

RECORD OF SURVEY

LOCATED IN THE NORTH 1/2 OF SECTION 1, T.27S., R.6W., W.M.
DOUGLAS COUNTY, OREGON

FILED
Date: 1-5-2021 By: JB
This Survey Consists of:
Map: M177-69 A&B
Narrative: _____
Corner Rpt.: _____
DOUGLAS COUNTY
SURVEYOR

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO DEFINE THE BOUNDARY OF THE SHADOW RANCH MOBILE HOME PARK AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY PUBLIC RECORD REPORT ORDER NO. 7399-3621563 AND TO SHOW ANY POSSIBLE ENCROACHMENTS.

SURVEY M58-72 WAS PERFORMED BY GERALD ATTIG IN 1973(R1) WHICH DEFINED AND MONUMENTED THE BOUNDARY. I PRIMARILY RELY UPON THIS RECORD, SURVEY M57-49 BY DON GARRET IN 1975(R2), AND THE PLAT OF FERGUSON TERRACES, VOL.10, PG.11(R3) TO DEFINE MY BOUNDARY. MONUMENTS WERE FOUND TO CONTROL THE BOUNDARY AS SHOWN. CORNER "A" WAS DEFINED BY PROPORTIONATE MEASUREMENT USING THE DIMENSIONS FROM R1 & R3. CORNER "B" WAS DEFINED BY PROPORTIONATE MEASUREMENT USING THE DIMENSIONS FROM R1 & R2. CORNER "C" WAS DEFINED BY A COMPASS RULE ADJUSTMENT USING RECORD DIMENSIONS FOR THE WEST BOUNDARY OF R1.

THERE ARE NO BUILDING ENCROACHMENTS ACROSS THE BOUNDARY OF THE MOBILE HOME PARK EXCEPT FOR A SMALL GARDEN SHED AND THAT IS ONLY 0.05 FEET PER DETAIL "G".

