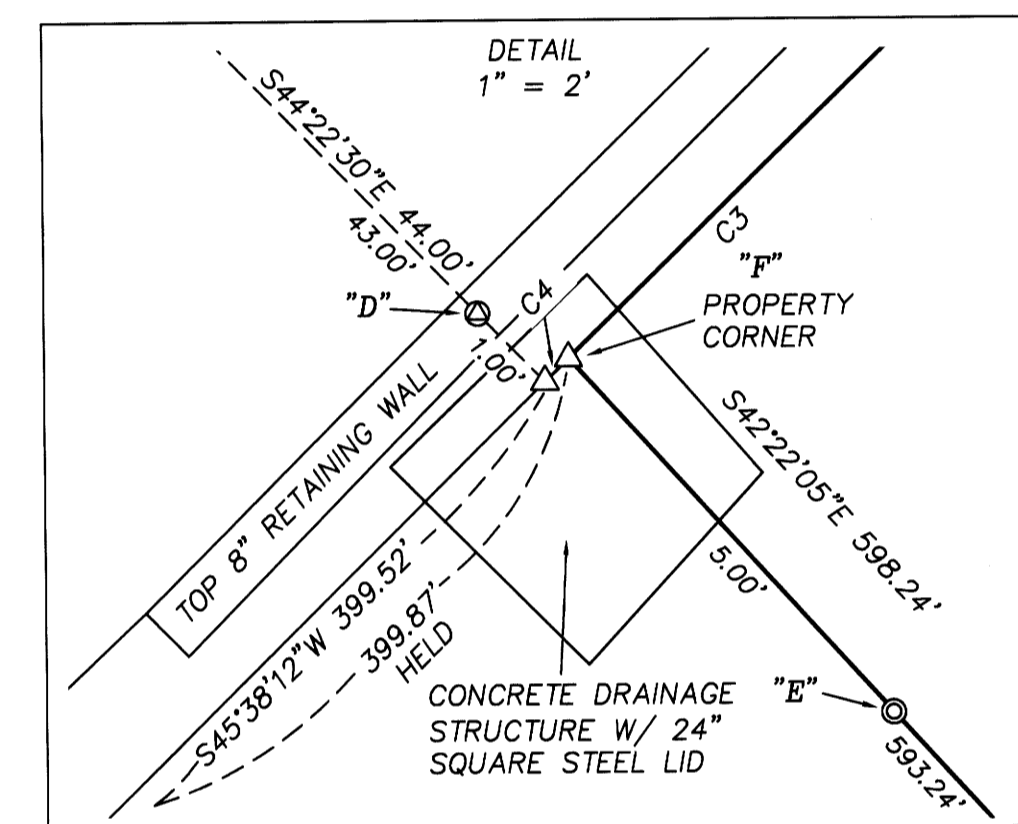
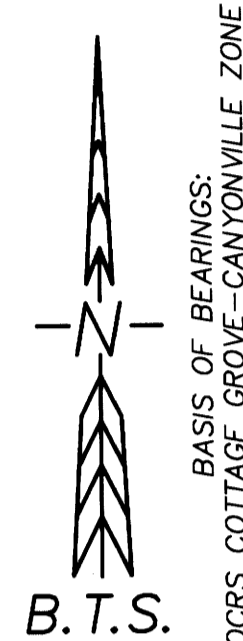
I RESOLVE THE CENTERLINE OF STEWART PARKWAY AS FOLLOWS: I REESTABLISH THE CENTERLINE TANGENTS BY BEST-FIT COMPUTATIONS OF CERTAIN EXISTING MONUMENTED RIGHT OF WAY POINTS AS SHOWN. I THEN FIT THE RECORD 8' CURVE BETWEEN THE RESOLVED TANGENTS, WHICH RESULTS IN THE RECORD CENTERLINE RADIUS. I DO NOT HOLD THE RECORD STATIONING FROM THE 1975 DOUGLAS COUNTY ROAD PLANS, AS ALL ORIGINAL RIGHT OF WAY MONUMENTATION AT 40 FEET LEFT AND RIGHT OF CENTER LINE HAS BEEN DESTROYED. I MONUMENT THE NEW RESOLVED RIGHT OF WAY CURVE AT 44.00 FEET LEFT AND RIGHT AS SHOWN.

