

FILED

Date: 12-17-2005 Per: J.P.  
This survey consists of:  
Map: M146-31

Mark A. Heimbürger  
DOUGLAS COUNTY  
SURVEYOR

DESCRIPTION OF UNIT 1

A portion of the property described in Deed Reference Number 97-19028 of the deed records of Douglas County, Oregon. ALSO a portion of the property described in Deed Reference Number 2000-14385 of the deed records of Douglas County, Oregon all being more particularly described as follows:

BEGINNING at a point on the West right of way line of Garden Valley Road (County Road Number 6) from which the Southeast corner of Parcel 1, Partition Plat Number 1991-0041 bears South 18°22'44" East 686.41 feet; thence leaving said right of way North 89°31'14" West 2371.55 feet to a 1/2 inch iron pipe; thence North 00°28'51" East 737.50 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK 2287"; thence North 89°10'29" West 317.25 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK 2287"; thence North 00°28'51" East 98.18 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK 2287"; thence North 89°04'06" West 286.20 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK 2287"; thence South 33°35'30" East 119.66 feet to a 3/4 inch iron pipe; thence North 89°10'29" West 1991.53 feet to a point on the meander of the South Umpqua River; thence upstream along said meanders South 35°00'00" East 999.91 feet to the Southwest corner of Donation Land Claim Number 37, Township 27 South, Range 6 West, Willamette Meridian; thence along the South boundary of said D.L.C. South 89°35'25" East 1947.50 feet to a point; thence North 00°28'51" East 26.12 feet to a point; thence South 89°31'14" East 2382.74 feet to a point on the West right of way of said County Road Number 6; thence along said right of way North 81°4'58" West 34.84 feet to the POINT OF BEGINNING, containing 43.70 acres more or less, situated in the Northwest Quarter of Section 3, the Northeast and Northwest Quarters of Section 4, Township 27 South, Range 6 West, Willamette Meridian Douglas County, Oregon.

SUBJECT TO a 10' wide electrical conduit easement described as BEGINNING at a point on the North line of a common road way from which the Southeast corner of Parcel 1, Partition Plat Number 1991-0041 bears South 89°31'14" East 2317.02 feet and South 18°22'44" East 686.41 feet; thence South 42°44'34" West 44.59 feet to a the POINT OF TERMINUS on the South line of said common road way.

SUBJECT TO a 10' wide irrigation easement described as BEGINNING at a point on the North line of a common road way from which the Southeast corner of Parcel 1, Partition Plat Number 1991-0041 bears South 89°31'14" East 1673.34 feet and South 18°22'44" East 686.41 feet; thence South 0°19'07" 33.00 feet to the POINT OF TERMINUS on the South line of said common road way.

