

RECORD OF SURVEY

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 16,
TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN,
CITY OF SUTHERLIN, DOUGLAS COUNTY, OREGON
DECEMBER 15, 2017

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE OUTER BOUNDARY OF THE PROPERTY DESCRIBED AS TRACT 2 IN DOCUMENT NUMBER 2017-003426. THE BASIS OF BEARINGS IS THE SOUTHERLY RIGHT-OF-WAY LINE OF FIRST AVENUE, PER THE PLAT OF "CASA DE LOMA". DOCUMENT NUMBER 2017-003426 WAS RECORDED TO CORRECT ERRORS FOUND IN THE LEGAL DESCRIPTION OF BOOK 1438, PAGE 421.

FILED
Date: 3-22-2017 By: JC
This survey consists of:
Map: M 173-12
Narrative:
Corner Rpt:

THE NORTHERLY LINE OF TRACT 1 AND TRACT 2 OF DOCUMENT NUMBER 2017-003426 WAS ESTABLISHED BY HOLDING THE FOUND MONUMENTS AT THE SOUTHEASTERLY INTERSECTION OF FIRST AVENUE AND PEAR STREET, AND THE SOUTHWESTERLY INTERSECTION OF FIRST AVENUE AND GROVE STREET PER SURVEY NUMBER M97-18.

DOUGLAS COUNTY SURVEYOR

THE EASTERLY RIGHT-OF-WAY LINE OF PEAR STREET WAS ESTABLISHED BY HOLDING THE FOUND MONUMENTS AT THE NORTHWESTERLY AND SOUTHWESTERLY CORNERS OF TRACT 1 PER SURVEY NUMBER M97-18. THE WESTERLY LINE OF TRACT 2 WAS ESTABLISHED BY HOLDING A LINE PARALLEL WITH AND DEED DISTANCE OF 351.08 FEET FROM SAID EASTERLY RIGHT-OF-WAY LINE.

THE SOUTHERLY LINES OF TRACT 2 WERE ESTABLISHED BY HOLDING DEED BEARINGS AND DISTANCES PER DOCUMENT NUMBER 2017-003426, AND THE FOUND MONUMENT AT THE SOUTHEASTERLY CORNER OF TRACT 1 SET IN SURVEY NUMBER M97-18. THIS RESOLUTION IS DIFFERENT FROM THE RECORDED RESOLUTION IN SURVEY NUMBER M97-18, BUT AGREES WITH SAID DOCUMENT AND DOCUMENT NUMBER 2013-02047.

THE WESTERLY RIGHT-OF-WAY LINE OF GROVE STREET WAS ESTABLISHED BY HOLDING THE FOUND MONUMENTS PER SURVEY NUMBER M97-18 AS SHOWN.

LEGEND

- SET 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR." SET ON 12/15/2016
- FOUND 5/8" IRON ROD W/RPC INSCRIBED "RLS 601"; PER SN M97-18; HELD UNLESS NOTED OTHERWISE
- DOC. NO. DOCUMENT NUMBER PER DOUGLAS COUNTY DEED RECORDS
- IR IRON ROD
- W/RPC WITH A RED PLASTIC CAP
- W/YPC WITH A YELLOW PLASTIC CAP
- PP NO. PARTITION PLAT NUMBER PER DOUGLAS COUNTY SURVEY RECORDS
- SN SURVEY NUMBER PER DOUGLAS COUNTY SURVEY RECORDS
- ()1 RECORD INFORMATION PER SN M97-18
- ()2 RECORD INFORMATION PER PLAT OF "CASA DE LOMA" (VOL. 14 PAGE 33)
- ()3 RECORD INFORMATION PER DOC. NO. 2017-003426
- ()4 RECORD INFORMATION PER SN M132-69
- ()5 RECORD INFORMATION PER SN M96-14
- ()6 RECORD INFORMATION PER DOC. NO. 2013-020407

BOUNDARY DATA:

