



- 1 Section Corner Sections 4 & 5, T. 27 S., R. 5 W. and Sections 32 & 33, T. 26 S., R. 5 W.
Found Douglas County Surveyors Office Brass Cap on 1" iron pipe and accessories as shown on M137-59
- 2 Section Corner Sections 5, 6, 7 & 8, T. 27 S., R. 5 W.
Found Douglas County Surveyors Office Brass Cap on 1" iron pipe and accessories as shown on M137-59
- 3 1/4 Corner Sections 4 & 9, T. 27 S., R. 5 W.
Found Douglas County Surveyors Office Brass Cap on 1" iron pipe and accessories as shown on M137-59
- 4 1/4 Corner Section 32, T. 26 S., R. 5 W. & Section 5, T. 27 S., R. 5 W.
Found Douglas County Surveyors Office Brass Cap on 1" iron pipe 12" above ground marked per record leaning to the Southeast from which:
an 7" (now 10") W. Oak bears S 19° W 21.4 feet with healed face.
a 12" (now 15") W. Oak bears N 56° W 27.7 feet with partially healed blaze.
- 5 Section Corner Sections 9, 10, 15 & 16, T. 27 S., R. 5 W.
Found steel azle with gear attached and accessories as shown on M137-59
- 6 Section Corner Sections 7, 8, 17 & 18, T. 27 S., R. 5 W.
Found Douglas County Surveyors Office Brass Cap on 1" iron pipe marked as recorded with 1" iron bar along side and accessories as shown on M137-59
- 7 Section Corner Sections 20, 21, 28 & 29, T. 27 S., R. 5 W.
Found Brass Cap on 1 1/2" iron pipe and accessories as shown on M137-59

NARRATIVE

The purpose of the survey is to determine certain Lot corners, and to revise the Access Easement Agreement per Deed Reference Number 2000-14009 within Tract 1, Plat 1, Roseburg Orchards Company per Volume 4, Page 60, subdivision records of Douglas County, Oregon. Basis of this survey is NAD 83 (1998) as stated on M137-59. Bearings and distances are grid. The average convergence within the property is 1°55'41" and the average "Combined Scale Factor" is 0.99984951.

Discrepancies in Tract 1, Plat 1 of Roseburg Orchard's Company were attempted to be resolved in order to distribute lands equitably. The East boundary of said Plat 1 is depicted as the North-South centerline of Section 5. This line was computed using record information per M137-59 to compute the South 1/4 Corner. Multiple corners and control were checked within this to check repeatability and North 1/4 Corner of Section 5 was tied using GPS. The Northeast and Southeast corner of Lot 87 were computed by proportionate distance along this line.

The line along the Northeast side of Lots 87, 88, 89 and 90 was established holding the found 3/4 inch pipe shown as held as the most Northerly corner of Lot 90 and the computed Northeast corner of Lot 87. This pipe was preferred over monuments set per M127-63 and M110-26 due to its proximity with fences and occupation North and West of the corner. Its relationship with the North-South Centerline also is better. The corners of Lots 87, 88, 89 and 90 were computed along this line by proportioning.

The centerline of the platted road a portion of which was vacated per Deed 2000-15466 was computed and made to fit holding record calls from the found North 1/4 Corner, the Southwest Section corner and the computed South 1/4 Corner of Section 5. Lot corners along the road were computed and set on the computed centerline.

The Access Easement per Deed 2000-14009 was described per M127-63 and qualified along the West boundary of Lot 93, passing through Lots 87 and 103 and ending in Lot 104. The record bearings and distances were laid out, rotated and adjusted to match the qualifying statements. The location of the easement did not serve the properties will and is being relocated per this survey.

- LEGEND**
- Found 5/8" iron rod unless nctec
 - ⊕ Found brass cap or as noted.
 - Set 5/8" x 30" iron rebar w/ yellow plastic cap marked "Land Mark PLS 2287"
 - Calculated Point
- Record Information**
- [] G.L.O. Survey by Elder & Gile dated September, 1853
 - () Tract 1, Plat 1, Roseburg Orchards Company Vol. 4, Pg. 60
 - (()) M127-63
 - { } Deed Reference Number 2000-14009
- Sheet 1 of 2

RECORD OF SURVEY
in the NW 1/4 & SW 1/4, Section 5
Township 27 South, Range 5 West, W.M.
Douglas County, Oregon
September 24, 2008

FOR: Peter Serafin
P.O. Box 2250
Roseburg, Oregon 97470

REGISTERED PROFESSIONAL LAND SURVEYOR
Mark A. Heimbürger
OREGON
JULY 16, 1987
MARK A. HEIMBURGER
2287
RENEWS JUNE 30, 2005

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