

RECORD OF SURVEY

LOCATED IN
THE NE 1/4 OF SECTION 11
AND THE NW 1/4 SECTION 12
T27S, R6W, W.M.
DOUGLAS COUNTY, OREGON

FILED
Date: 3-2-2022 By: *Dr*
This Survey Consists of:
Map: M180-52AEB
Narrative:
Corner Rpt.:
DOUGLAS COUNTY
SURVEYOR

MAP FILE M180-52-A

EXISTING EASEMENTS:

EASEMENT NO. 1 - INST. NO. 83-5692
A 10' WIDE NATURAL GAS RIGHT-OF-WAY EASEMENT, NO SPECIFIED LOCATION, GRANTED TO CP NATIONAL CORPORATION, RECORDED MAY 16, 1983 IN BOOK 848 PG 262 AS INST. NO. 83-5692

EASEMENT NO. 2 - INST. NO. 83-9825
A 10' WIDE UNDERGROUND POWER RIGHT-OF-WAY EASEMENT, APPROXIMATE LOCATION, GRANTED TO PACIFIC POWER & LIGHT COMPANY, RECORDED AUGUST 15, 1983 IN BOOK 856 PG. 256 AS INST. NO. 83-9825

EASEMENT NO. 3 - INST. NO. 83-14957
A 10' WIDE WATER LINE EASEMENT, GRANTED TO THE CITY OF ROSEBURG, RECORDED DECEMBER 1, 1983, IN BOOK 866 PG. 467 AS INST. NO. 83-14957

EASEMENT NO. 4 - INST. NO. 93-16146
A 15' WIDE WATER LINE EASEMENT, GRANTED TO THE CITY OF ROSEBURG, RECORDED AUGUST 9, 1993, IN BOOK 1249 PG. 368 AS INST. NO. 93-16146

EASEMENT NO. 5 - INST. NO. 99-24784
A 10' WIDE UNDERGROUND POWER RIGHT-OF-WAY EASEMENT, APPROXIMATE LOCATION, GRANTED TO PACIFICORP, RECORDED JULY 27, 1999 IN BOOK 1648 PG. 668 AS INST. NO. 99-24784

EASEMENT NO. 6 - PROPOSED - NOT RECORDED
A 30' WIDE STORM DRAINAGE EASEMENT

EASEMENT NO. 7 - PROPOSED - NOT RECORDED
A 20' WIDE SANITARY SEWER EASEMENT

NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L1	N40°24'30"E	24.73	L21	N81°41'42"E	14.14
L2	N57°52'41"E	109.18	L22	S9°08'39"E	109.47
L3	N51°09'14"E	50.24	L23	S0°06'32"E	12.00
L4	N60°44'12"E	51.98	L24	S89°53'28"W	20.00
L5	N74°01'21"E	56.93	L25	S0°06'32"E	141.00
L6	N86°29'21"E	52.06	L26	S0°06'32"E	108.00
L7	N88°54'04"E	53.10	L27	S89°53'28"W	20.00
L8	N76°37'55"E	36.81	L28	S0°06'32"E	85.33
L9	N51°10'24"E	38.75	L29	N89°53'28"E	315.40
L10	S44°01'22"W	26.54	L30	S0°06'32"E	85.00
L11	N80°53'35"W	21.28	L31	S89°53'28"W	38.00
L12	N21°51'54"E	52.17	L32	S29°10'45"W	85.00
L13	N8°18'18"W	44.00	L33	S29°10'45"W	10.12
L14	N8°18'18"W	44.00	L34	S74°10'45"W	42.21
L15	N8°18'18"W	44.00	L35	S89°53'28"W	248.00
L16	N44°22'30"W	44.00	L36	N28°15'54"W	80.52
L17	N44°22'30"W	44.00	L37	S85°26'31"W	90.00
L18	S67°02'09"E	198.11			
L19	S67°02'09"E	170.96			
L20	N22°58'40"E	81.55			

EASEMENT NO. 3 RECORD
(S8°57'25"E)E3
(S0°04'42"W 12.00')E3
(N89°55'18"W 20.00')E3
(S0°04'42"W 141.00')E3
(S0°04'42"W 108.00')E3
(N89°55'18"W 20.00')E3
(S0°04'42"W 85.33')E3
(S89°55'18"E 316.00')E3
(S0°04'42"W 85.00')E3
(N89°55'18"W 38.00')E3
(S29°21'59"W 124.46')E3
(S74°21'59"W 41.29')E4
(N89°55'18"W 248.00')E3
(N28°04'40"W 80.52')E3
(S85°37'45"W 90.00')E3

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO DOCUMENT THE MONUMENTATION OF THE UN-RECORDED LAND PARTITION FOR THE INVEST WEST ALPHA PROPERTY, UNIT 1 OF BLA SURVEY M 129-34, INTO TWO PARCELS AS APPROVED BY THE CITY OF ROSEBURG COMMUNITY DEVELOPMENT DEPT. UNDER PARTITION FILE NO. P-18-003. AFTER MONUMENTATION THE OWNERS DECIDED NOT TO PROCEED AND FINALIZE THE PARTITION.

