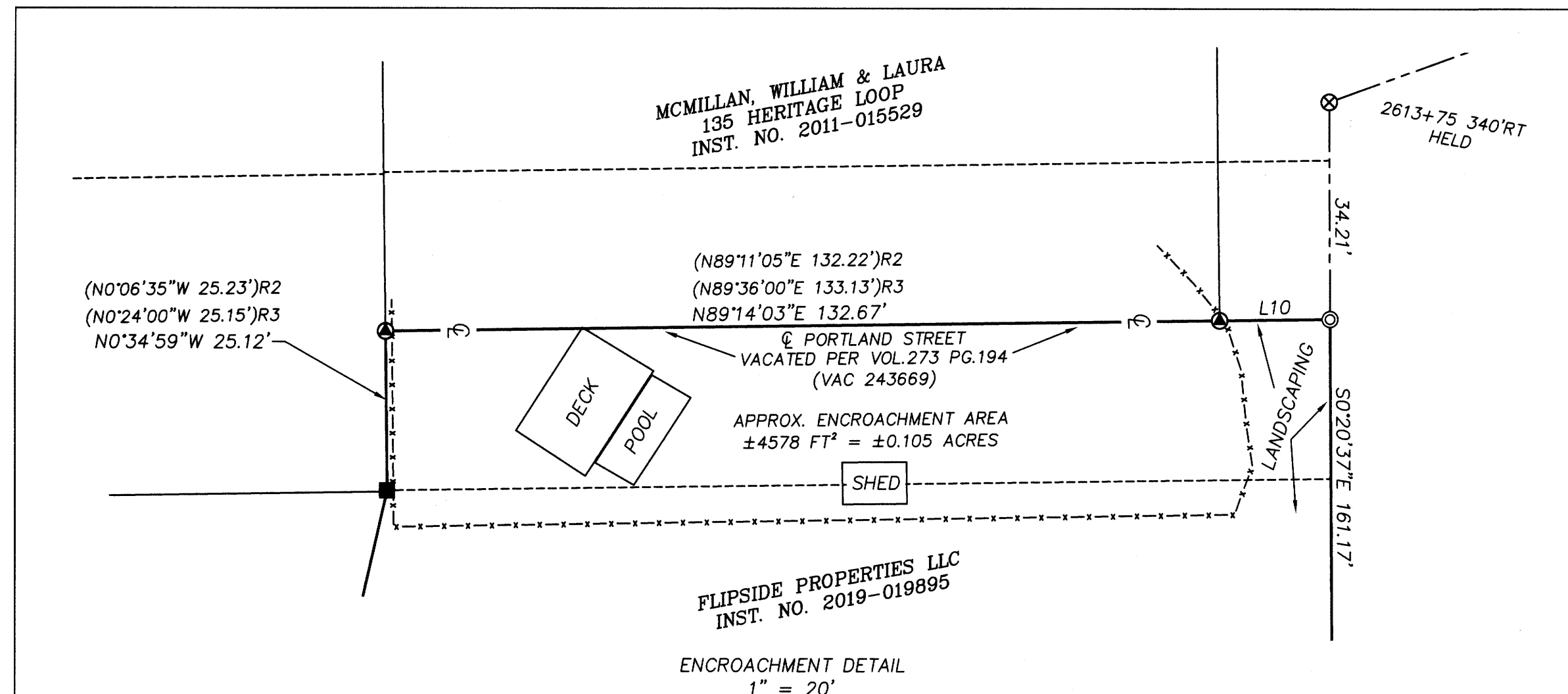
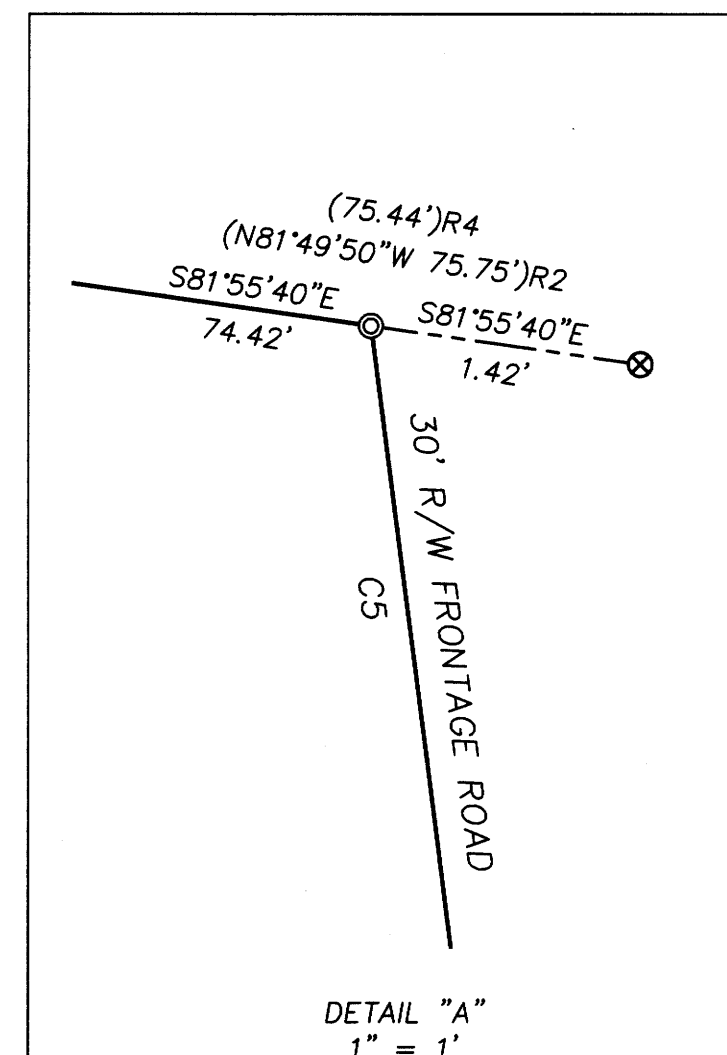
