

MAP FILE M182-61

RECORD OF SURVEY

LOCATED IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, CITY OF CANYONVILLE, DOUGLAS COUNTY, OREGON
JULY 5, 2023

FILED
Date: 8-21-2023 By: [Signature]
This survey consists of:
Map: M182-61
Narrative:
Corner Rpt:

DOUGLAS COUNTY SURVEYOR

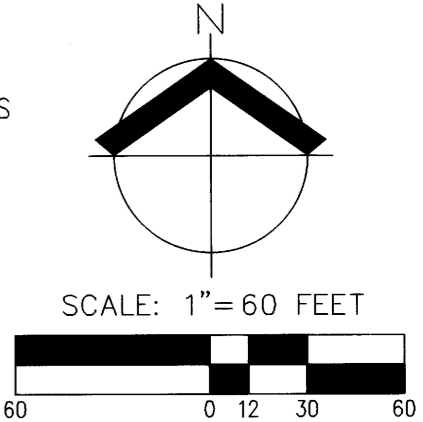
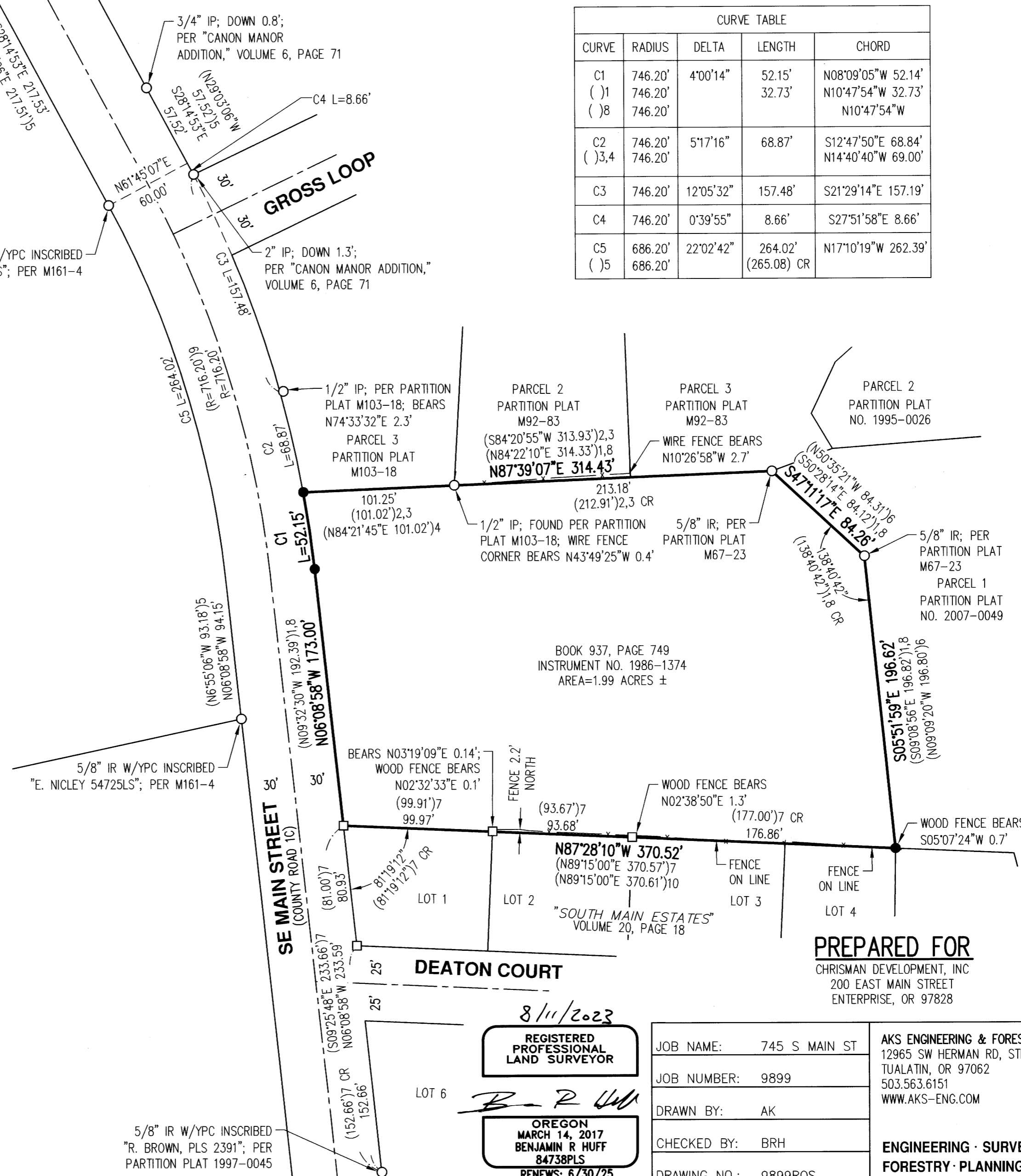
- LEGEND**
- SET 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR."
 - 5/8" IR W/YPC INSCRIBED "LAND MARK PLS 2287"; PER "SOUTH MAIN ESTATES," VOLUME 20, PAGE 18; HELD UNLESS NOTED OTHERWISE
 - DENOTES FOUND MONUMENT AS NOTED; HELD UNLESS NOTED OTHERWISE
 - IP IRON PIPE
 - IR IRON ROD
 - W/YPC WITH A YELLOW PLASTIC CAP
 - SN SURVEY NUMBER PER DOUGLAS COUNTY SURVEY RECORDS
 - CR CALCULATED REFERENCE

