

LEGEND:

- Found 5/8" x 30" I Rod or as noted.
- Set 5/8" x 30" reinforcing rod with yellow plastic cap marked, "LAND MARK"
- Calculated Point
- ∟ Ownership Tie

Record Information

- () Partition 2007-0021
- [] Partition 2009-0040
- () Partition 2009-0009

APPROVAL:

Barbara
City of Roseburg, Community Development Director 8/3/2012
Date

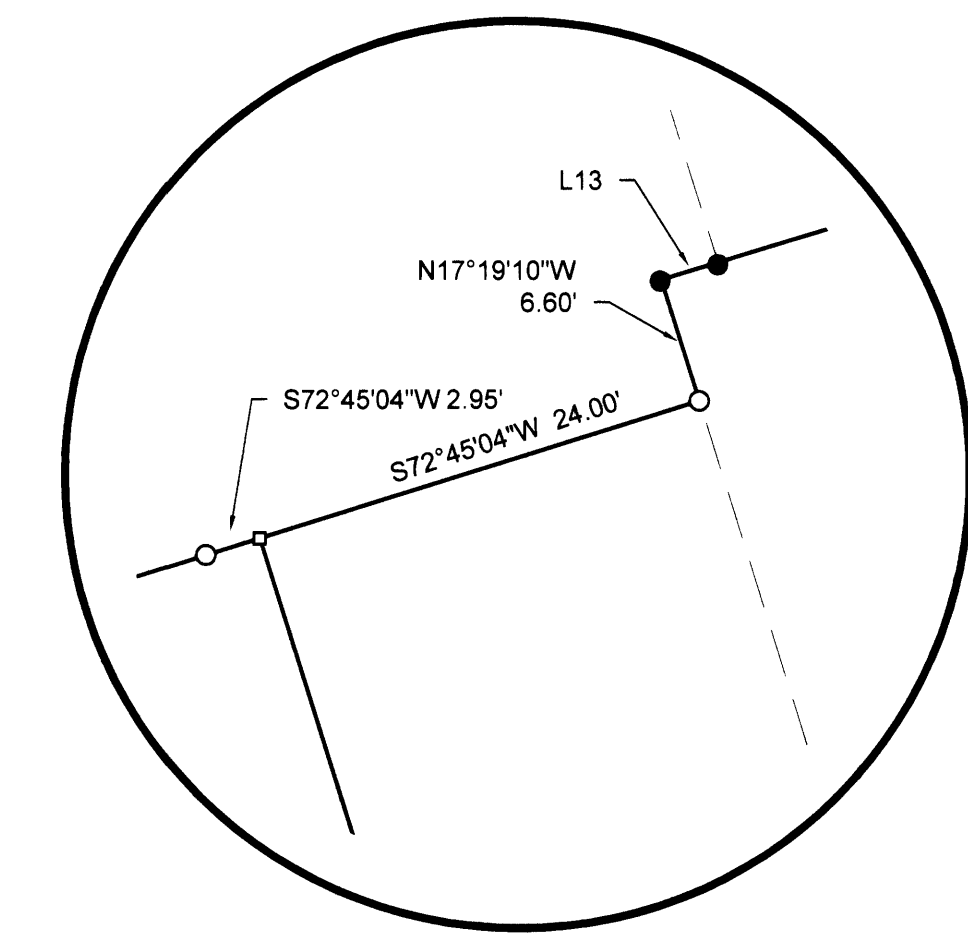
File No. BLA-11-3

CONVEYANCE INST. #s

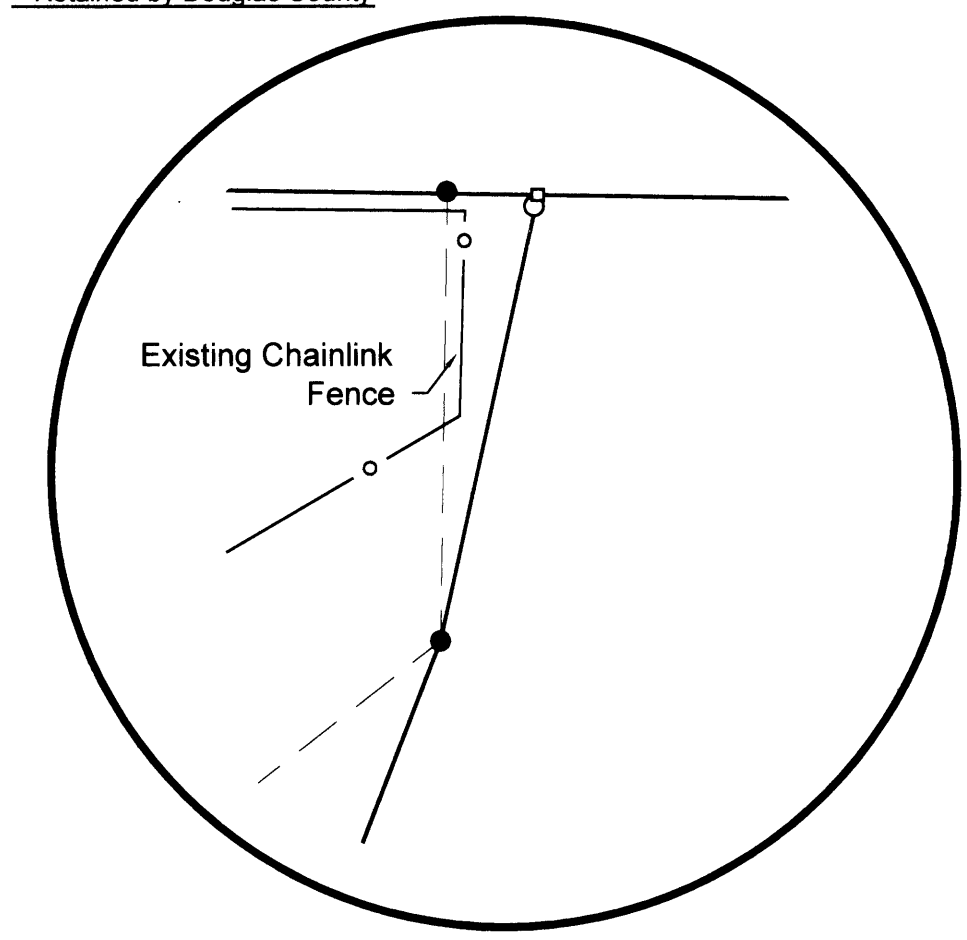
- Unit 1 2012-012005
- Unit 2 2012-012006
- Unit 3 2012-012002
- Unit 4 2012-012003
- Unit 5 Retained by Douglas County
- Unit 6 2012-012004
- Unit 7 Retained by Douglas County

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	RECORD CHORD INFO
C1	47.50	129.85	20.96	N60° 57' 43"E	47.24	(N61°06'56"E 47.20')
C2	78.91	105.00	43.06	N41° 25' 14"W	77.06	(N41°49'49"W 75.28')
C3	83.28	45.00	106.03	S76° 20' 16"E	71.89	(N76°31'11"W 71.71')
C4	3.90	35.00	6.38	S20° 30' 22"E	3.89	(N20°30'22"W 3.89')
C5	7.04	115.00	3.51	N19° 04' 14"W	7.04	(N19°04'14"W 7.04')
C6	217.89	205.07	60.88	N76° 53' 31"W	207.78	
C7	136.09	170.00	45.87	N69° 22' 23"W	132.48	(S69°22'23"E 132.48')

