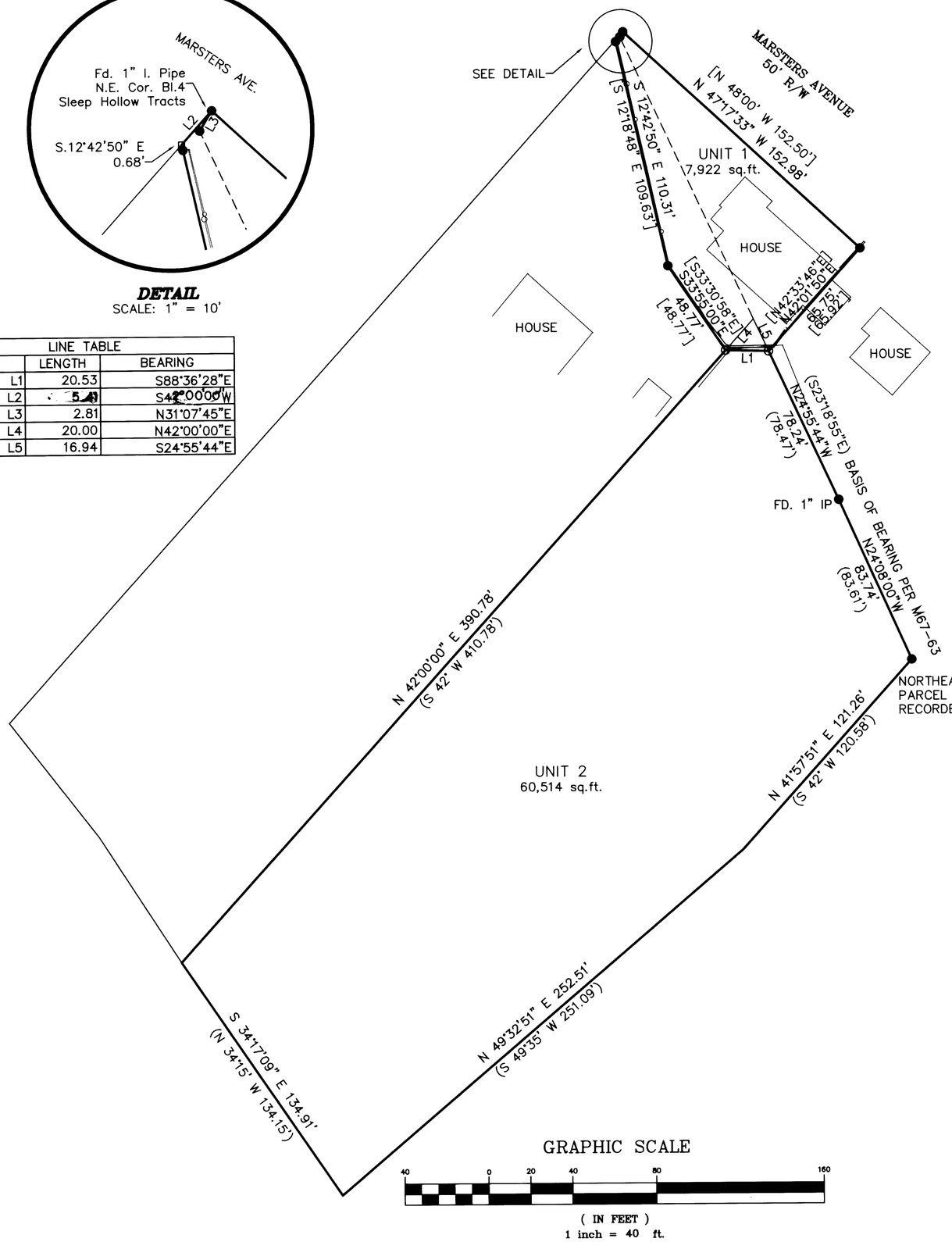
FILED
Date: 8-1-2007 By: JC
This survey consists of:
Map: M153-66
Narrative:
Corner Rpt:
DOUGLAS COUNTY SURVEYOR

MAP FILE M153-66

DETAIL
SCALE: 1" = 10'

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.53	S88°36'28"E
L2	5.43	S42°00'00"W
L3	2.81	N31°07'45"E
L4	20.00	N42°00'00"E
L5	16.94	S24°55'44"E



NORTHEASTERLY CORNER OF
PARCEL 2, MINOR LAND PARTITION
RECORDED M67-63

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

DESCRIPTIONS

UNIT 1
The land described in Deed Reference 1988–10189, Douglas County Deed Records.

