

# RECORD OF SURVEY

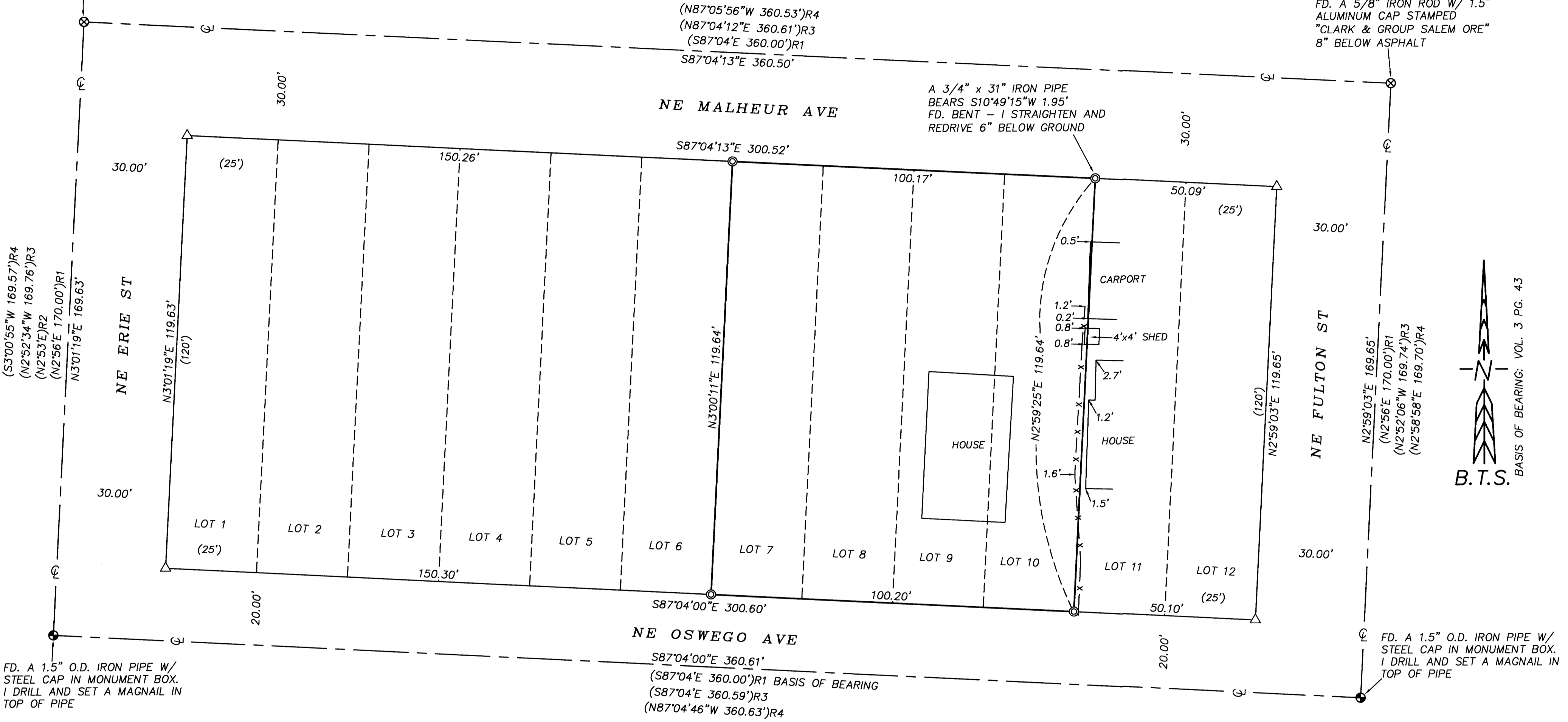
LOCATED IN LOTS 7-10, BLOCK 11,  
 1ST ADDITION TO KINNEY'S IMPROVED PLAT OF THE CITY OF ROSEBURG  
 NW1/4 SE1/4, SECTION 18, T.27S., R.5W., W.M.  
 DOUGLAS COUNTY, OREGON