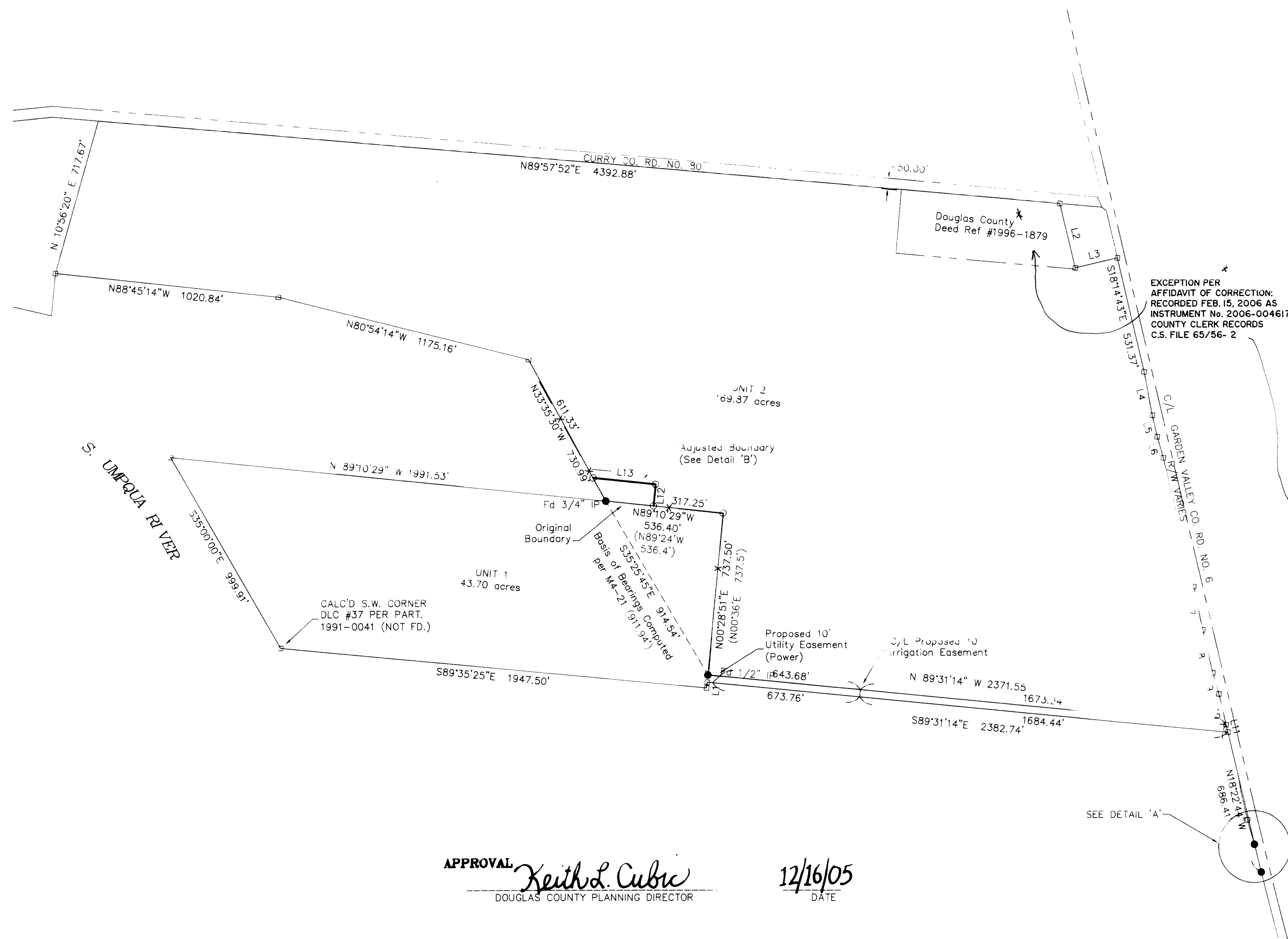
DESCRIPTION OF UNIT 2

A portion of the property described in Deed Reference Number 2000-14385 of the deed records of Douglas County, Oregon being more particularly described as follows:

BEGINNING at a point on the West right of way line of Garden Valley Road (County Road Number 6) from which the Southeast corner of Parcel 1, Partition Plat Number 1991-0041 bears South 18°22'44" East 686.41 feet; thence leaving said right of way North 89°31'14" West 2371.55 feet to a 1/2 inch iron pipe; thence North 00°28'51" East 737.50 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK 2287"; thence North 89°10'29" West 317.25 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK 2287"; thence North 00°28'51" East 98.18 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK 2287"; thence North 89°04'06" West 286.20 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK 2287"; thence North 33°35'30" West 611.33 feet to a point; thence North 80°54'14" West 1175.16 feet to a point; thence North 88°45'14" West 1020.84 feet to the Southeast corner of that property described in Deed Reference Number 2000-24376 of the deed records of Douglas County, Oregon; thence along the East boundary of said property North 10°56'20" East 717.67 feet to a point on the South right of way of Curry County Road Number 80; thence along said right of way South 89°57'52" East 4392.88 feet to the Northeast corner of the property described in Deed Reference Number 1996-1879 of the deed records of Douglas County, Oregon; thence along the East line of said property, South 18°27'14" East 300.00 feet to the Southeast corner of the property described in Deed Reference Number 2003-33300 of the deed records of Douglas County, Oregon; thence along the South boundary of said property North 71°32'46" East 196.97 feet to a point on the West right of way of Garden Valley County Road Number 6; thence along said West right of way South 18°14'43" East 531.37 feet to a point; thence South 15°22'58" East 200.25 feet to a point; thence South 18°14'43" East 100.00 feet to a point; thence South 21°06'27" East 100.12 feet to a point; thence South 18°14'43" East 600.00 feet to a point; thence South 16°48'47" East 200.06 feet to a point; thence South 18°14'43" East 200.00 feet to a point; thence South 21°06'27" East 100.12 feet to a point; thence South 18°14'43" East 143.51 feet to the POINT OF BEGINNING, containing 169.87 acres more or less, situated in the Northwest Quarter of Section 3, the Northeast and Northwest Quarters of Section 4, Township 27 South, Range 6 West, the Southwest Quarter of Section 34, the Southeast and Southwest Quarter of Section 33 Township 26 South, Range 6 West, Willamette Meridian, Douglas County, Oregon.