SURVEY CONTROL PROCEDURE:

A STATIC GPS SURVEY WAS PERFORMED WITH LEICA 1200 GPS RECEIVERS AND UTILIZING THE ODOT OREGON REAL TIME GPS NETWORK (ORGN) CORS STATION RSBG. THE GPS BASELINES OBSERVED TO PROJECT CONTROL POINTS WERE PROCESSED AND ADJUSTED WITH LEICA GEO OFFICE. THE RESULTANT GEODETIC COORDINATES WERE THEN PROJECTED ONTO THE BELOW DEFINED TRANSVERSE MERCATOR COORDINATE SYSTEM. CONTROLLING MONUMENTS WERE LOCATED WITH A LEICA TCPR1203 TOTAL STATION, AND OBSERVATIONS ADJUSTED IN LEICA GEO OFFICE BY THE METHOD OF LEAST SQUARES. THIS SURVEY WAS PERFORMED IN THE FIELD FROM NOVEMBER 13, 2018 TO JANUARY 10, 2019 BY ADAM DEGROOT, WYATT KEADY, AND TANNER STRONG, WITH COMPUTATIONS AND DRAFTING BY ADAM DEGROOT.

OCRS COTTAGE GROVE-CANYONVILLE ZONE
TRANSVERSE MERCATOR PROJECTION
REFERENCE DATUM: NAD 83 (2011) EPOCH 2010.00
LATITUDE OF ORIGIN: 42°50'00"N
CENTRAL MERIDIAN: 123°20'00"W
CENTRAL MERIDIAN SCALE: 1.000023
FALSE NORTHING: 0.000 m
FALSE EASTING: 50000.000 m