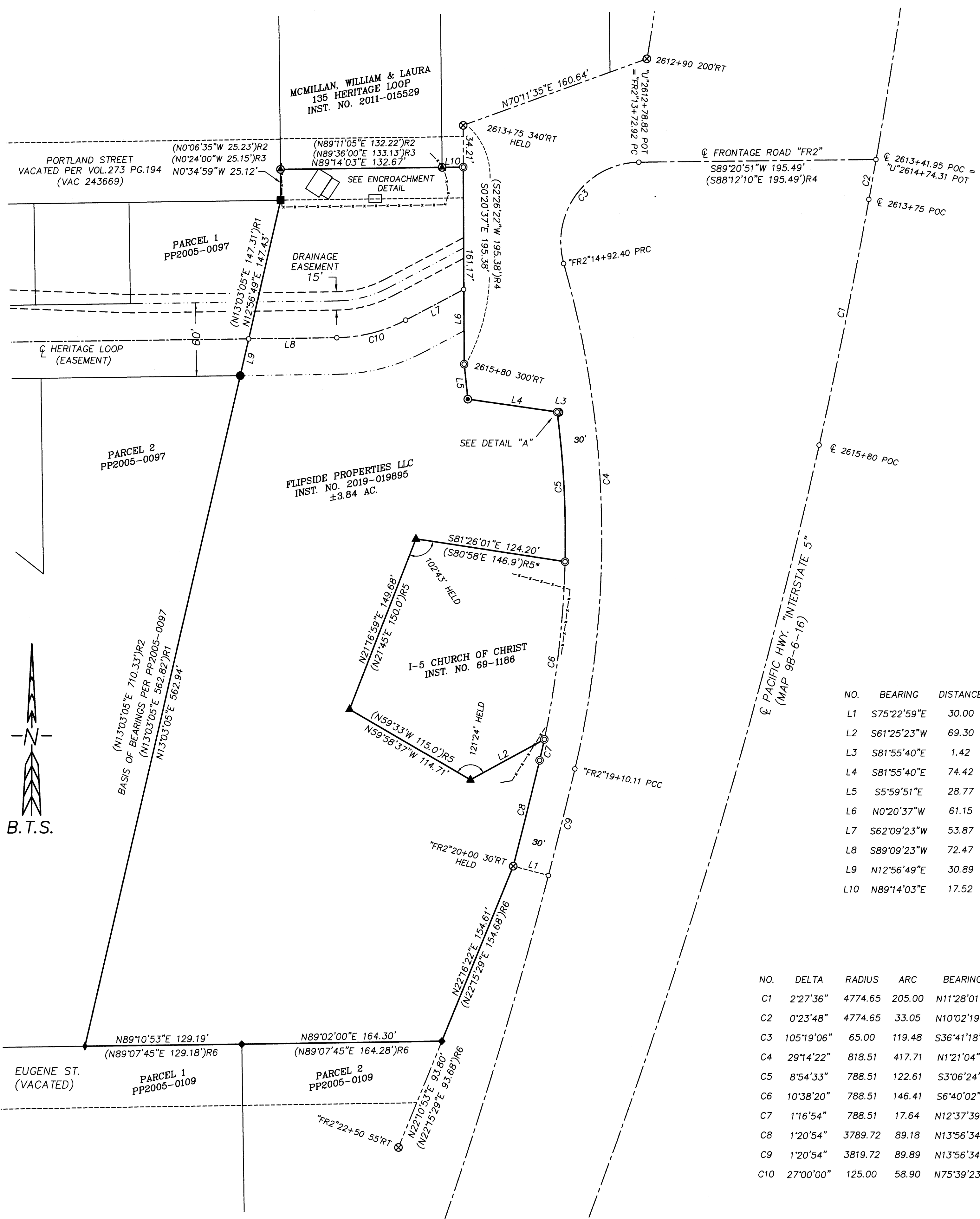