Line #	Length	Direction	RECORD INFO
L1	60.26	N71° 35' 25"E	
L2	39.16	S71° 34' 34"W	
L3	77.28	S52° 13' 34"W	(N 52°13'34" E 77.28')
L4	46.45	N01° 03' 23"E	(S01°03'23"W 46.51')
L5	47.28	S17° 19' 10"E	
L6	53.31	S22° 56' 20"E	(S22°56'20"E 53.31')
L7	70.29	N21° 19' 34"E	
L8	47.42	N12° 31' 45"E	
L9	10.00	S66° 40' 42"W	(N66°18'20"E 10.00')
L10	10.00	S70° 06' 28"W	(S69°10'35"W 10.00')
L11	70.99	N62° 56' 56"W	(N62°50'14"W 71.37')
L12	6.81	N01° 09' 40"E	(N1°09'16"E 6.61')
L13	3.10	S73° 13' 58"W	[S73°03'33"W 3.10']
L14	57.00	S72° 45' 04"W	
L15	27.27	S17° 19' 10"E	
L16	21.70	S41° 26' 57"E	
L17	112.49	N62° 12' 14"W	(N62°12'14"W 112.50')
L18	41.50	S27° 48' 56"W	(S27°47'46"W 41.50')
L19	96.45	N00° 59' 47"E	(N00°58'17"E 96.45')
L20	54.68	S83° 29' 16"W	(S83°26'54"W 54.65')
L21	61.05	S25° 54' 07"W	(S25°30'53"W 61.23')
L22	24.00	S72° 45' 04"W	
L23	6.60	N17° 19' 10"W	
L24	116.00	N72° 38' 40"E	
L25	126.66	S17° 19' 10"E	
L26	92.00	N72° 48' 34"E	[N72°38'06"E 92.00']
L27	108.15	S17° 19' 10"E	[S17°19'56"E 108.15']
L28	98.37	N17° 17' 08"W	[(N17°16'35"W 98.42')]



DETAIL 'A'
SCALE: 1" = 10'



DETAIL 'B'
SCALE: 1" = 20'

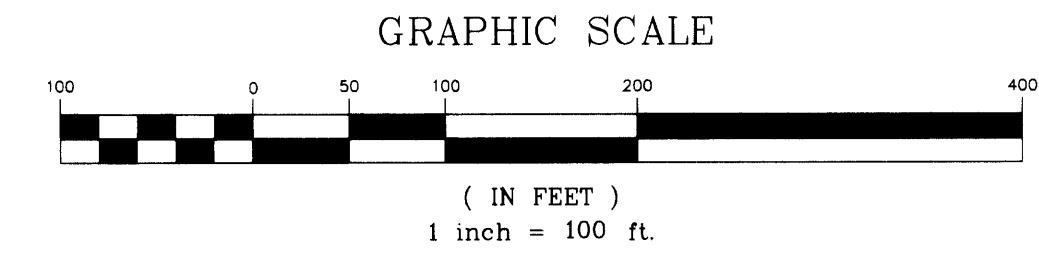
NARRATIVE

The purpose of the survey was to adjust boundaries of the property described as a portion of Parcel 1, Parcel 2 and Parcel 3, Partition 2007-0021 and the property shown as Unit 2 of the Boundary Line Adjustment filed as M137-69 of the official records of Douglas County, Oregon.

Original control and monuments recovered and held from the original survey of Partition 2007-0021. The Southeast corner of Unit 4 was computed holding the northerly Right of Way of Kenneth Ford Drive and the found monuments per Partition 2009-0009 along Jerry's Drive.

The Southwest corner of Parcel 1 was established at record distance from the calculated Southeast corner of Unit 4 along the northerly Right of Way of Kenneth Ford Drive.

The adjusted boundaries were monumented as shown.



SURVEYOR'S NOTES:

1. Set Reference to corner @ S27°26'24"W 2.03' in fence line.
2. Set Reference to corner @ S19° 00' 44"W 1.30' in fence line.
3. Set Reference to corner @ S71°34'23"W 2.42' due to concrete retaining wall footing.
4. Set Reference to corner @ N72°45'04" 2.95' due to concrete light pole base.
5. Set Reference to corner @ N72°40'37"E 8.44' due to concrete sidewalk.

