

FILED
 Date: 7-19-2010 By: MW
 This survey consists of:
 Map: M161-3
 Narrative:
 Corner Rpt:
 DOUGLAS COUNTY
 SURVEYOR

MAP FILE M161-3

NARRATIVE

The purpose of the survey was to demarcate the adjusted common boundary between the properties described as Parcel 1 and Parcel 2 of Deed Reference Number 1991-19781 of the official Deed Records of Douglas County, Oregon as shown on the Preliminary Approval by the City of Roseburg's Community Development Department File No. BLA-10-7.

The South and West boundaries of the property described in Deed Reference No. 1991-19781 were controlled by monument found along Oakland Avenue per M101-71. No monuments per record surveys M59-15 or M34-14 were found. The remaining lines were calculated holding referenced corners per M101-71 and record information.

DESCRIPTIONS

UNIT 1

Beginning at a bent 5/8 inch iron rod on the North right of way of NE Oakland Avenue from which the Southwest corner of Parcel 2 of the Minor Land Partition recorded in Reference Number 76-05504 of the official records of Douglas County, Oregon bears South 1° 48' 17" West 29.96 feet; thence along the West boundary of said Parcel 2 North 01° 48' 17" West 249.17 feet to a point; thence along the North boundary of said Parcel 2 North 89° 56' 07" East 385.97 feet to a point; thence along the East boundary of said Parcel 2 the following courses: South 00° 51' 23" East 154.30 feet and South 89° 32' 37" West 37.82 feet to a 5/8 inch iron rod with a plastic cap marked "LANDMARK PLS2287"; thence South 00° 01' 17" East 94.71 feet to a 5/8 inch iron rod with a plastic cap marked "LANDMARK PLS2287" on the Northerly right of way of N.E. Oakland Avenue; thence along said right of way South 89° 58' 45" West 26.59 feet to a point; thence South 00° 00' 46" East 4.51 feet to a point; thence South 89° 59' 14" West 93.13 feet to a 5/8 inch iron rod with a plastic cap marked "AA SURVEYING INC"; thence North 00° 58' 53" East 4.50 feet to a 5/8 inch iron rod with a plastic cap marked "AA SURVEYING INC"; thence South 89° 58' 43" West 223.01 feet to the POINT OF BEGINNING containing 2.12 acres more or less.