THE INVEST WEST ALPHA VESTING DEED, INSTRUMENT NO. 1990-16517, DESCRIBES ALL OF BLA UNITS 1 AND 2, OF M 129-34, CITY OF ROSEBURG COMMUNITY DEVELOPMENT DEPT. BLA NO. 99-3. THAT BEING ALL OF PARCEL 1 AND A PORTION OF PARCEL 3 OF MINOR LAND PARTITION BK. 8 PG. 42 A-B, FILED AS SURVEY M 93-77 A-B, LESS AND EXCEPTING THE 4 FOOT STEWART PARKWAY RIGHT OF WAY WIDENING STRIP DEDICATED PER INST. NO. 1990-16515.

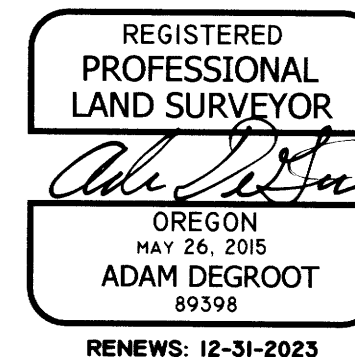
THE EXTERIOR BOUNDARY OF THE PROPERTY AND THE STEWART PARKWAY RIGHT-OF-WAY WAS RESOLVED AND MONUMENTED PER MY JANUARY 2019 SURVEY M 171-53. PLEASE REFER TO THAT SURVEY FOR THE FULL BOUNDARY RESOLUTION AND RECORD SURVEY DATA.

THIS SURVEY WAS MONUMENTED ON FEBRUARY 2019 BY ADAM DEGROOT, WYATT KEADY, AND TANNER STRONG, WITH COMPUTATIONS AND DRAFTING BY ADAM DEGROOT.

SURVEYOR'S CERTIFICATE:

I, ADAM DEGROOT, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THIS RECORD OF SURVEY OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

BEGINNING AT A 5/8" IRON ROD AT THE NORTH WEST CORNER OF PARCEL 1, PARTITION PLAT 2000-0031 A & B, ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NW STEWART PARKWAY AT 44.00 FEET LEFT OF CENTERLINE; THENCE ALONG SAID RIGHT-OF-WAY S.81°41'42"W., 455.11 FEET TO A 5/8" IRON ROD; THENCE 422.83 FEET ALONG THE ARC OF A 672.20 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS S.63°40'29"W., 415.89 FEET, TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY S.42°22'05"E., 598.24 FEET TO A 5/8" IRON ROD; THENCE N.40°24'30"E., 24.73 FEET TO A 5/8" IRON ROD; THENCE N.57°52'41"E., 109.18 FEET TO A 5/8" IRON ROD; THENCE N.51°09'14"E., 50.24 FEET TO A 5/8" IRON ROD; THENCE N.60°44'12"E., 51.98 FEET TO A 5/8" IRON ROD; THENCE N.74°01'21"E., 56.93 FEET TO A 5/8" IRON ROD; THENCE N.86°29'21"E., 52.06 FEET TO A 5/8" IRON ROD; THENCE N.88°54'04"E., 53.10 FEET TO A 5/8" IRON ROD; THENCE N.76°37'55"E., 36.81 FEET TO A 5/8" IRON ROD; THENCE N.51°10'24"E., 38.75 FEET TO A 5/8" IRON ROD; THENCE N.0°13'01"E., 110.17 FEET TO A SCREW IN TOP OF CONCRETE WALL; THENCE N.0°04'24"E., 301.29 FEET TO A SCREW IN TOP OF CONCRETE WALL; THENCE N.0°13'46"E., 94.23 FEET TO THE POINT OF BEGINNING, AND CONTAINING 8.431 ACRES, MORE OR LESS.



SET MONUMENT STAMPING:

- "A" = "BTS SURVEYING INC R/W 44.00 LT 2019 PLS 89398"
- "B" = "BTS SURVEYING INC R/W 44.00 LT 2019 PLS 89398"
- "C" = "BTS SURVEYING INC R/W 56.00 LT 2019 PLS 89398"
- "D" = "BTS SURVEYING INC R/W 56.00 LT 2019 PLS 89398"
- "E" = "BTS SURVEYING INC R/W 44.00 LT 2019 PLS 89398"
- "F" = "BTS SURVEYING INC 2019 PLS 89398"
- "G" = "BTS SURVEYING INC 2019 PLS 89398"



NO.	DELTA	RADIUS	ARC	BEARING	CHORD
C1	36°04'11"	716.20	450.87	S63°39'36"W	443.46
C2	2°02'43"	672.20	24.00	N80°40'20"E	23.99
C3	9°46'32"	672.20	114.69	S76°48'26"W	114.55
C4	7°53'13"	672.20	92.53	S67°58'33"W	92.46
C5	6°20'38"	672.20	74.43	S60°51'37"W	74.39
C6	12°02'02"	672.20	141.18	S51°40'18"W	140.92
C7	0°01'47"	672.20	0.35	S45°38'24"W	0.35
C8	3°28'19"	660.20	40.01	S68°08'51"W	40.00
C9	0°52'02"	660.20	9.99	S65°58'40"W	9.99

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

SCALE: N/A	FOR: INVEST WEST ALPHA 39 ARGONAUT ALISO VIEJO, CA 92656	JOB #: 18-044
DATE: FEBRUARY 24, 2022		FILE: 18-044_LP.DWG
		SHEET 1 OF 2

MAP FILE M180-52A