FILED  
 Date: 3-21-19 By: [Signature]  
 This Survey Consists of:  
 Map: M175-30  
 Narrative:  
 Corner Rpt.:  
 DOUGLAS COUNTY  
 SURVEYOR

MAP FILE M175-30

FD. A 5/8" IRON ROD W/ 1.5"  
 ALUMINUM CAP STAMPED  
 "CLARK & GROUP SALEM ORE"  
 8" BELOW ASPHALT

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FD. A 1.5" O.D. IRON PIPE W/  
 STEEL CAP IN MONUMENT BOX.  
 I DRILL AND SET A MAGNAIL IN  
 TOP OF PIPE

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**LEGEND:**

- ⊙ = SET 5/8" x 30" IRON ROD w/ PLASTIC CAP "BTS ENG-SURV"
- ⊕ = FOUND 1 1/2" IRON PIPE AS NOTED
- ⊗ = FOUND 5/8" IRON ROD PER M 70-4 AS NOTED
- △ = COMPUTED POINT NOT SET
- ( )R1 = RECORD PER 1ST ADD. TO KINNEY'S IMPROVED PLAT (VOL. 3 PG. 43)
- ( )R2 = RECORD PER C.S. FILE 51/205-2 - LECLIDER 1961
- ( )R3 = RECORD PER M 70-4 - BAUGHMAN 1978
- ( )R4 = RECORD PER M 146-50 - HIBBS 2006
- x - = EXISTING FENCE LINE

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS MONUMENT LOTS 7-10, BLOCK 11, 1ST ADDITION TO KINNEY'S IMPROVED PLAT OF THE CITY OF ROSEBURG, VOL. 3 PG. 43. THE VESTING DEED FOR OREGON'S PREMIUM REMODEL LLC IS RECORDED AS INSTRUMENT NO. 2019-000509. I FIND AND ACCEPT THE CENTERLINE STREET MONUMENTS AS NOTED. THERE IS NO EVIDENCE OF PREVIOUS LOT MONUMENTATION BY RECORD SURVEY. I FIND A 3/4" IRON PIPE NEAR THE NORTH CORNER OF LOTS 10 & 11. IT IS 0.27' WESTERLY OF THE COMPUTED CORNER, BUT 1.94' SOUTHERLY. I DO NOT ACCEPT THIS MONUMENT TO CONTROL THE BOUNDARY LINE OR BLOCK PROPORTIONING. I NOTE SCRIVENERS ERRORS ON THE FACE OF M 70-4, BEING THE TRANSPOSED BEARINGS OF MALHEUR, TAHOE, ERIE, AND FULTON STREETS. THIS ERROR WAS REPEATED BY C.S. FILE 68/80-2. THERE WERE MAGNAILS/P-K NAILS ABOVE THE M 70-4 MONUMENTS. IT APPEARS THAT M 146-50 TIED AND USED THE NAILS AND DID NOT UNCOVER THE ACTUAL MONUMENTS. PORTIONS OF THE LOT 11 CARPORT, SHED, AND FENCELINE ARE CONSTRUCTED OVER THE BOUNDARY LINE AS NOTED. THIS SURVEY WAS PERFORMED IN THE FIELD ON MARCH 7-8, 2019 BY ADAM DEGROOT, WYATT KEADY, AND TANNER STRONG, UTILIZING A LEICA TCRP1023 TOTAL STATION, WITH DRAFTING BY ADAM DEGROOT.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
 [Signature]  
 OREGON  
 MAY 26, 2015  
 ADAM DEGROOT  
 89398  
 RENEWS: 12-31-2019

SITUS ADDRESS: 2056 NE OSWEGO AVE  
 MAP ID: 270518DB02600  
 PROPERTY ID: R24053

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

SCALE: 1" = 20'	FOR: OREGON'S PREMIUM REMODEL LLC 191 N 3RD ST CRESWELL, OR 97426	JOB #: 19-008 FILE: 19-008 PLAT.DWG SHEET 1 OF 1
DATE: MARCH 8, 2019		

MAP FILE M175-30