

FILED
 Date: 2-18-2020 By: [Signature]
 This survey consists of:
 Map: M176-44
 Narrative:
 Corner Rpt:
 DOUGLAS COUNTY
 SURVEYOR

MAP FILE M176-44

Line #	Length	Direction	RECORD INFO
L1	28.99'	N50° 51' 22"E	
L2	11.82'	S41° 17' 01"E	(N39°57'59"W 11.77')R8
L3	60.00'	N00° 00' 22"W	(N00° 47' 00"W 60.00')R7
L4	90.07'	N00° 50' 27"W	(N00° 47' 00"W 90.00')R1
L5	83.51'	N01° 02' 02"W	(N00° 47' 00"W 83.88')R1
L6	85.08'	S89° 59' 59"W	
L7	86.79'	S00° 55' 53"E	(S00° 04' 37"E 86.97')R3
L8	60.00'	S88° 54' 27"W	(60.00')R5
L9	12.02'	S41° 04' 42"E	(S40° 21' 03"E 12.02')R4
L10	90.88'	S01° 10' 35"E	(S00° 26' 52"E 90.90')R4

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Record Info.
C1	163.56	1953.86	4°47'47"	N1° 21' 42"E	163.52	(N03° 17' 54"E 163.52')R2

LEGEND

- FOUND IRON PIPE OR AS NOTED
- ⊙ FOUND 5/8" IRON ROD OR AS NOTED
- SET 5/8"X30" IRON ROD WITH PLASTIC CAP MARKED "LAND MARK SURVEYING, INC."
- CALCULATED POINT

RECORD INFORMATION

- ()R1 M 57-19
- ()R2 M155-56
- ()R3 M 105-44
- ()R4 M 157-14
- ()R5 M 104-59
- ()R6 FENDER HOME SITES VOLUME 8, PAGE 26
- ()R7 ROSELAND TRACTS VOLUME 8, PAGE 56
- ()R8 DEED REFERENCE #2009-10533
- ()R9 O.D.O.T. R/W ROLL MAP #9b-36-10
- ()R10 DEED REFERENCE #1991-19380

NARRATIVE:

THE PURPOSE OF THE SURVEY WAS TO DEMARCATATE THE BOUNDARY OF THE PROPERTY AS DESCRIBED AS A PORTION OF LOT 10, FRUITVALE ADDITION AS RECORDED IN BOOK 2, PAGE 16, PLAT RECORDS OF DOUGLAS COUNTY AND DESIGNATED AS TAX LOT 2100, MAP 270612DA AND TAX LOT 1000, MAP 270612DD.

THE NORTH BOUNDARY OF THE PROPERTY WAS COMPUTED BY HOLDING THE NORTH R/W OF ROSELAND AVENUE DETERMINED BY THE IRON PIPES AT THE SOUTHEAST CORNERS OF LOT 8 AND THE LOT 12 AND OFFSETTING 60 FEET.

THE SOUTHERLY BOUNDARY WAS COMPUTED BY HOLDING THE NORTHWEST CORNER OF LOT 4 AND THE NORTHEAST CORNER OF LOT 8, FENDER HOME SITES AND PROJECTING EAST TO INTERSECT THE WEST RIGHT OF WAY OF VINE STREET.

THE EASTERLY RIGHT OF WAY OF N.E. STEPHENS ST. WAS CALCULATED HOLDING THE MONUMENTS AT ENGINEER'S STATION 2477+10, 44' LEFT AND 2467+00.07 44' RIGHT. ANGLE POINTS WERE COMPUTED AT RECORD STATION AND OFFSET PER DEED REFERENCE NUMBER 1991-19380.

THE MONUMENTS ALONG THE RIGHT OF WAY OF VINE STREET APPEAR TO HAVE BEEN DESTROYED BY CONSTRUCTION. THE RIGHT OF WAY WAS DETERMINED HOLDING THE SOUTHEAST CORNER OF M157-14, THE N.W. CORNER OF PARCEL 1, MINOR LAND PARTITION RECORDED IN BOOK 10, PAGE 18 A & B, AND PROJECTING THE LINE TO INTERSECTION OF THE NORTH BOUNDARY OF FENDERS HOME SITES. THEN HOLDING THAT INTERSECTION AND THE S.E. THE CORNER OF LOT 20, HEWITT HEIGHTS THE RIGHT OF WAY WAS CALCULATED.