RECORD OF SURVEY

LOCATED IN THE NW 1/4 OF SECTION 25, T.27S., R.6W., W.M. DOUGLAS COUNTY, OREGON

FILED
Date: 2-26-2020 By: RB
This Survey Consists of:
Map: M11-78
Narrative:
Corner Rpt.:
DOUGLAS COUNTY SURVEYOR



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO RESOLVE AND MONUMENT THE EXISTING BOUNDARY OF THAT PROPERTY TRANSFERRED TO FLIPSIDE PROPERTIES, LLC BY STATUTORY WARRANTY DEED, RECORDED AS INSTRUMENT NO. 2019-019895 IN DOUGLAS COUNTY, OREGON.

THE SOUTH AND WEST BOUNDARIES ARE CONTROLLED BY THE FOUND MONUMENTS OF M 140-39, PARTITION PLAT 2005-0097, AND PARTITION PLAT 2005-0109. THE BOUNDARY OF THE I-5 CHURCH OF CHRIST PROPERTY IS CONTROLLED BY THE FOUND MONUMENTS OF M 11-71 ~ C.S. FILE NO. 51/123, HOLDING THE RECORD ANGLES AND INTERSECTING THE 30 FOOT "FR2" R/W LINE TO SET THE NORTHEAST AND SOUTHEAST CORNERS.