UNIT 1
Beginning a 5/8 inch iron rod at the Northeast corner of Parcel 1, Partition 2007-0021; thence, South 01° 12' 22" West 708.22 feet to a 5/8 inch iron rod with a plastic cap marked "BHW, INC."; thence, North 72° 21' 43" West 98.28 feet to a 5/8" iron rod with a plastic cap marked "I.E. ENGINEERING"; thence South 01° 09' 40" West 6.61 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK PLS 2287"; thence South 87° 41' 37" West 171.82 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK PLS 2287"; thence 136.09 feet along the arc of a 170.00 foot radius curve turning to the right, the long chord of which bears North 69° 22' 23" West 132.48 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK PLS 2287"; thence North 46° 26' 24" West 145.69 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK PLS 2287"; thence 217.89 feet along the arc of a 205.07 foot radius curve to the left, the long chord of which bears North 76°53'31" West 207.78 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK PLS 2287"; thence South 72° 41' 00" West 63.08 feet to a point; thence North 17° 18' 39" West 117.94 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK PLS 2287"; thence North 27° 26' 24" East 466.03 feet to a point; thence South 89° 02' 51" East 498.04 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK PLS 2287"; thence South 89° 04' 49" East 94.91 feet to the POINT OF BEGINNING, all situated in Parcel 1 and Parcel 2, Partition Plat 2007-0021 of the official plat records of Douglas County, Oregon, containing 10.20 acres more or less.

UNIT 2
Beginning at a point on the North boundary of Parcel 1 Partition 2007-0021 from which the Northeast corner thereof bears South 89°02'51" East 498.04 feet and South 89°04'49" 94.91 feet; thence South 27° 26' 24" West 466.03 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK PLS 2287"; thence North 17° 18' 39" West 243.26 feet to a point; thence 7.04 feet along the arc of a 115.00 foot radius curve turning to the left, the long chord of which bears North 19° 04' 14" West 7.04 feet to a point; thence South 70° 06' 28" West 10.00 feet to a point; thence 78.91 feet along the arc of a 105.00 foot radius curve turning to the left, the long chord of which bears North 41° 25' 14" West 77.06 feet to a point; thence North 62° 56' 56" West 31.11 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK PLS 2287"; thence North 21° 19' 34" East 70.29 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK PLS 2287"; thence North 12°31'45" East 47.42 feet to a point; thence South 89° 03' 52" East 296.48 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK PLS 2287"; thence South 89° 02' 51" East 45.25 feet to the POINT OF BEGINNING, all situated in the property described in Deed Reference Number 2004-16256, Parcel 1 and Parcel 3, Partition Plat 2007-0021 of the official plat records of Douglas County, Oregon, containing 1.77 acres more or less.

UNIT 3
Beginning at a point on the southerly Right of Way of Jerry's Drive from which the Northwest corner of Parcel 1, Partition 2009-0040 bears South 71°35'25" West 276.58 feet; thence North 71° 35' 25" East 60.26 feet to a 5/8 inch iron rod with a plastic cap marked "I.E. ENGINEERING"; thence 47.50 feet along the arc of a 129.85 foot radius curve turning to the left, the long chord of which bears North 60° 57' 43" East 47.24 feet to a 5/8 inch iron rod with a plastic cap marked "I.E. ENGINEERING"; thence North 50° 35' 05" East 140.25 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK PLS 2287"; thence South 17° 19' 10" East 27.27 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK PLS 2287"; thence South 72° 45' 04" West 24.00 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK PLS 2287"; thence North 17° 19' 10" West 112.49 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK PLS 2287"; thence North 12° 12' 14" West 112.50 feet to a point; thence South 17° 19' 10" East 126.66 feet to a point; thence North 72° 38' 40" East 116.00 feet to a 5/8 inch iron rod with a plastic cap marked "I.E. ENGINEERING"; thence South 17° 19' 22" East 158.30 feet to a point; thence South 72° 41' 00" West 165.36 feet to a point; thence South 75° 03' 38" West 126.37 feet to the POINT OF BEGINNING, all situated in Parcel 1, Partition 2009-0040 and Parcel 3, Partition 2009-0009 of the official Plat Records of Douglas County, Oregon, containing 1.49 acres more or less.