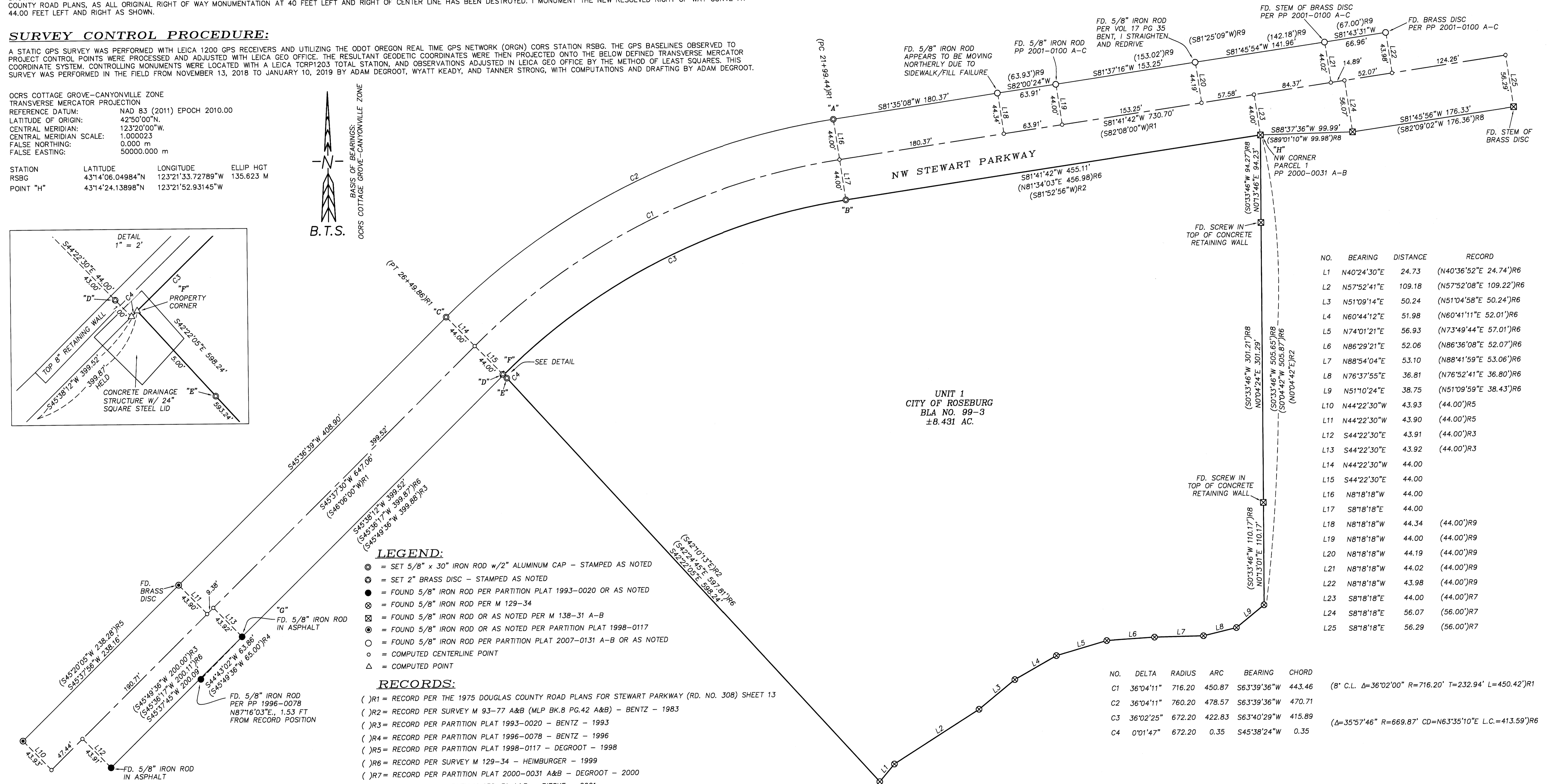
STATION	LATITUDE	LONGITUDE	ELLIP HGT
RSBG	43°14'06.04984"N	123°21'33.72789"W	135.623 M
POINT "H"	43°14'24.13898"N	123°21'52.93145"W	



RECORD OF SURVEY

LOCATED IN
THE NE 1/4 OF SECTION 11
AND THE NW 1/4 SECTION 12
T27S, R6W, W.M.
DOUGLAS COUNTY, OREGON

FILED
Date: 1-10-2019
This Survey Consists of:
Map: M171-53
Narrative:
Corner Rpt.:
DOUGLAS COUNTY
SURVEYOR