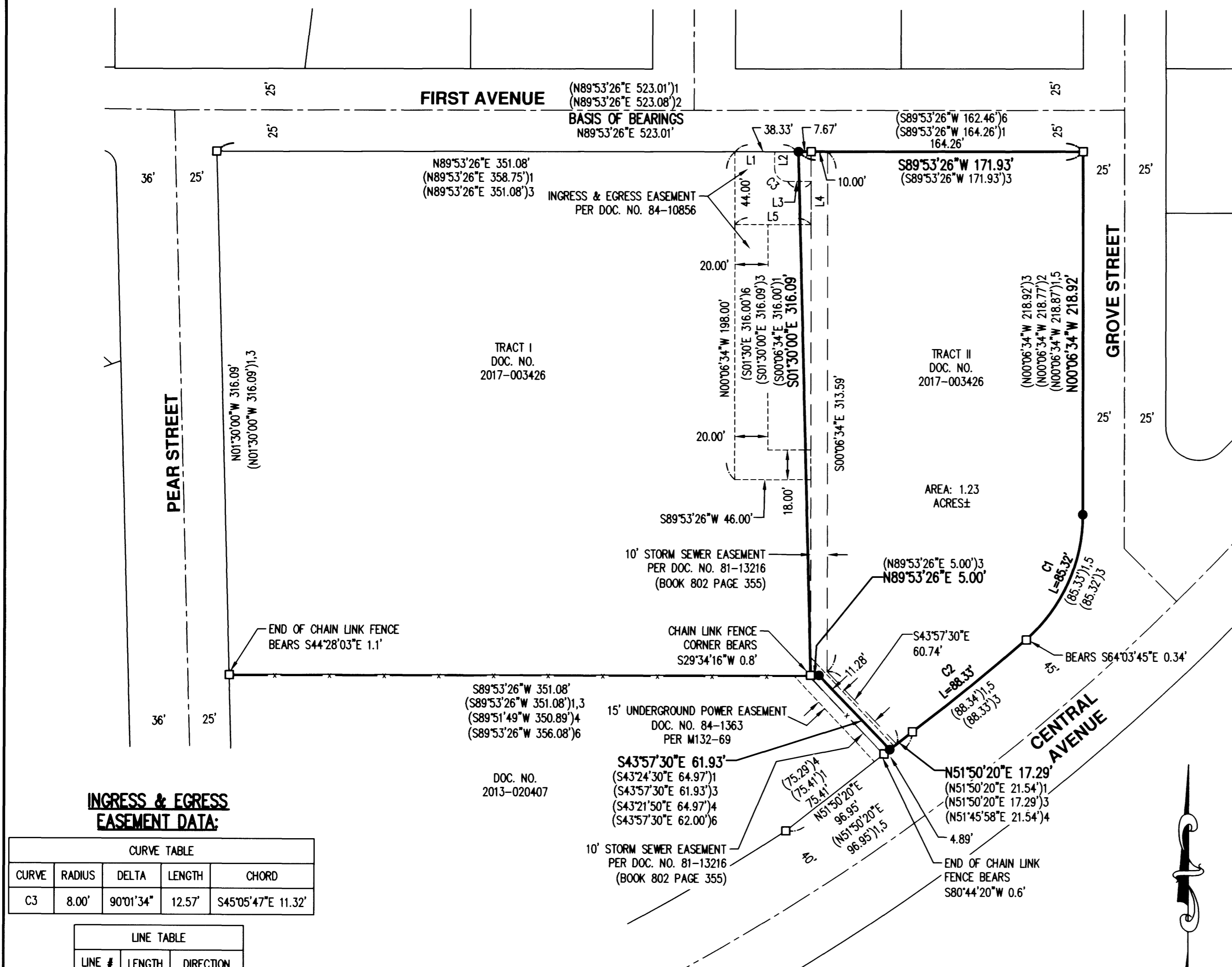
CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	100.00'	48°53'14"	85.32'	N24°20'03"E 82.76'
	(100.00')1	(48°53'24")1	(85.33')1	(N24°20'13"E 82.77')1
	(100.00')2			(N24°18'14"E 82.66')2
C2	1303.14'	3°53'01"	88.33'	N50°45'03"E 88.31'
	(1303.14')1		(88.34')1	
	(1303.14')3	(3°53'01")3	(88.33')3	(N50°45'03"E 88.31')3

PREPARED FOR

CHRISMAN DEVELOPMENT, INC
200 E MAIN STREET
ENTERPRISE, OR 97828

3-14-17
REGISTERED PROFESSIONAL LAND SURVEYOR

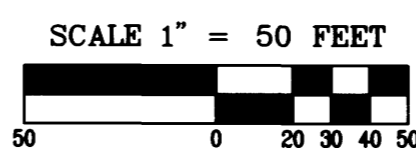
Nick White
OREGON
JANUARY 9, 2007
NICK WHITE
70652LS
RENEWS: 6/30/18



INGRESS & EGRESS EASEMENT DATA:

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C3	8.00'	90°01'34"	12.57'	S45°05'47"E 11.32'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	24.00'	N89°53'26"E
L2	10.00'	S00°06'34"E
L3	14.00'	N89°53'26"E
L4	26.00'	S00°06'34"E
L5	46.00'	S89°53'26"W



MAP FILE M 173-12

MAP FILE M 173-12

JOB NAME: HOLIDAY GARDENS II	AKS ENGINEERING AND FORESTRY, LLC 12965 SW HERMAN RD SUITE 100 TUALATIN, OR 97062 PHONE: 503.563.6151 FAX: 503.563.6152
JOB NUMBER: 4971	
DRAWN BY: BRH	
CHECKED BY: NSW	
DRAWING NO.:	

AKS
ENGINEERING · PLANNING · SURVEYING
FORESTRY · LANDSCAPE ARCHITECTURE