FIELD: BARTTON HEICHEL & ANTHONY WELCH
 OFFICE: HEIMBURGER

1" BRASS DISC-ODOT
 (2467+00)R9
 Sta. 2467+00.08
 Offset=44.00' R HELD

EQUATION:
 STA BACK = 2470+04.79
 STA AHEAD = 2469+13.41

(S0°56'05"W 312.29')R9
 S1°00'06"E 312.29'

NE STEPHENS ST.
 R/W-VARIES 44'

(S0°54'00"W 636.71')R9
 S1°02'11"E 636.71'

3° C.R. (3°)R9
 Δ = 6°25'36" (6°25'36")R9
 T = 107.22' (107.22')R9
 Ch= S02°10'36"W 214.10'

PC: 2475+50.12
 PRC: 2477+64.34

ST. 2466+92.50

Sta. (2471+40.00)R10
 Offset=(-95.00' L)R10

ROSELAND AVE.
 R/W-60'
 N89° 53' 11"E 827.22'

FD. 5/8" IRON ROD BEARS
 0.04' NORTH & 0.06' EAST
 OF COMPUTED POINT

(N89°49'30"W)R1
 S89° 47' 26"W
 145.73'

(S0°47'E 173.88')R1
 S1°02'11"E
 173.33'

S89° 53' 15"W
 133.62'

11.81'
 (11.76')R2

FD. 1" SQUARE HEAD BOLT
 N.W. COR. LOT 4, FENDER
 HOME SITES

S89° 54' 31"W 308.49'
 (S89° 45' 00"E 308.00')R6

S89° 54' 31"W 317.45'
 (S89° 45' 00"E)R6

FD. 1/2" I. ROD IN
 CONCRETE 0.8' BELOW GROUND
 (MONUMENT SET PER M155-56
 NOT FOUND)

FENDER HOME SITES

HOME SITES

S.E. COR. LOT 11, FENDER
 HOME SITES PER M157-14

S.E. COR. LOT 8

S.E. COR. LOT 12
 DOWN 0.9'
 (N89°45'00"W 240.00')R7
 N89° 53' 11"E 239.42'

3/4" IRON PIPE WITH FLANGE

SE CORNER LOT 20,
 HEWITT HEIGHTS
 PER M92-46

S00° 43' 38"E 1911.65'

S0° 43' 34"E 197.93'

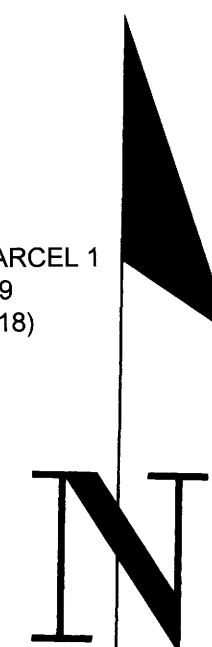
VINE STREET
 R/W-60'

S0° 43' 34"E 197.93'

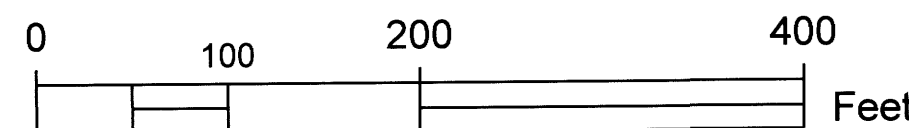
N01° 05' 33"W 437.73'

L8

NW COR. PARCEL 1
 PER M104-59
 (BK.10, PG. 18)



BASIS OF BEARINGS PER OREGON COORDINATE
 REFERENCE SYSTEM, COTTAGE GROVE-CANYONVILLE ZONE
 (NAD83(2011) EPOCH 2010)



1:1200
 SCALE 1 INCH = 100 FEET

Sheet 1 of 1

RECORD OF SURVEY
 In the SE 1/4, Section 12
 Township 27 South, Range 6 West, W.M.
 Douglas County, Oregon
 JANUARY 2020

FOR: DOUGLAS ELECTRIC COOPERATIVE, INC.
 PO BOX 327
 ROSEBURG, OREGON 97470

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Mark A. Heimburger
 OREGON
 JULY 16, 1987
 MARK A. HEIMBURGER
 2287
 RENEWS JUNE 30, 2021

LM Land Mark
 Surveying, Inc.
 •3317 N.E. Stephens St. •Roseburg, Oregon 97470
 •Office (541) 677-9400 •Fax (541) 677-9401

LM Proj. No. 2020-0002

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