- REFERENCES**
- ()1 RECORD INFORMATION PER SN M67-23; BOOK 3, PAGE 9, DOUGLAS COUNTY PLAT RECORDS
 - ()2 RECORD INFORMATION PER PARTITION PLAT M92-83; BOOK 8, PAGE 9, DOUGLAS COUNTY PLAT RECORDS
 - ()3 RECORD INFORMATION PER PARTITION PLAT M103-18; BOOK 9, PAGE 134, DOUGLAS COUNTY PLAT RECORDS
 - ()4 RECORD INFORMATION PER SN M104-44
 - ()5 RECORD INFORMATION PER SN M161-4
 - ()6 RECORD INFORMATION PER PARTITION PLAT 1995-0026
 - ()7 RECORD INFORMATION PER THE PLAT OF "SOUTH MAIN ESTATES", VOLUME 20, PAGE 18, DOUGLAS COUNTY PLAT RECORDS
 - ()8 RECORD INFORMATION PER BOOK 937, PAGE 749; INSTRUMENT NUMBER 1986-1374
 - ()9 RECORD INFORMATION PER ODOT STRIP MAP 3B-11-8
 - ()10 RECORD INFORMATION PER PARTITION PLAT 1997-0045

BASIS OF BEARINGS/HORIZONTAL DATUM:
BASIS OF BEARINGS: STATE PLANE GRID BEARING.
HORIZONTAL DATUM: A LOCAL DATUM PLANE DERIVED FROM STATE PLANE OREGON SOUTH 3601 NAD83(2011) EPOCH: 2010.0000. STATE PLANE COORDINATES WERE DERIVED FROM THE TRIMBLE VRS NOW NETWORK. DISTANCES SHOWN ARE INTERNATIONAL FOOT GROUND VALUES.

