

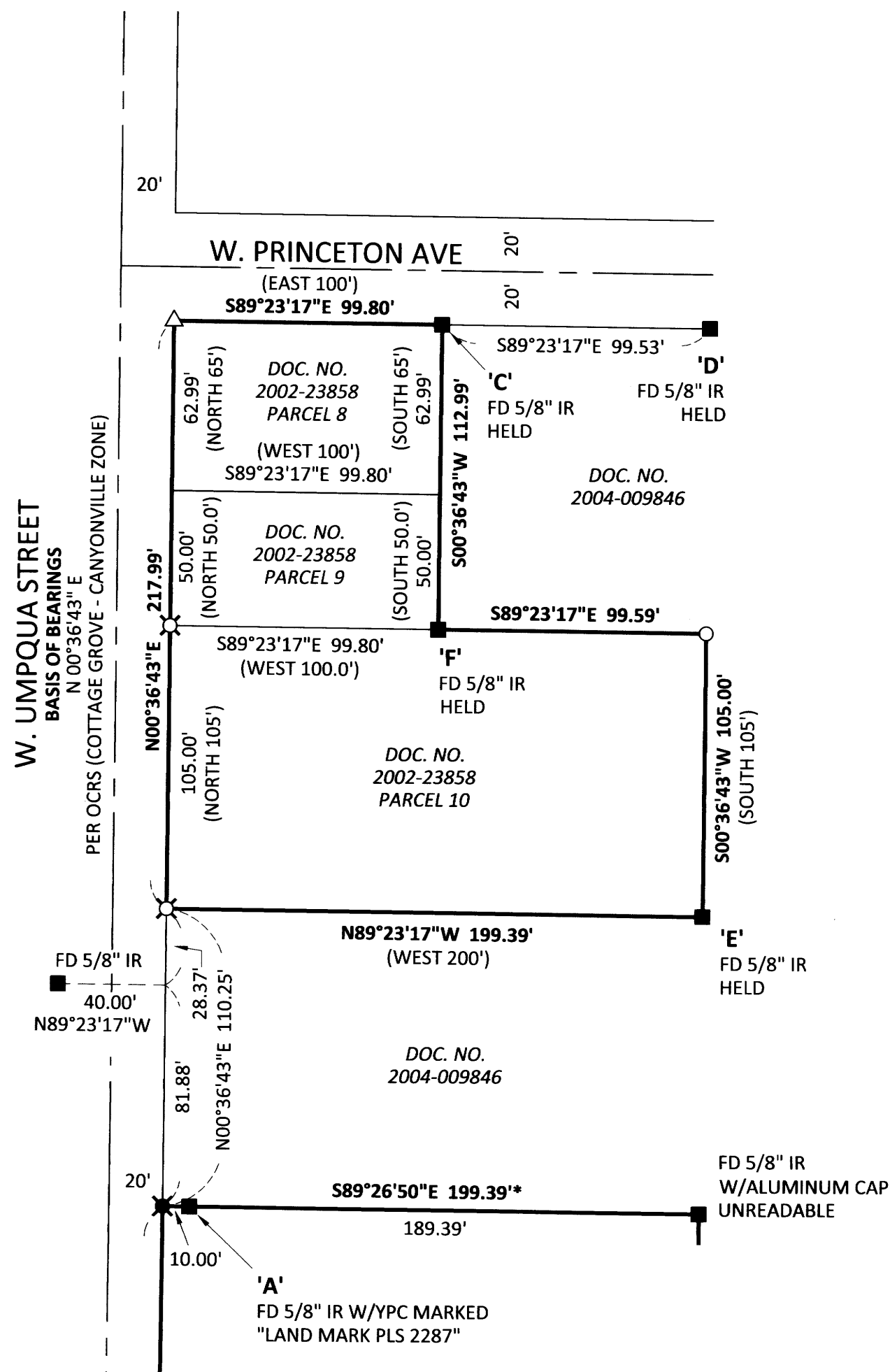
MAP FILE M175-63B

RECORD OF SURVEY

LOCATED IN THE SOUTH HALF OF SECTION 13
AND THE NORTH HALF OF SECTION 24.
TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN
CITY OF ROSEBURG, DOUGLAS COUNTY, OREGON

FILED
Date: 7-8-19 By: [Signature]
This survey consists of:
Map: M175-63 A & B
Narrative: _____
Corner Rpt: _____

DOUGLAS COUNTY
SURVEYOR



SEE SHEET 1

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO RESOLVE AND MONUMENT THE BOUNDARIES OF THOSE TRACTS OF LAND DESCRIBED IN DOCUMENT NO.'S 2017-013740, 2017-013741, 2017-013742, 2017-013743, 2017-013744, 2017-013745, AND THOSE TRACTS OF LAND DESCRIBED AS PARCELS 8, 9 & 10 IN DOCUMENT NO. 2002-23858.

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EASTERLY RIGHT-OF-WAY LINE OF W. UMPQUA STREET AS NORTH 00°36'43" EAST, PER OREGON COORDINATE REFERENCE SYSTEM, COTTAGE GROVE - CANYONVILLE ZONE, ESTABLISHED USING THE OREGON REAL-TIME GPS NETWORK (ORGN).