THE I-5 HIGHWAY RIGHT-OF-WAY OF MAP 9B-6-16 IS RESOLVED BY HOLDING FOUND MONUMENTS AT STA. 2613+75 ~ 340' RT AND "FR2" STA. 20+00 ~ 30' RT, WHICH MATCH EXACTLY THE 9B-6-16 RECORD, AND COMPUTING THE RECORD ALIGNMENTS ROTATED TO MY BASIS OF BEARINGS. THE RIGHT-OF-WAY OUTSIDE OF THOSE STATIONS IS DEFINED BY THE EXISTING R/W MONUMENTS OF RECORD. I SET A NEW MONUMENT FOR STA. 2615+80 ~ 300' RT AT RECORD STATION AND OFFSET AND NOT WITH REFERENCE TO THE 1" IRON PIPE SOUTH OF IT. I AM OF THE OPINION THE ORIGINAL MONUMENT WAS SET WITH REFERENCE TO STATION AND OFFSET AND NOT WITH REFERENCE TO SAID IRON PIPE, AND THAT IT SHOULD BE RE-MONUMENTED IN THE SAME MANNER. IT IS MY OPINION THAT THE FOUND R/W MONUMENT SHOWN IN DETAIL "A" WAS NOT ORIGINALLY SET ON THE 30' R/W OF THE FRONTAGE ROAD (FR2), BUT WAS SET ON THE EAST/WEST BOUNDARY LINE IT IS MEANT TO REPRESENT. 9B-6-16 DOES NOT SHOW A STATION AND OFFSET FOR THIS MONUMENT, AND THE ORIGINAL RIGHT-OF-WAY ACQUISITION CALLS FOR 30' FROM THE "FR2" CENTERLINE. I ACCEPT THIS MONUMENT TO DEFINE MY EAST/WEST ALIGNMENT, AND SET A NEW MONUMENT ON THE 30' "FR2" R/W LINE.

THE NORTH BOUNDARY IS CONTROLLED BY THE FOUND MONUMENTS OF THE 1980 SURVEY M 85-66, WHICH PROPERLY SURVEYED AND MONUMENTED THE SOUTH BOUNDARY OF THE MCMILLAN PROPERTY ON THE CENTERLINE OF VACATED PORTLAND STREET. THE FLIPSIDE DEED INSTRUMENT NO. 2019-019895 INCLUDES PORTIONS OF LOTS 2 & 3, BLOCK 2 UMOQUA PARK FRUITLAND "PLAT D" (VOL. 3 PG. 1), BUT DOES NOT SPECIFICALLY INCLUDE THE SOUTH 1/2 OF VACATED PORTLAND STREET IN ITS LEGAL DESCRIPTION. THERE IS NO CHAIN OF TITLE EVIDENCE THAT THIS VACATED R/W WAS EVER SEVERED. THEREFORE PER THE STANDARD RULES OF VACATION, THE SOUTH 1/2 OF VACATED PORTLAND STREET SHALL INURE TO THE FLIPSIDE PROPERTY, AND IN-FACT DID SO UPON THE DATE OF VACATION. I SET THE NORTHEAST CORNER OF FLIPSIDE BY PROJECTING THE CENTERLINE OF VACATED PORTLAND STREET MONUMENTED PER M 85-66 EAST TO INTERSECT THE HIGHWAY R/W.

THERE IS SIGNIFICANT ENCROACHMENT OF THE FLIPSIDE DEEDED PROPERTY BY MCMILLAN, AS SHOWN ABOVE IN THE ENCROACHMENT DETAIL.

THE HERITAGE LOOP 60' EASEMENT AND 15' DRAINAGE EASEMENT ARE COMPUTED PER INSTRUMENT NO. 2002-018906. THIS SURVEY DOES NOT SHOW ALL EASEMENTS BENEFITING OR ENCUMBERING THIS PROPERTY.

THIS SURVEY WAS PERFORMED BY RUSSELL BADGLEY, ADAM DEGROOT, WYATT KEADY, JAKE BUZZARD, AND ALLYN STONGE USING A LEICA TCPR1201+ TOTAL STATION, WITH COMPUTATIONS AND DRAFTING BY RUSSELL BADGLEY AND ADAM DEGROOT.