UNIT 4
Beginning at a 5/8 inch iron rod with a plastic cap marked "LAND MARK PLS 2287" from which the Northwest corner of Parcel 1, Partition 2009-0040 bears South 71°35'25" West 276.58 feet; thence North 71° 35' 25" East 60.26 feet to a 5/8 inch iron rod with a plastic cap marked "I.E. ENGINEERING"; thence 47.50 feet along the arc of a 129.85 foot radius curve turning to the left, the long chord of which bears North 60° 57' 43" East 47.24 feet to a 5/8 inch iron rod with a plastic cap marked "I.E. ENGINEERING"; thence North 50° 35' 05" East 140.25 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK PLS 2287"; thence South 17° 19' 10" East 27.27 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK PLS 2287"; thence South 72° 45' 04" West 24.00 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK PLS 2287"; thence North 17° 19' 10" West 112.49 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK PLS 2287"; thence North 12° 12' 14" West 112.50 feet to a point; thence South 17° 19' 10" East 126.66 feet to a point; thence North 72° 38' 40" East 116.00 feet to a 5/8 inch iron rod with a plastic cap marked "I.E. ENGINEERING"; thence South 17° 19' 22" East 158.30 feet to a point; thence South 72° 41' 00" West 165.36 feet to a point; thence South 75° 03' 38" West 126.37 feet to the POINT OF BEGINNING, all situated in Parcel 1, Partition 2009-0040 and Parcel 3, Partition 2009-0009 of the official Plat Records of Douglas County, Oregon, containing 1.49 acres more or less.

UNIT 5
Beginning at a 5/8 inch iron rod with a plastic cap marked "LAND MARK PLS 2287" from which the Northwest corner of Parcel 1, Partition 2009-0040 bears South 71°35'25" West 276.58 feet; thence North 71° 35' 25" East 60.26 feet to a 5/8 inch iron rod with a plastic cap marked "I.E. ENGINEERING"; thence 47.50 feet along the arc of a 129.85 foot radius curve turning to the left, the long chord of which bears North 60° 57' 43" East 47.24 feet to a 5/8 inch iron rod with a plastic cap marked "I.E. ENGINEERING"; thence North 50° 35' 05" East 140.25 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK PLS 2287"; thence South 17° 19' 10" East 27.27 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK PLS 2287"; thence South 72° 45' 04" West 24.00 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK PLS 2287"; thence North 17° 19' 10" West 112.49 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK PLS 2287"; thence North 12° 12' 14" West 112.50 feet to a point; thence South 17° 19' 10" East 126.66 feet to a point; thence North 72° 38' 40" East 116.00 feet to a 5/8 inch iron rod with a plastic cap marked "I.E. ENGINEERING"; thence South 17° 19' 22" East 158.30 feet to a point; thence South 72° 41' 00" West 165.36 feet to a point; thence South 75° 03' 38" West 126.37 feet to the POINT OF BEGINNING, all situated in Parcel 1, Partition 2009-0040 and Parcel 3, Partition 2009-0009 of the official Plat Records of Douglas County, Oregon, containing 1.49 acres more or less.

