

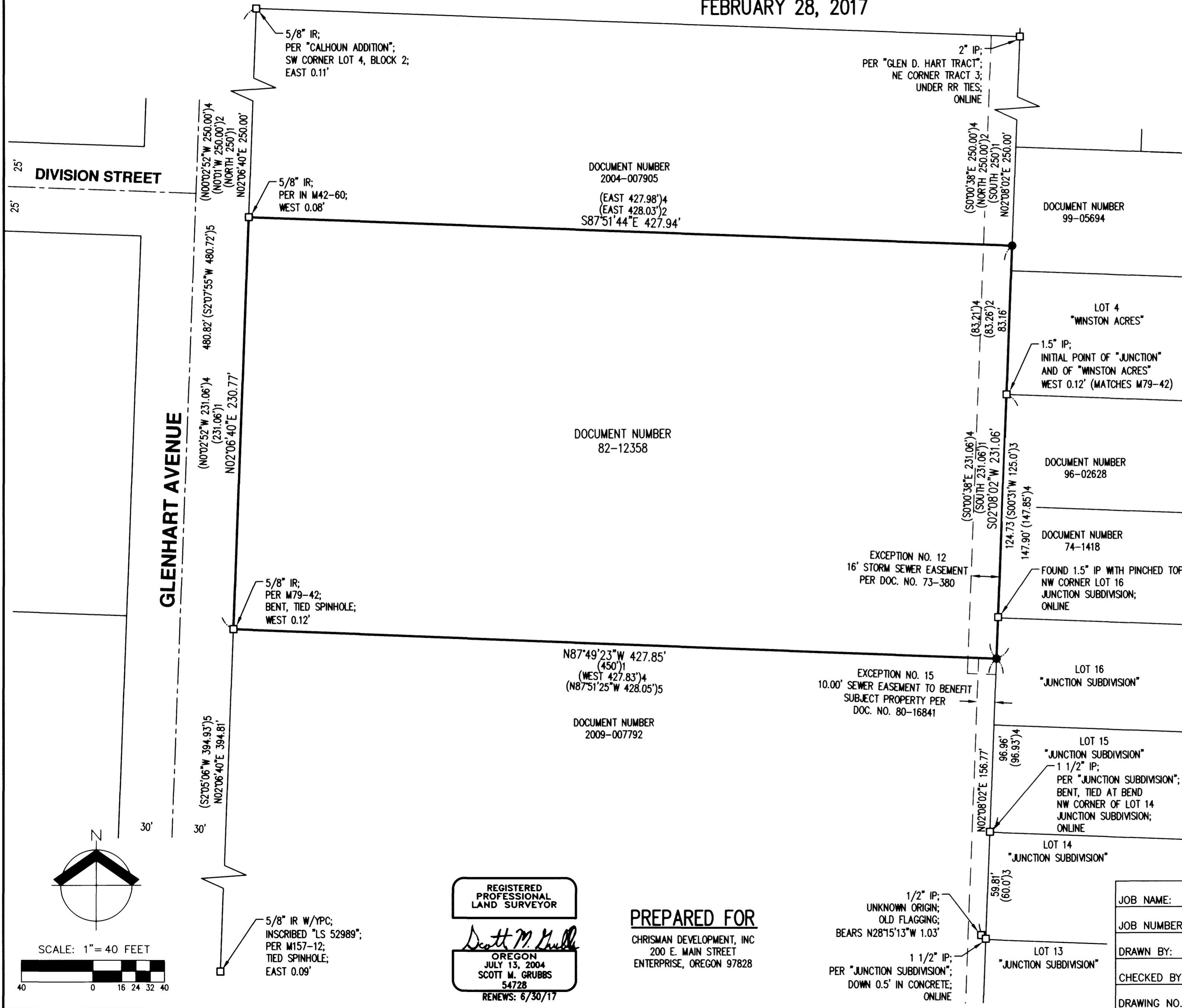
RECORD OF SURVEY

LOCATED IN THE NORTHWEST 1/4 OF SECTION 21,
TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN,
CITY OF WINSTON, DOUGLAS COUNTY, OREGON
FEBRUARY 28, 2017

FILED
Date: 5/9/2017 By: JK
This survey consists of:
Map: M173-25
Narrative: _____
Corner Rep: _____

DOUGLAS COUNTY
SURVEYOR

MAP FILE M173-25



NARRATIVE

THE BASIS OF BEARINGS WAS ESTABLISHED USING A LOCAL PLANE SCALED FROM OREGON STATE PLANE SOUTH 3602 NAD83(2011) EPOCH 2010.0000 BY HOLDING A PROJECT MEAN COMBINED SCALE FACTOR OF 1.0001272733, WITH AN AVERAGE CONVERGENCE ANGLE AT THE CENTRAL POINT OF -1°59'41\".