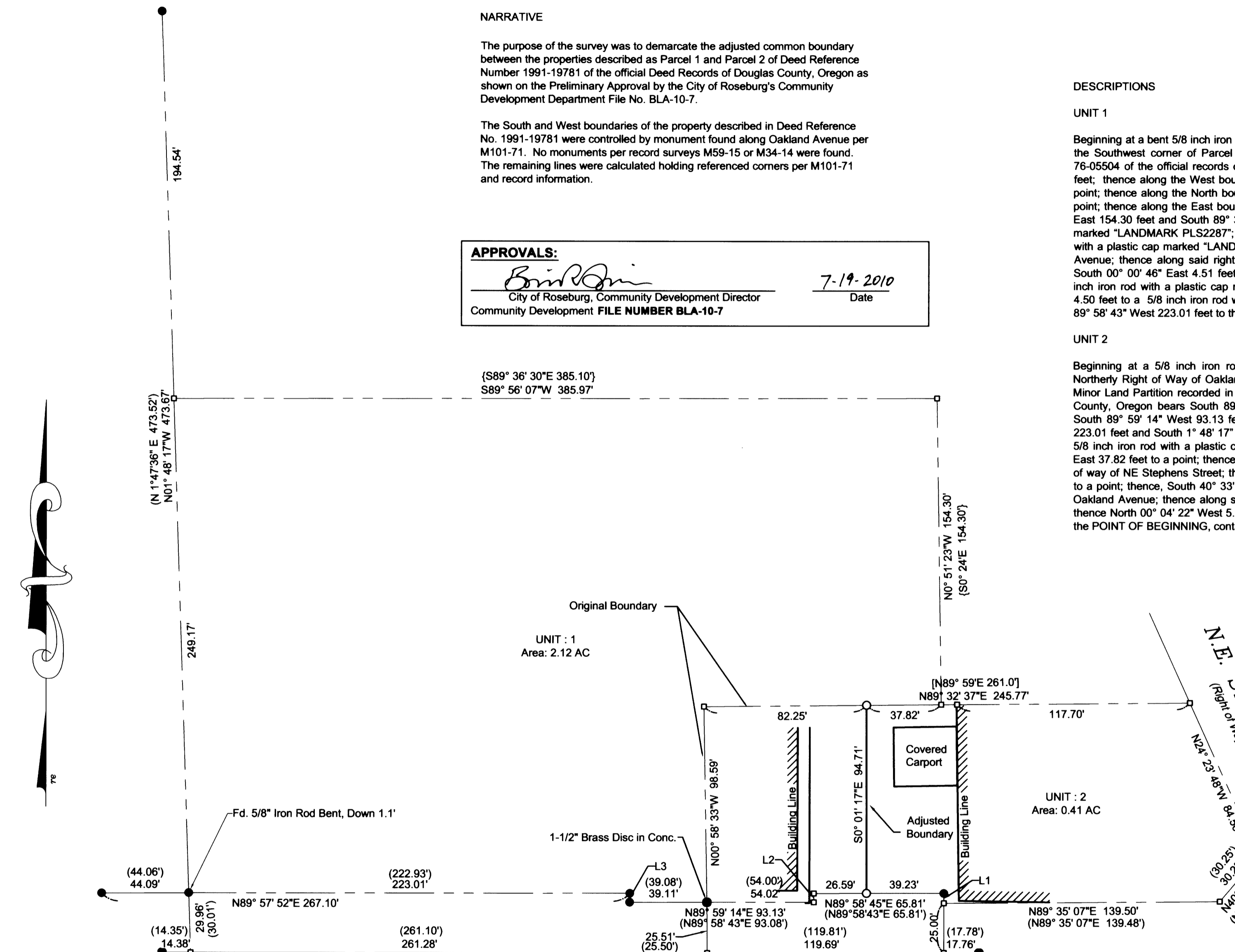
UNIT 2

Beginning at a 5/8 inch iron rod with a plastic cap marked "LANDMARK PLS2287" on the Northerly Right of Way of Oakland Avenue from which the Southwest corner of Parcel 2 of the Minor Land Partition recorded in Reference Number 76-05504 of the official records of Douglas County, Oregon bears South 89° 58' 45" West 26.59 feet, South 00° 00' 46" East 4.51 feet, South 89° 59' 14" West 93.13 feet, North 00° 58' 53" East 4.50 feet, South 89° 57' 52" West 223.01 feet and South 1° 48' 17" West 29.96 feet; thence, North 00° 01' 17" West 94.71 feet to a 5/8 inch iron rod with a plastic cap marked "LANDMARK PLS2287"; thence, North 89° 32' 37" East 37.82 feet to a point; thence, North 89° 32' 37" East 125.70 feet to a point on the West right of way of NE Stephens Street; thence along said right of way South 24° 23' 48" East 84.56 feet to a point; thence, South 40° 33' 38" West 30.25 feet to a point on the North right of way of NE Oakland Avenue; thence along said right of way South 89° 35' 07" West 139.48 feet to a point; thence North 00° 04' 22" West 5.00 feet to a point; thence, South 89° 58' 45" West 39.23 feet to the POINT OF BEGINNING, containing 0.41 acres more or less.

APPROVALS:

Mark A. Heimburger
 City of Roseburg, Community Development Director
 Community Development FILE NUMBER BLA-10-7

7-19-2010
 Date



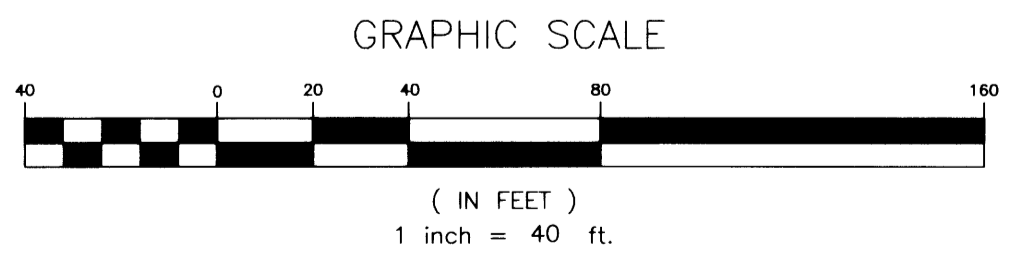
OAKLAND AVENUE
 (Right of Way Varies)

Line #	Length	Direction	RECORD INFO
L1	5.00	S00° 04' 22"E	(S00° 01' 17"E 5.00')
L2	4.51	N00° 00' 46"W	(N00° 01' 17"W 4.50')
L3	4.50	S00° 58' 53"W	(S00° 01' 17"E 4.50')

- LEGEND:**
- Found 5/8" Iron Rod unless otherwise noted.
 - Set 5/8" x 30" reinforcing rod with yellow plastic cap marked "LAND MARK PLS 2287".
 - ⊙ Street Monument unless noted.
 - Calculated Point, No Monumentation

RECORD INFORMATION:

- () M101-71
- [] M34-14
- { } M59-65



Sheet 1 of 1
Boundary Line Adjustment
 In the NE 1/4, Section 13
 Township 27 South, Range 06 West, W.M.
 City of Roseburg, Douglas County, Oregon
 July 15, 2010

REGISTERED PROFESSIONAL LAND SURVEYOR
Mark A. Heimburger
 OREGON
 JULY 16, 1987
 MARK A. HEIMBURGER
 2287
 RENEWS JUNE 30, 2011

FOR: Fitness First
 442 NE Oakland Ave.
 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. 2010-0018.01

MAP FILE M161-3