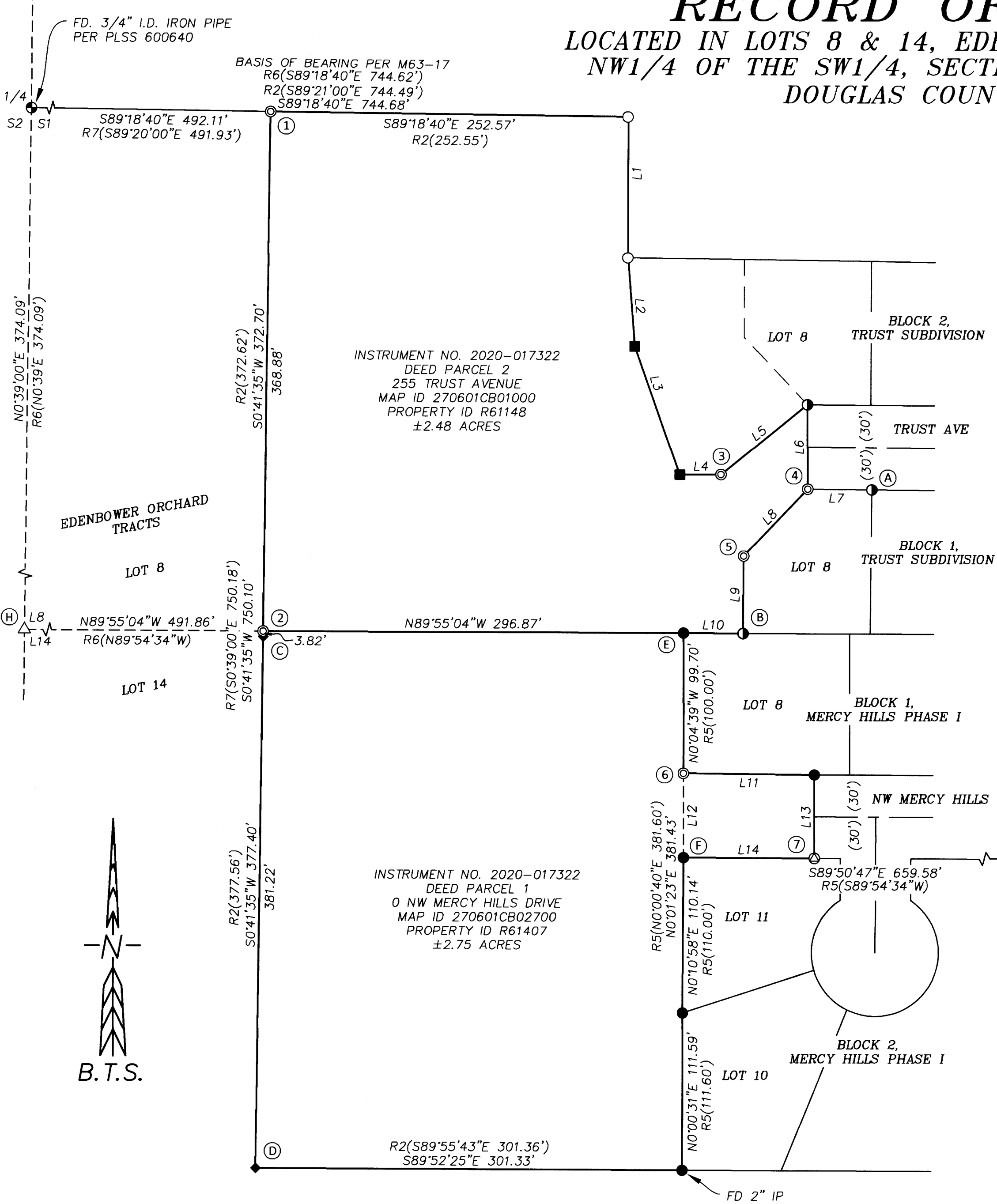


RECORD OF SURVEY

LOCATED IN LOTS 8 & 14, EDENBOWER ORCHARD TRACTS,
NW1/4 OF THE SW1/4, SECTION 1, T.27S., R.6W., W.M.
DOUGLAS COUNTY, OREGON

FILED
Date: 5-10-2021 By: [Signature]
This Survey Consists of:
Map: M179-31
Narrative: _____
Corner Rpt.: _____
DOUGLAS COUNTY
SURVEYOR



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO RETRACE AND MARK THE BOUNDARIES OF THE REYNAGA PROPERTY AS DESCRIBED IN DEED INSTRUMENT NUMBER 2020-017322, MONUMENTING THE NORTHWEST PROPERTY CORNER, THE DEED PARCEL 1 & 2 CORNER ON THE WEST BOUNDARY, AND TO RESET ANY MISSING CORNERS OF RECORD. IT WAS OUTSIDE OF THE SCOPE OF THIS SURVEY TO LOCATE THE RECORD EASEMENTS OR TO NOTE ANY EXISTING ENCROACHMENTS.