THE POSITION OF ALL MONUMENTS SET BY KPFF IN MAP NO. M173-58 WERE ACCEPTED AND HELD TO ESTABLISH THE BOUNDARIES OF SAID TRACTS DESCRIBED AS DOCUMENT NUMBERS 2017-013740, 2017-013741, 2017-013742, 2017-013743, 2017-013744, AND 2017-013745. ADDITIONAL RIGHT-OF-WAY HAS SINCE BEEN DEDICATED TO THE STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION (ODOT), BY DOCUMENT NO. 2018-019738 AND IS SHOWN HEREON. SAID ODOT RIGHT-OF-WAY WAS ESTABLISHED FROM RECORD DATA PER SAID DOCUMENT NO. 2018-019738, TOGETHER WITH COORDINATES AND BEARINGS OF CENTERLINE ALIGNMENT "WB" SHOWN ON ODOT MAP 11B-9-22.

THE BOUNDARIES OF SAID TRACTS OF LAND DESCRIBED AS PARCELS 8, 9 & 10 IN DOCUMENT NO. 2002-23858 WERE RESOLVED AS FOLLOWS:

THE WESTERLY LINE OF SAID TRACTS WERE ESTABLISHED AS THE EASTERLY RIGHT-OF-WAY LINE OF W. UMPQUA STREET, ESTABLISHED USING THE FOUND AND HELD POSITIONS OF MONUMENTS 'A' AND 'B', PER MAP NO. M166-33, EXTENDED NORTHERLY.

THE NORTHERLY LINE OF SAID PARCEL 8 WAS ESTABLISHED AS THE SOUTHERLY RIGHT-OF-WAY LINE OF W. PRINCETON AVE, HELD MONUMENTS 'C' AND 'D', EXTENDED WESTERLY.

THE SOUTHERLY AND NORTHERLY LINES OF SAID PARCEL 10 WERE ESTABLISHED PERPENDICULAR TO THE EASTERLY RIGHT-OF-WAY LINE OF W. UMPQUA ST, PER SAID DOCUMENT NO. 2002-23858, AND THROUGH MONUMENTS 'E' AND 'F', RESPECTIVELY.

THE EASTERLY LINE OF SAID PARCELS 8 AND 9 WAS ESTABLISHED PARALLEL WITH W. UMPQUA ST RIGHT-OF-WAY, PER SAID DOCUMENT NO. 2002-23858, AND THROUGH MONUMENT 'F'.

THE EASTERLY LINE OF SAID PARCEL 10 WAS ESTABLISHED PARALLEL WITH W. UMPQUA ST RIGHT-OF-WAY, PER SAID DOCUMENT NO. 2002-23858, AND THROUGH MONUMENT 'E'.

CLIENT: INVESTORS IX, LLC

LEGEND:

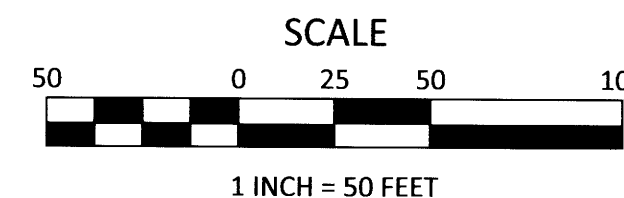
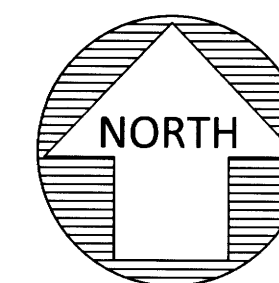
- FOUND 5/8" IR W/YPC MARKED "KPFF INC.", SET IN SURVEY MAP NO. M173-58
- ▲ FOUND 5/8" IR W/ALC MARKED "KPFF INC.", SET IN SURVEY MAP NO. M173-58
- ✕ FOUND 1-1/8" BRASS DISK MARKED "KPFF INC.", SET IN SURVEY MAP NO. M173-58
- FOUND MONUMENT AS NOTED
- SET 5/8" X 30" IR W/YPC MARKED "KPFF INC." (SET ON 5/9/2019)
- △ SET 5/8" X 30" IR W/ALC & PUNCH MARKED "KPFF INC." (SET ON 5/9/2019)
- ✕ SET 1-1/8" BRASS DISK & PUNCH MARKED "KPFF INC." (SET ON 5/9/2019)
- FD FOUND
- IR IRON ROD
- W/YPC WITH YELLOW PLASTIC CAP
- W/ALC WITH ALUMINUM CAP
- * INDICATES DATA SHOWN MATCHES RECORD DATA PER MAP NO. M173-58
- () RECORD DATA PER DOC. NO. 2002-23858, DOUGLAS COUNTY DEED RECORDS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]

OREGON
JUNE 30, 1997
TROY T. TETSUKA
2841

EXPIRES 6/30/20



SHEET 2 OF 2
DATE: 5/10/2019
JOB NO. 1800562
FILE: 1800562-RS.DWG

kpff

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