TOGETHER WITH a 10' wide electrical conduit easement described as BEGINNING at a point on the North line of a common road way from which the Southeast corner of Parcel 1, Partition Plat Number 1991-0041 bears South 89°31'14" East 2317.02 feet and South 18°22'44" East 686.41 feet; thence South 42°44'34" West 44.59 feet to a the POINT OF TERMINUS on the South line of said common road way.

TOGETHER WITH a 10' wide irrigation easement described as BEGINNING at a point on the North line of a common road way from which the Southeast corner of Parcel 1, Partition Plat Number 1991-0041 bears South 89°31'14" East 1673.34 feet and South 18°22'44" East 686.41 feet; thence South 0°19'07" 33.00 feet to the POINT OF TERMINUS on the South line of said common road way.



EXCEPTION PER AFFIDAVIT OF CORRECTION: RECORDED FEB. 15, 2006 AS INSTRUMENT No. 2006-004617 COUNTY CLERK RECORDS C.S. FILE 65/56-2

APPROVAL Keith L. Cubic  
DOUGLAS COUNTY PLANNING DIRECTOR

12/16/05  
DATE

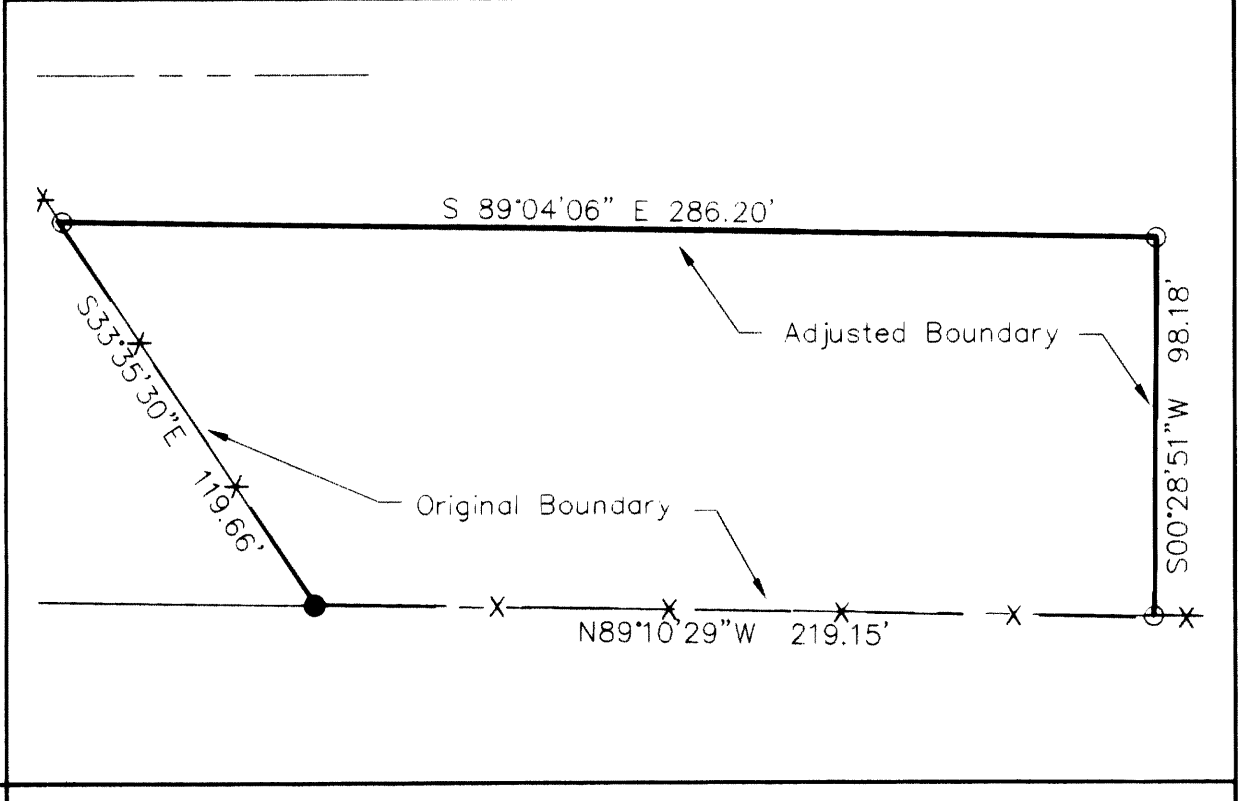
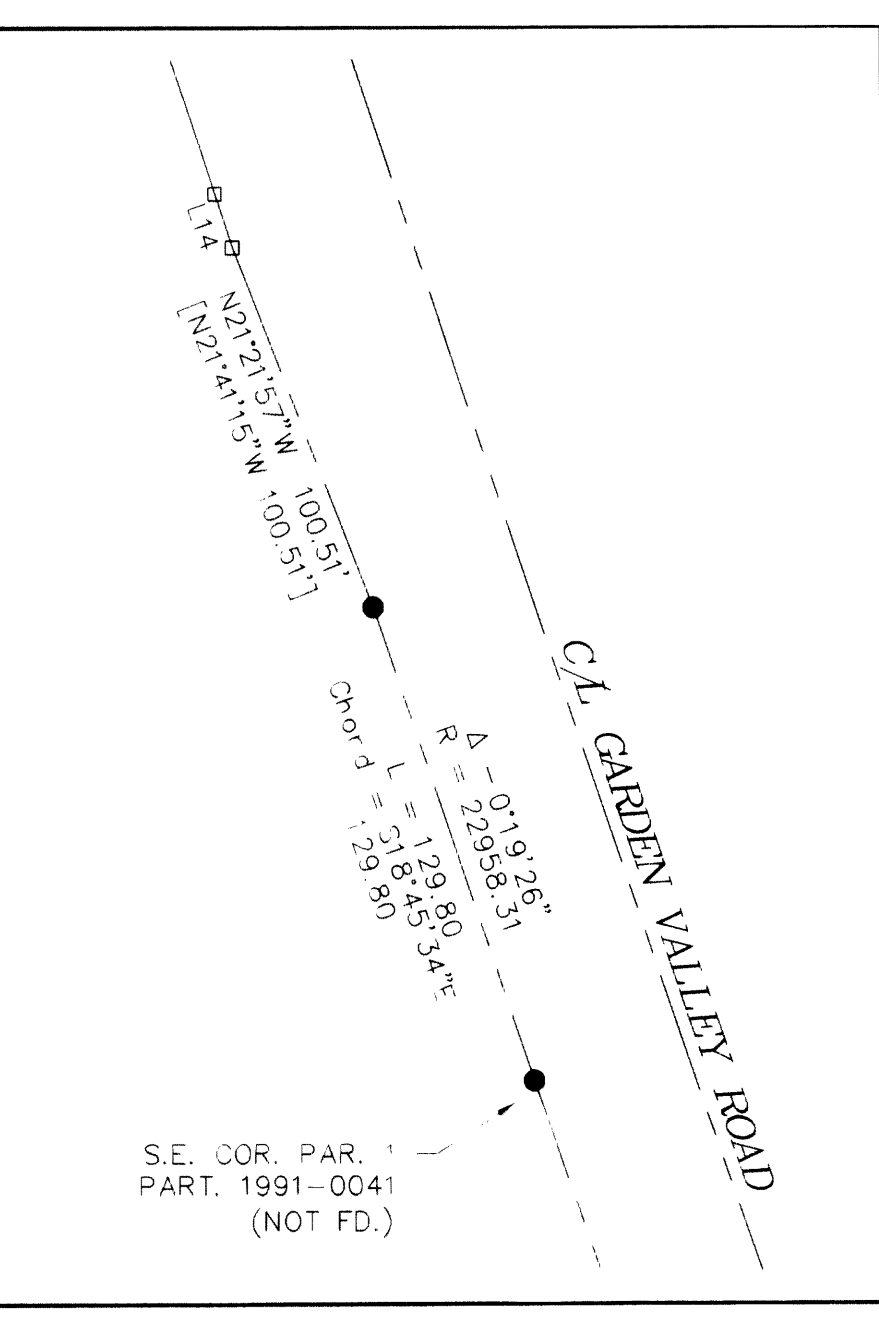
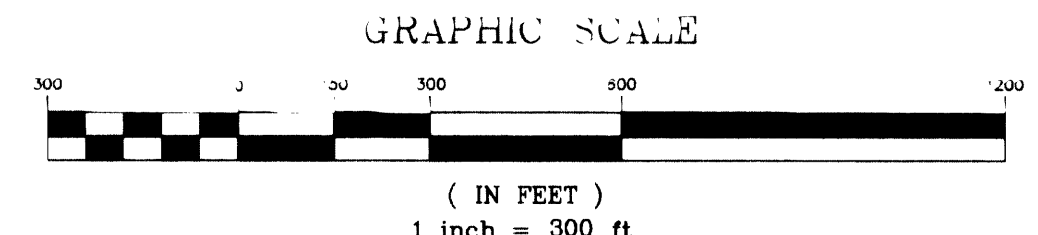
LINE TABLE