POINT 1 WAS SET BY EXTENDING ALIGNMENT D-C TO THE NORTHERLY BOUNDARY OF PARCEL 2. POINT 2 WAS SET ON THE WESTERLY BOUNDARY, AT THE INTERSECTION OF LINE D-1 AND LINE E-H ON THE LOT LINE OF LOTS 8 & 14, EDENBOWER ORCHARD TRACTS, COMPUTED PER M63-17, BEING THE DIVISION LINE OF DEED PARCELS 1 AND 2. POINT 3 WAS SET BY SCALING AND ROTATING RECORD BEARINGS AND DISTANCES PER M154-44. POINTS 4 AND 5 WERE SET AT RECORD BEARINGS AND DISTANCES AND HOLDING POINTS A AND B PER M114-64. POINT 6 WAS SET BY HOLDING ALIGNMENT F-E AT RECORD DISTANCE FROM POINT F PER MERCY HILLS PHASE 1 (VOL. 16 PG. 28). POINT 7 WAS SET BY HOLDING ALIGNMENT F-G AND RECORD DISTANCE FROM POINT F PER MERCY HILLS PHASE 1.

THE NORTH, WEST, & SOUTH BOUNDARIES, AND THE DEED PARCEL 1 & 2 LINE ARE POSTED WITH 5 1/2' STEEL POSTS, AND TREES ARE BLAZED WITHIN 3-5 FEET OF LINE.

THIS SURVEY WAS PERFORMED BY ISAAC JACOBSEN, ALLYN ST.ONGE, AND WYATT KEADY MARCH 12-25, 2021 UTILIZING A LEICA TS15 TOTAL STATION, WITH COMPUTATIONS AND DRAFTING BY ISAAC JACOBSEN AND ADAM DEGROOT.

NO.	REC.	BEARING	DIST.
L1		S0°01'13"E	100.04
R6		(N0°00'40"E	100.00)
L2		S4°22'01"E	63.04
R1		(S4°26'20"E	63.03)
L3		S19°26'17"E	96.58
R1		(S19°27'42"E	96.48)
L4		N89°41'19"E	29.11
R1		(N89°40'14"E	29.15)
L5		N50°51'11"E	78.87
R1		(N50°50'06"E	78.98)
L6		S0°13'35"E	60.00
R4		(S0°01'10"E	60.00)
L7		N89°26'16"W	45.40
R4		(N89°36'37"W	45.00)
R3		(N89°47'04"W	45.40)
L8		N43°33'05"E	65.59
R4		(N43°30'48"E	65.38)
R3		(N43°11'13"E	65.60)
L9		S0°18'58"W	54.92
R4		(S0°01'13"W	55.00)
R3		(S0°01'13"W	55.00)
L10		N89°40'58"W	42.13
R5		(N89°54'34"W	42.2)
L11		N89°26'09"W	92.70
R5		(N89°54'34"W	92.60)
L12		S0°04'39"E	60.00
R5		(N0°00'40"E	60.00)
L13		N0°00'45"E	59.34
R5		(N0°00'40"E	60.00)
L14		S89°50'47"E	92.60
R5		(S89°54'34"E	92.60)

LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP "BTS SURVEYING"
 - ⊕ = SET 1 1/2" BRASS DISK IN CONCRETE "PROP COR PLS 89398"
 - ◆ = FOUND 5/8" IRON ROD PER M144-16
 - = FOUND 5/8" IRON ROD PER M154-44
 - = FOUND 5/8" IRON ROD PER MERCY HILLS PHASE 1 (VOL. 16 PG. 28) (UNLESS NOTED)
 - ⦿ = FOUND 5/8" IRON ROD PER TRUST SUBDIVISION (VOL 15 PG. 78)
 - ⊗ = FOUND 5/8" IRON ROD PER M114-64
 - = FOUND 5/8" IRON ROD PER M63-17
 - △ = COMPUTED POINT NOT SET
- R1() = RECORD PER M154-44
R2() = RECORD PER M144-16
R3() = RECORD PER M114-64
R4() = RECORD PER TRUST SUBDIVISION (VOL. 15 PG. 78)
R5() = RECORD PER MERCY HILLS PHASE 1 (VOL. 16 PG. 28)
R6() = RECORD PER M63-17
R7() = RECORD PER INST. NO. 2020-017322

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Adam Degroot
OREGON
MAY 26, 2015
ADAM DEGROOT
89398
RENEWS: 12-31-2021

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

SCALE: 1" = 60'	FOR: EFRAIN & BEVERLY REYNAGA 164 NE PEGGY AVE ROSEBURG, OR 97470	JOB #: 21-031
DATE: 4-5-2021		FILE: 21-031 PLAT.DWG
		SHEET 1 OF 1

MAP FILE M179-31

MAP FILE M179-31