ALSO a portion of the land described in Deed Reference 2003–34575 Douglas County Deed Records and demarcated on the Boundary Line Adjustment Survey filed by the Douglas County Surveyor as map number M143–56, being more particularly described as follows: Beginning at a 5/8 inch iron rod at the most Northerly corner of Lot 1, Block 4 of Sleepy Hollow Tracts, Douglas County, Oregon; thence South 24°32'07" East 148.55 feet along the Southerly boundary of said Lot 1 to a 5/8 inch iron rod at the most Easterly corner of that land described in Instrument No. 99–11848; thence South 42°00'00" West 20.00 feet along the Easterly boundary of that land described in Instrument No. 99–11848 to a 5/8 inch iron rod; thence North 33°30'58" West 48.77 feet to a 5/8 inch iron rod; thence North 12°18'48" West 109.63 feet to a 5/8 inch iron rod; thence North 42°00'00" East 3.00 feet to a 5/8 inch iron rod, the place of beginning.

ALSO a portion of Parcel 2 of Minor Land Partition, recorded in M67–63, Douglas County Surveyor's Office, described as follows: Beginning at the Northeasterly corner of Parcel 2 thence North 24°08'00" West 83.74 feet and North 24°55'44" West 78.24 feet to a 5/8" iron rod with plastic cap marked "LANDMARK PLS 2287", being the Point of Beginning; thence North 24°55'44" West 16.94 feet to a point; thence South 42°00'00" West 20.00 feet to a 5/8" iron rod with plastic cap marked "LANDMARK PLS 2287"; thence South 88°36'28" East 20.53 feet to the Point of Beginning, containing 156 square feet more or less, all lying in Section 25, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon.

UNIT 2
Parcel 2 of the Minor Land Partition, recorded in M67–63, Douglas County Surveyor's Office.

EXCEPTING therefrom that portion of land described as follows: Beginning at the Northeasterly corner of Parcel 2 thence North 24°08'00" West 83.74 feet and North 24°55'44" West 78.24 feet to a 5/8" iron rod with plastic cap marked "LANDMARK PLS 2287", being the Point of Beginning; thence North 24°55'44" West 16.94 feet to a point; thence South 42°00'00" West 20.00 feet to a 5/8" iron rod with plastic cap marked "LANDMARK PLS 2287"; thence South 88°36'28" East 20.53 feet to the Point of Beginning, containing 156 square feet more or less, all lying in Section 25, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon.

APPROVALS

Fredrick A. Oller 7/27/2007
City of Roseburg, Community Development Director Date

FILE NO. BLA–07–12.

OWNERS

UNIT 1 — R15925
DONALD & JUDITH BICKNELL
1629 SE MARSTERS AV.
ROSEBURG, OREGON 97470

UNIT 2 — R20505
ALLAN TWYMAN
1922 SE ICHABOD ST.
ROSEBURG, OREGON 97470

LEGEND:
- ● FOUND 5/8" I.ROD UNLESS NOTED
- ○ SET 5/8" X 30" REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED, "LAND MARK PLS 2287".
- ▫ CALCULATED POINT
- Fence

RECORD INFORMATION:
( ) M 67–63
[ ] M 143–56

NARRATIVE

The purpose of the survey is to adjust the boundary of the parcels described in Deed Reference 1988–10189 and 2004–21096.

The original boundary was determined by monuments found per M 67–63 & M 143–56. The boundary was adjusted per the City of Roseburg's "Decision" as filed in BLA–07–12.

Sheet 1 of 1

BOUNDARY LINE ADJUSTMENT

In the SE 1/4 NE 1/4, Section 25
Township 27 South, Range 6 West, W.M.
Douglas County, Oregon
July 16, 2007

FOR: Donald Bicknell
1629 SE Marsters
Roseburg, Or 97470

REGISTERED PROFESSIONAL LAND SURVEYOR
Mark A. Heimburger
OREGON
JULY 16, 1987
MARK A. HEIMBURGER
2287
RENEWS JUNE 30, 2009

LAND MARK SURVEYING, INC.
3329 N.E. STEPHENS ST.
ROSEBURG, OREGON 97470
TEL. (541) 677–9400
FAX (541) 677–9401

LM Proj. No. 2007–0069

MAP FILE M153-66