NARRATIVE
THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE OUTER BOUNDARY OF THE PROPERTY DESCRIBED IN BOOK 937, PAGE 749, INSTRUMENT NUMBER 1986-1374, DEED RECORDS, DOUGLAS COUNTY, OREGON.
THE WEST LINE, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF SE MAIN STREET, WAS ESTABLISHED BY HOLDING MONUMENTS PER "SOUTH MAIN ESTATES", VOLUME 20, PAGE 18, "CANON MANOR ADDITION", VOLUME 6, PAGE 71, PARTITION PLAT 1997-0045, AND A RECORD RADIUS PER ODOT STRIP MAP 3B-11-8. THIS RESOLUTION AGREES WITH THE MONUMENTS FOUND PER SURVEY NUMBER M161-4 ON THE WEST SIDE OF SAID RIGHT-OF-WAY.
THE NORTH LINE WAS ESTABLISHED BY HOLDING FOUND MONUMENTS PER PARTITION PLAT NUMBERS M103-18 AND M67-23. SAID MONUMENTS WERE HELD AS DEED MONUMENTS OF THE ADJOINING PROPERTIES PER BOOK 1858, PAGE 923, INSTRUMENT NUMBER 2002-09951 AND BOOK 1610, PAGE 86, INSTRUMENT NUMBER 1999-09661.
THE SOUTH LINE, ALSO BEING THE NORTH LINE OF THE PLAT OF "SOUTH MAIN ESTATES", WAS ESTABLISHED BY HOLDING THE FOUND MONUMENTS AT THE NORTHWEST CORNER OF LOT 1, THE NORTHWEST CORNER OF LOT 3, AND BY HOLDING THE ANGLE AT THE NORTHWEST CORNER OF LOT 1 PER SAID PLAT. A FENCE WAS FOUND ALONG THIS LINE BEARING 2.2 FEET NORTHERLY TO 0.7 FEET SOUTHERLY. THE NORTHEAST CORNER OF LOT 1 WAS FOUND TO BE NORTHERLY OF THE LINE AS SHOWN.
THE EAST LINE, ALSO BEING THE WEST LINE OF PARTITION PLAT NO. 2007-0049, WAS ESTABLISHED BY HOLDING THE FOUND MONUMENTS REPORTED IN SAID PARTITION PLAT, SET PER SURVEY NUMBER M67-23 AND M92-83, AND BY HOLDING RECORD ANGLES PER SAID SURVEYS AND PER BOOK 937, PAGE 749, INSTRUMENT 1986-1374. SAID MONUMENTS WERE HELD AS THE FIRST OF RECORD TO MONUMENT THIS LINE. THE RESULTING DISTANCE FROM THE NORTHWEST CORNER OF LOT 1 TO THE NORTHEAST CORNER OF LOT 5, ALSO BEING THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY, AGREES WITH RECORD INFORMATION PER SAID PLAT AND PARTITION PLAT 1997-0045.

| CURVE TABLE | | | | |
|-------------|---------|-----------|-------------|---------------------|
| CURVE | RADIUS | DELTA | LENGTH | CHORD |
| C1 | 746.20' | 4°00'14" | 52.15' | N08°09'05"W 52.14' |
| ()1 | 746.20' | | 32.73' | N10°47'54"W 32.73' |
| ()8 | 746.20' | | | N10°47'54"W |
| C2 | 746.20' | 5°17'16" | 68.87' | S12°47'50"E 68.84' |
| ()3,4 | 746.20' | | | N14°40'40"W 69.00' |
| C3 | 746.20' | 12°05'32" | 157.48' | S21°29'14"E 157.19' |
| C4 | 746.20' | 0°39'55" | 8.66' | S27°51'58"E 8.66' |
| C5 | 686.20' | 22°02'42" | 264.02' | N17°10'19"W 262.39' |
| ()5 | 686.20' | | (265.08) CR | |



PREPARED FOR
CHRISMAN DEVELOPMENT, INC
200 EAST MAIN STREET
ENTERPRISE, OR 97828

8/11/2023
REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
MARCH 14, 2017
BENJAMIN R HUFF
84738PLS
RENEWS: 6/30/25

JOB NAME: 745 S MAIN ST
JOB NUMBER: 9899
DRAWN BY: AK
CHECKED BY: BRH
DRAWING NO.: 9899ROS

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