LINE	LENGTH	BEARING	RECORD
L1	26.12	S00°28'51"W	
L2	300.00	S18°27'14"E	
L3	196.97	N71°32'46"E	
L4	200.25	S15°22'58"E	
L5	100.00	S18°14'43"E	
L6	100.12	S21°06'27"E	
L7	200.06	S16°48'47"E	
L8	200.00	S18°14'43"E	
L9	100.12	S21°06'27"E	
L10	143.51	S18°14'43"E	
L11	34.84	S18°14'58"E	
L12	98.18	N00°28'51"E	
L13	286.20	N89°04'06"W	
L14	14.62	N18°02'30"W	[S18°21'48"E 14.62']

NARRATIVE

The purpose of the survey is to demarcate the adjusted property line between the properties described as Unit 1 (Recorder's Number 97-19028) and Unit 2 (Recorder's Number 2000-14385).

The common property line in the area of interest was determined holding using monuments as set per survey M4-21. The missing corner was set at the intersection of record distances between the two found monuments. The exterior boundary of Unit 1 and Unit 2 were protracted using record survey and deed information.



OWNER: [Name] 5880 Garden Valley Rd. Roseburg, OR 97470  
OWNER UNIT 2: Blue Heron Land Co. LLC 560 Curry Road Roseburg, OR 97470  
WATER SUPPLY: Umpqua Basin Water District  
SEWER: Septic  
ZONE: (FG) Exclusive Farm Use - Grazing  
COMP PLAN: Agriculture (AGG)  
PLANNING DEPARTMENT FILE NO. 05-M106

LEGEND:  
● FOUND 5/8" I.R. ROD UNLESS NOTED  
○ SET 5/8" X 30" REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED, "LAND MARK".  
□ CALCULATED POINT  
--- Fence  
RECORD INFORMATION:  
M4-21  
Partition 1991-0041

Sheet 1 of 1  
PROPERTY LINE ADJUSTMENT  
In the SW 1/4, Sec. 34 & SE & SW 1/4, Sec. 33, T.26S. R6W. W.M. & NE 1/4, NW 1/4, Sec. 4 & the NW 1/4, Sec. 3, T.27S. R6W. Douglas County, Oregon  
December 2, 2005

REGISTERED PROFESSIONAL LAND SURVEYOR  
Mark A. Heimbürger  
OREGON  
JULY 16, 1987  
MARK A. HEIMBURGER  
2287  
RENEWS JUNE 30, 2007

FOR: Blue Heron Land Co. LLC  
560 Curry Road  
Roseburg, Oregon

LM LAND MARK SURVEYING, INC.  
3329 N.E. STEPHENS ST.  
ROSEBURG, OREGON 97470  
TEL (541) 677-9400  
FAX (541) 677-9401  
LM Proj. No. 2005-150