

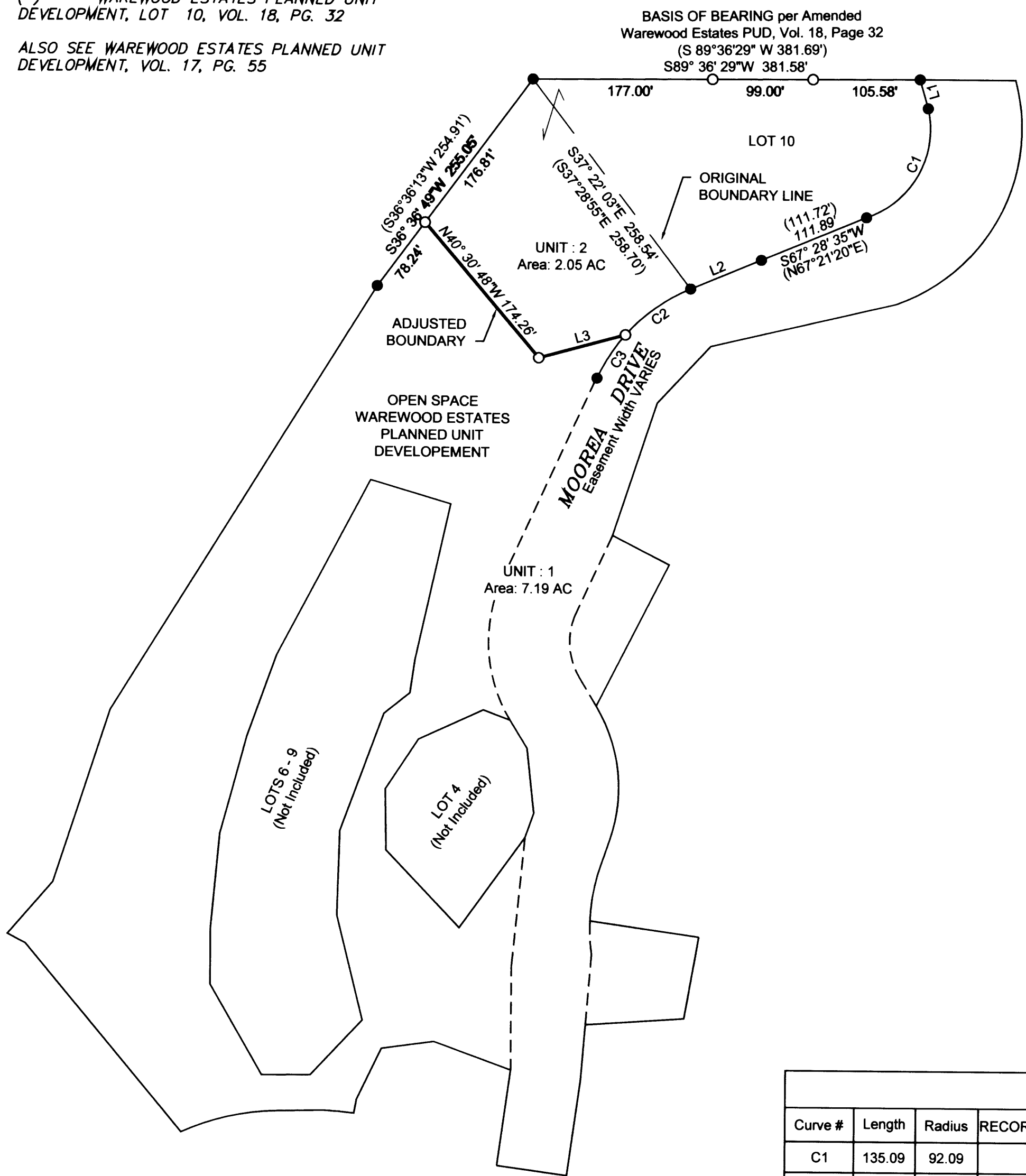
Date: 12/13/2010 By: JC
This survey consists of:
Map: M161-50
Narrative:
Corner Rpt:

DOUGLAS COUNTY
SURVEYOR

MAP FILE M161-50

- LEGEND:
- Found 5/8" Iron Rod unless noted
 - Set 5/8" x 30" Iron Rod w/ Yellow Plastic Cap marked "LANDMARK PLS 2287"

RECORD INFORMATION:
() WAREWOOD ESTATES PLANNED UNIT DEVELOPMENT, LOT 10, VOL. 18, PG. 32
ALSO SEE WAREWOOD ESTATES PLANNED UNIT DEVELOPMENT, VOL. 17, PG. 55



UNIT 1

The "Common Area" as described in Warewood Estates Planned Unit Development recorded in Volume 17, Page 55 of the Official Subdivision Plat Records of Douglas County, Oregon.