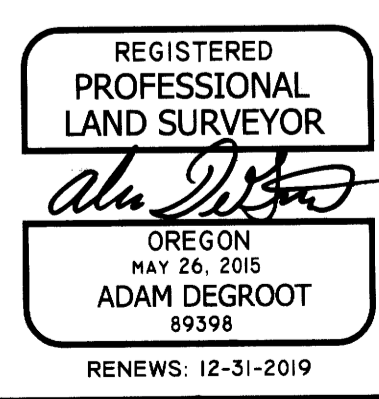


NO.	BEARING	DISTANCE	RECORD
L1	N40°24'30"E	24.73	(N40°36'52"E 24.74')R6
L2	N57°52'41"E	109.18	(N57°52'08"E 109.22')R6
L3	N51°09'14"E	50.24	(N51°04'58"E 50.24')R6
L4	N60°44'12"E	51.98	(N60°41'11"E 52.01')R6
L5	N74°01'21"E	56.93	(N73°49'44"E 57.01')R6
L6	N86°29'21"E	52.06	(N86°36'08"E 52.07')R6
L7	N88°54'04"E	53.10	(N88°41'59"E 53.06')R6
L8	N76°37'55"E	36.81	(N76°52'41"E 36.80')R6
L9	N51°10'24"E	38.75	(N51°09'59"E 38.43')R6
L10	N44°22'30"W	43.93	(44.00')R5
L11	N44°22'30"W	43.90	(44.00')R5
L12	S44°22'30"E	43.91	(44.00')R3
L13	S44°22'30"E	43.92	(44.00')R3
L14	N44°22'30"W	44.00	
L15	S44°22'30"E	44.00	
L16	N8°18'18"W	44.00	
L17	S8°18'18"E	44.00	
L18	N8°18'18"W	44.34	(44.00')R9
L19	N8°18'18"W	44.00	(44.00')R9
L20	N8°18'18"W	44.19	(44.00')R9
L21	N8°18'18"W	44.02	(44.00')R9
L22	N8°18'18"W	43.98	(44.00')R9
L23	S8°18'18"E	44.00	(44.00')R7
L24	S8°18'18"E	56.07	(56.00')R7
L25	S8°18'18"E	56.29	(56.00')R7

- LEGEND:**
- ⊙ = SET 5/8" x 30" IRON ROD w/2" ALUMINUM CAP - STAMPED AS NOTED
 - ⊙ = SET 2" BRASS DISC - STAMPED AS NOTED
 - = FOUND 5/8" IRON ROD PER PARTITION PLAT 1993-0020 OR AS NOTED
 - ⊙ = FOUND 5/8" IRON ROD PER M 129-34
 - ⊙ = FOUND 5/8" IRON ROD OR AS NOTED PER M 138-31 A-B
 - ⊙ = FOUND 5/8" IRON ROD OR AS NOTED PER PARTITION PLAT 1998-0117
 - = FOUND 5/8" IRON ROD PER PARTITION PLAT 2007-0131 A-B OR AS NOTED
 - = COMPUTED CENTERLINE POINT
 - △ = COMPUTED POINT

- RECORDS:**
- ()R1 = RECORD PER THE 1975 DOUGLAS COUNTY ROAD PLANS FOR STEWART PARKWAY (RD. NO. 308) SHEET 13
 - ()R2 = RECORD PER SURVEY M 93-77 A&B (MLP BK.8 PG.42 A&B) - BENTZ - 1983
 - ()R3 = RECORD PER PARTITION PLAT 1993-0020 - BENTZ - 1993
 - ()R4 = RECORD PER PARTITION PLAT 1996-0078 - BENTZ - 1996
 - ()R5 = RECORD PER PARTITION PLAT 1998-0117 - DEGROOT - 1998
 - ()R6 = RECORD PER SURVEY M 129-34 - HEIMBURGER - 1999
 - ()R7 = RECORD PER PARTITION PLAT 2000-0031 A&B - DEGROOT - 2000
 - ()R8 = RECORD PER SURVEY M 138-31 A&B - PIESKE - 2001
 - ()R9 = RECORD PER PARTITION PLAT 2007-0131 A&B - DEGROOT - 2007

- SET MONUMENT STAMPING:**
- "A" = "BTS SURVEYING INC R/W 44.00 RT 2019 PLS 89398"
 - "B" = "BTS SURVEYING INC R/W 44.00 LT 2019 PLS 89398"
 - "C" = "BTS SURVEYING INC R/W 44.00 RT 2019 PLS 89398"
 - "D" = "BTS SURVEYING INC R/W 43.00 LT 2019 PLS 89398"
 - "E" = "BTS SURVEYING INC 2019 PLS 89398"



BTS SURVEYING, INC.
348 SE JACKSON ST., ROSEBURG, OR 97470
(541) 673-0966 adam@btsurveying.com

SCALE: 1" = 50'	FOR: INVEST WEST ALPHA 39 ARGONAUT ALISO VIEJO, CA 92656	JOB #: 18-044 FILE: 18-044_PLAT.DWG SHEET 1 OF 1
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DATE: JANUARY 10, 2019