UNIT 6
Beginning at a 5/8 inch iron rod with a plastic cap marked "LAND MARK PLS 2287" from which the Northwest corner of Parcel 1, Partition 2009-0040 bears South 50°35'05" 4.10 feet, South 60°57'43" West 47.24 feet and South 71°35'25" West 336.84 feet; thence North 17° 24' 55" West 252.35 feet to a 5/8 inch iron rod with a plastic cap marked "I.E. ENGINEERING"; thence North 72° 38' 34" East 119.04 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK PLS 2287"; thence North 17° 19' 10" West 27.27 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK PLS 2287"; thence North 72° 45' 04" East 57.00 feet to a point; thence South 17° 19' 10" East 126.66 feet to a point; thence North 72° 38' 40" East 116.00 feet to a 5/8 inch iron rod with a plastic cap marked "I.E. ENGINEERING"; thence South 17° 19' 22" East 158.30 feet to a point; thence South 72° 41' 00" West 165.36 feet to a point; thence South 75° 03' 38" West 126.37 feet to the POINT OF BEGINNING, all situated in Parcel 1, Partition 2009-0040 and Parcel 3, Partition 2009-0009 of the official Plat Records of Douglas County, Oregon, containing 1.49 acres more or less.

UNIT 7
Beginning at a 5/8 inch iron rod with a plastic cap marked "I.E. ENGINEERING" at the Northeast corner of Parcel 3, Partition 2009-0009; thence South 72° 38' 40" West 116.00 feet to a point; thence North 17° 19' 10" West 126.66 feet to a point; thence North 72° 45' 04" East 24.00 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK PLS 2287"; thence North 17° 19' 10" West 6.60 feet to a 5/8 inch iron rod with a plastic cap marked "I.E. ENGINEERING"; thence North 73° 13' 58" East 91.99 feet to a 5/8 inch iron rod with a plastic cap marked "I.E. ENGINEERING"; thence South 17° 19' 22" East 132.27 feet to the POINT OF BEGINNING, all situated in Parcel 1 and Parcel 2, Partition 2009-0040 of the official Plat Records of Douglas County, Oregon, containing 0.35 acres more or less.

UNIT 8
Beginning at a 5/8 inch iron rod with a plastic cap marked "I.E. ENGINEERING" at the Northeast corner of Parcel 3, Partition 2009-0009; thence South 72° 38' 40" West 116.00 feet to a point; thence North 17° 19' 10" West 126.66 feet to a point; thence North 72° 45' 04" East 24.00 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK PLS 2287"; thence North 17° 19' 10" West 6.60 feet to a 5/8 inch iron rod with a plastic cap marked "I.E. ENGINEERING"; thence North 73° 13' 58" East 91.99 feet to a 5/8 inch iron rod with a plastic cap marked "I.E. ENGINEERING"; thence South 17° 19' 22" East 132.27 feet to the POINT OF BEGINNING, all situated in Parcel 1 and Parcel 2, Partition 2009-0040 of the official Plat Records of Douglas County, Oregon, containing 0.35 acres more or less.

UNIT 9
Beginning at a 5/8 inch iron rod with a plastic cap marked "I.E. ENGINEERING" at the Northeast corner of Parcel 3, Partition 2009-0009; thence South 72° 38' 40" West 116.00 feet to a point; thence North 17° 19' 10" West 126.66 feet to a point; thence North 72° 45' 04" East 24.00 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK PLS 2287"; thence North 17° 19' 10" West 6.60 feet to a 5/8 inch iron rod with a plastic cap marked "I.E. ENGINEERING"; thence North 73° 13' 58" East 91.99 feet to a 5/8 inch iron rod with a plastic cap marked "I.E. ENGINEERING"; thence South 17° 19' 22" East 132.27 feet to the POINT OF BEGINNING, all situated in Parcel 1 and Parcel 2, Partition 2009-0040 of the official Plat Records of Douglas County, Oregon, containing 0.35 acres more or less.

Sheet 1 of 1
Boundary Line Adjustment
& the SW 1/4, Sec. 31, T.26 S., R. 5 W., W.M.
in the SE 1/4, Sec. 36, T.26 S., R. 06 W.,
Douglas County, Oregon
August, 2012

REGISTERED PROFESSIONAL LAND SURVEYOR
Mark A. Heimbarger
OREGON
JULY 16, 1987
MARK A. HEIMBURGER
2287
RENEWS JUNE 30, 2013

FOR: Douglas County
1036 SE Douglas Ave
Roseburg, OR 97470

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LV Proj. No. 2011-0022