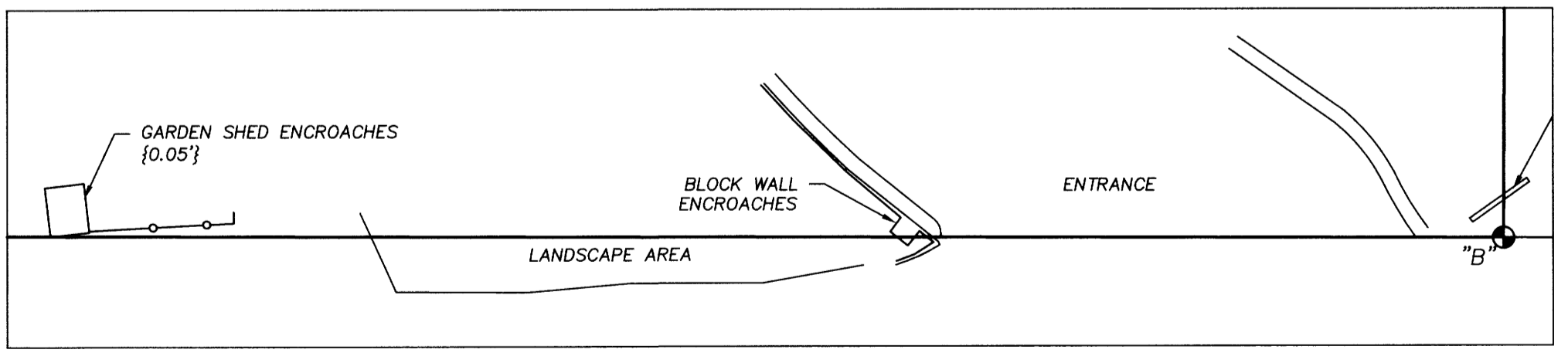
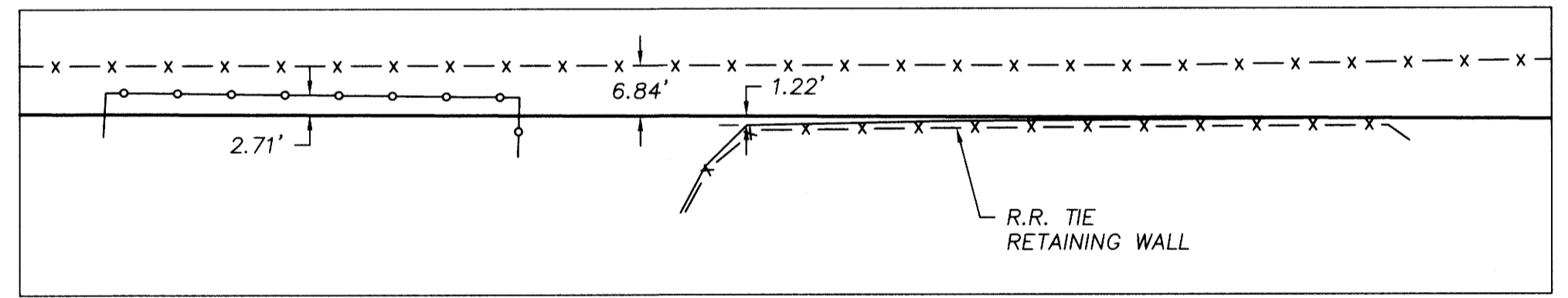
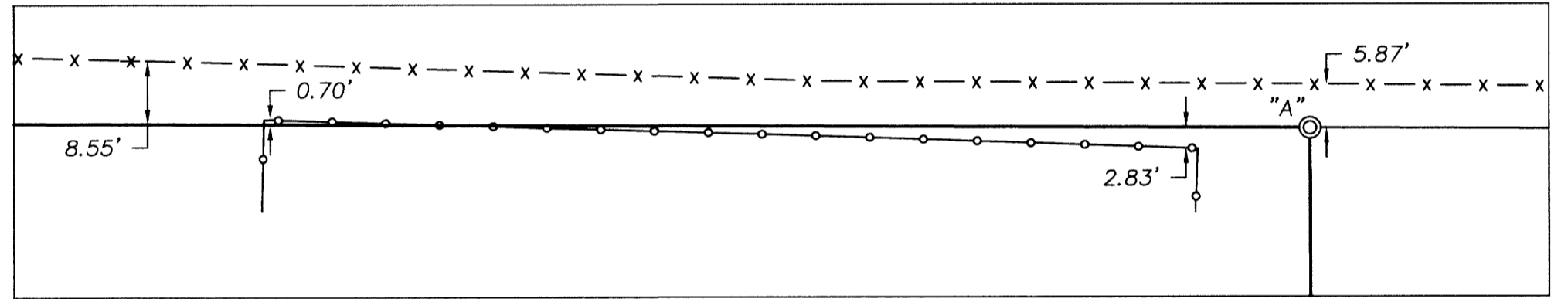
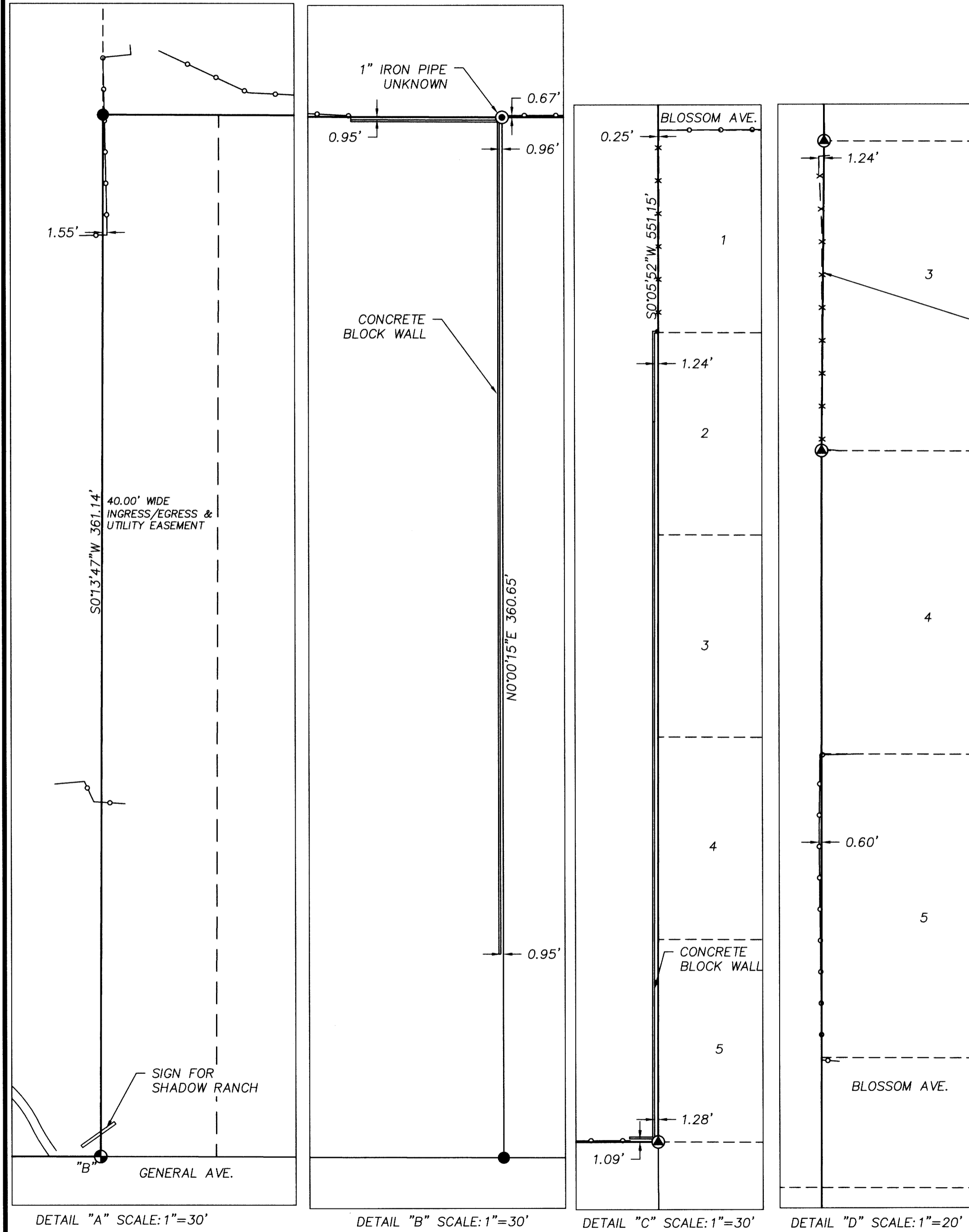
THIS SURVEY WAS PERFORMED BY RUSSELL BADGLEY AND ADAM DEGROOT WITH DRAFTING BY RUSSELL BADGLEY. A STATIC GPS BASE STATION AND RTK ROVER SURVEY WAS PERFORMED UTILIZING LEICA 1200 GPS RECEIVERS, AND CONTROLLED BY AN NGS OPUS SOLUTION ON A PROJECT CONTROL POINT. THE RESULTING GEODETIC COORDINATES WERE PROJECTED INTO THE OCRS ZONE COTTAGE GROVE-CANYONVILLE COORDINATE SYSTEM. CONTROLLING CORNERS AND WERE TIED WITH RTK OR A LEICA TS15 TOTAL STATION FROM THE RTK GPS CONTROL POINTS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Russell Badgley

OREGON
NOVEMBER 13, 2007
RUSSELL BADGLEY
70716

RENEWS: 12-31-2021



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

SCALE: VARIES	FOR: SHADOW RANCH MH PARK MC EQUITIES, LLC 838 W. HASTINGS ST., SUITE 300 VANCOUVER, BC V6C 0A6	JOB #: 20-093 FILE: 20-093_ShadowRanch.dwg SHEET 2 OF 2
DATE: JANUARY 4, 2021		

MAP FILE M177-69 B

MAP FILE M177-69 B