THE WESTERLY LINE OF THE SUBJECT PROPERTY, BEING CONTIGUOUS WITH THE EASTERLY RIGHT-OF-WAY LINE OF GLENHART AVENUE, WAS ESTABLISHED BY HOLDING A BEST FIT LINE THROUGH THE FOUND MONUMENTS PER SURVEY NUMBERS M157-12, M79-42, M42-60 AND THE SOUTHWESTERLY CORNER OF LOT 4, BLOCK 2, CALHOUN ADDITION, AS SHOWN ON MAP.

THE EASTERLY LINE OF THE SUBJECT PROPERTY, BEING CONTIGUOUS WITH THE WESTERLY LINES OF THE PLAT OF WINSTON ACRES AND THE PLAT OF JUNCTION SUBDIVISION, WAS ESTABLISHED BY HOLDING A BEST FIT LINE THROUGH THE FOUND MONUMENTS PER SAID PLATS, AS WELL AS THE FOUND MONUMENT AT THE NORTHEASTERLY CORNER OF TRACT 3 OF THE PLAT GLEN D. HART TRACT, AS SHOWN ON MAP. MONUMENTS NOTED AS "ONLINE" FIT THE RESOLVED LINE BETWEEN 0.03 AND 0.05 FEET.

THE NORTHERLY LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING A POINT ALONG THE EASTERLY LINE OF SAID PROPERTY A DEED DISTANCE OF 250.00 FEET FROM THE FOUND MONUMENT AT THE NORTHEASTERLY CORNER OF TRACT 3 OF THE PLAT GLEN HART TRACTS, AND HOLDING THE FOUND MONUMENT AT THE NORTHWESTERLY CORNER OF SAID PROPERTY, PER SURVEY NUMBER M42-60.

THE SOUTHERLY LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING A POINT ALONG THE EASTERLY LINE OF SAID PROPERTY A DEED DISTANCE OF 231.06 FEET FROM THE NORTHEASTERLY CORNER OF SAID PROPERTY, AND HOLDING THE FOUND MONUMENT AT THE SOUTHWESTERLY CORNER OF SAID PROPERTY PER SURVEY NUMBER M79-42.

LEGEND

- SET 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR." ON: 02/28/2017
- DENOTES FOUND MONUMENT AS NOTED; HELD UNLESS NOTED OTHERWISE
- DOC. NO. DOCUMENT NUMBER PER DOUGLAS COUNTY DEED RECORDS
- IR IRON ROD
- 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 DOC. NO. 82-12358
- ()2 RECORD INFORMATION PER SN M42-60
- ()3 RECORD INFORMATION PER PLAT OF JUNCTION SUBDIVISION
- ()4 RECORD INFORMATION PER SN M79-42
- ()5 RECORD INFORMATION PER SN M157-12

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Scott M. Grubbs

OREGON
JULY 13, 2004
SCOTT M. GRUBBS
54728
RENEWS: 6/30/17

PREPARED FOR
CHRISMAN DEVELOPMENT, INC
200 E. MAIN STREET
ENTERPRISE, OREGON 97828

JOB NAME:	CHRISTY COURT APARTMENTS
JOB NUMBER:	5812
DRAWN BY:	BRH
CHECKED BY:	SMG
DRAWING NO.:	5812 CROS

AKS ENGINEERING AND FORESTRY, LLC
12965 SW HERMAN RD
SUITE 100
TUALATIN, OR 97062
PHONE: 503.563.6151
FAX: 503.563.6152

AKS

ENGINEERING · PLANNING · SURVEYING
FORESTRY · LANDSCAPE ARCHITECTURE

MAP FILE M173-25