RECORDS:

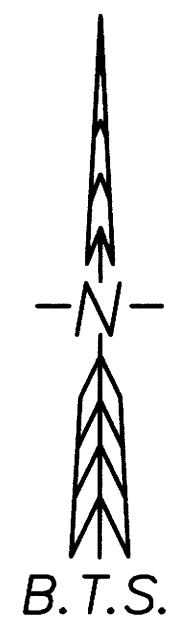
- R1 = PARTITION PLAT 2005-0097 ~ HERMAN PIESKE - 12/1/2005
- R2 = M 140-39 ~ GREG LANG - 7/8/2002
- R3 = M 85-66 ~ GEORGE GRUBB - 10/9/1980
- R4 = ODOT/OSHD DRG. NO. 9B-6-16 ~ GARDEN VALLEY RD.-FAIRGROUNDS RD. SECTION - 1969-1978
- R5 = M 11-71 ~ PERCY ARMSTRONG - 8/1959
- R6 = PARTITION PLAT 2005-0109 ~ RONALD QUIMBY - 12/28/2005
- R7 = M 34-54 ~ WILLIAM STILES - 1967

LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP "BTS ENG-SURV"
- = FOUND 5/8" IRON ROD PER R1
- ◆ = FOUND 5/8" IRON ROD PER R2
- ⊕ = FOUND 1/2" IRON ROD PER R3
- ⊗ = FOUND 5/8" IRON ROD WITH OSHD ALUMINUM CAP PER R4
- ⊙ = FOUND 1" IRON PIPE SHOWN ON R4
- ▲ = FOUND 3/4" IRON ROD PER R5
- ◆ = FOUND 5/8" IRON ROD PER R6
- = FOUND 3/4" IRON ROD PER R7
- = COMPUTED CENTERLINE POINT
- ()R# = RECORD DIMENSION
- = EXISTING PROPERTY LINE
- = ADJOINER PROPERTY LINE
- - - = ROAD CENTERLINE
- - - = RIGHT-OF-WAY
- - - = EXISTING FENCE
- - - = EXISTING DRAINAGE EASEMENT
- - - = EXISTING INGRESS/EGRESS EASEMENT
- - - = VACATED RIGHT-OF-WAY

NO.	BEARING	DISTANCE
L1	S75°22'59"E	30.00 (S61°51'W 78.3')R5*
L2	S61°25'23"W	69.30
L3	S81°55'40"E	1.42
L4	S81°55'40"E	74.42
L5	S5°59'51"E	28.77
L6	N0°20'37"W	61.15
L7	S62°09'23"W	53.87
L8	S89°09'23"W	72.47
L9	N12°56'49"E	30.89
L10	N89°14'03"E	17.52

NO.	DELTA	RADIUS	ARC	BEARING	CHORD
C1	2°27'36"	4774.65	205.00	N11°28'01"E	204.98
C2	0°23'48"	4774.65	33.05	N10°02'19"E	33.05
C3	105°19'06"	65.00	119.48	S36°41'18"W	103.36
C4	29°14'22"	818.51	417.71	N1°21'04"W	413.19
C5	8°54'33"	788.51	122.61	S3°06'24"E	122.49
C6	10°38'20"	788.51	146.41	S6°40'02"W	146.20
C7	1°16'54"	788.51	17.64	N12°37'39"E	17.64
C8	1°20'54"	3789.72	89.18	N13°56'34"E	89.18
C9	1°20'54"	3819.72	89.89	N13°56'34"E	89.89
C10	27°00'00"	125.00	58.90	N75°39'23"E	58.36



REGISTERED PROFESSIONAL LAND SURVEYOR
Russell Badgley
OREGON NOVEMBER 13, 2007
RUSSELL BADGLEY 70716
RENEWS: 12-31-2021

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

SCALE: 1" = 50'
DATE: FEBRUARY 11, 2020

FOR: FLIPSIDE PROPERTIES LLC
444 W. HARRISON ST.
ROSEBURG, OR 97471

JOB #: 20-003
FILE: FLIPSIDE_PLAT.DWG
SHEET 1 OF 1