EXCEPT that portion of the "Common Area" as described in Warewood Estates Planned Unit Development recorded in Volume 17, Page 55 of the Official Subdivision Plat Records of Douglas County, Oregon being more particularly described as follows:

Beginning at a 5/8" iron rod at the Southwesterly corner of Lot 10, Amended Warewood Estates Planned Unit Development as recorded in Volume 18, Page 32 of the Official Records of Douglas County, Oregon; thence 79.25 feet along a 174.28 foot radius curve to the left, the long chord of which bears South 54° 24' 46" West 78.57 feet to a 5/8 inch iron rod with a yellow plastic cap marked "LAND MARK PLS2287"; thence South 74° 46' 37" West 88.36 feet to 5/8" iron rod with a yellow plastic cap marked "LAND MARK PLS2287"; thence North 40° 30' 48" West 174.26 feet to a 5/8" iron rod with a yellow plastic cap marked "LAND MARK PLS2287"; thence North 36° 36' 49" East 176.81 feet to a 5/8" iron rod at the Northwest corner of said Lot 10; thence South 37°22'03" East 258.54 feet to the Point of Beginning.

Adjusted Unit 1 Contains 7.19 Acres more or less.

UNIT 2

Lot 10, Warewood Estates Planned Unit Development, Major Amendment as recorded in Volume 18, Page 32 of the Official Subdivision Plat Records of Douglas County, Oregon.

Also, that portion of the "Common Area" as described in Warewood Estates Planned Unit Development recorded in Volume 17, Page 55 of the Official Subdivision Plat Records of Douglas County, Oregon being more particularly described as follows:

Beginning at a 5/8" iron rod at the Southwesterly corner of Lot 10, Amended Warewood Estates Planned Unit Development as recorded in Volume 18, Page 32 of the Official Records of Douglas County, Oregon; thence 79.25 feet along a 174.28 foot radius curve to the left, the long chord of which bears South 54° 24' 46" West 78.57 feet to a 5/8 inch iron rod with a yellow plastic cap marked "LAND MARK PLS2287"; thence South 74° 46' 37" West 88.36 feet to 5/8" iron rod with a yellow plastic cap marked "LAND MARK PLS2287"; thence North 40° 30' 48" West 174.26 feet to a 5/8" iron rod with a yellow plastic cap marked "LAND MARK PLS2287"; thence North 36° 36' 49" East 176.81 feet to a 5/8" iron rod at the Northwest corner of said Lot 10; thence South 37°22'03" East 258.54 feet to the Point of Beginning.

Adjusted Unit 2 contains 2.05 acres more or less.

OWNER/ PARTITIONER: Jason & Andrea Gray
286 Moorea Drive
ROSEBURG, OR 97471

UTILITIES:
SANITARY SEWER: R.U.S.A.
WATER: CITY OF ROSEBURG
STORM SEWER: CITY OF ROSEBURG

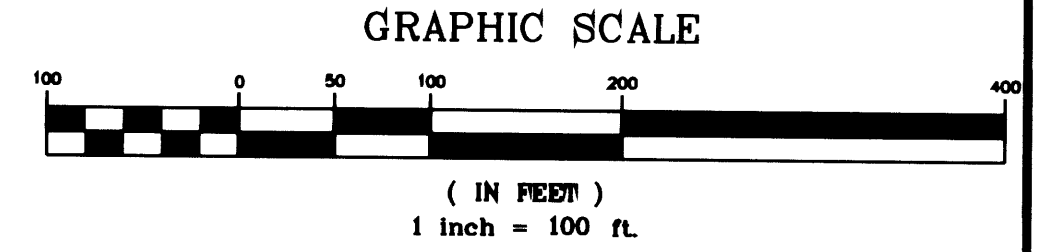
TOTAL NO. OF UNITS: 2

PRESENT ZONING: R 1 - 7.5

PRESENT COMP. PLAN: LDR

CITY FILE NO. BLA-10-11

APPROVAL: [Signature] 12/13/2010
Community Development Director Date
City of Roseburg



Curve Table							
Curve #	Length	Radius	RECORD RADIUS	Delta	Chord Direction	Chord Length	CHORD RECORD
C1	135.09	92.09	(92.09')	084° 02' 57"	S29° 10' 31"W	123.30	(N29°04'55"E 123.30')
C2	79.25	174.28	(155.92')	026° 03' 15"	S54° 24' 46"W	78.57	
C3	51.21	174.28	(155.92')	016° 50' 11"	S32° 58' 02"W	51.03	

Record Line Table			
Line #	Length	Direction	RECORD
L1	29.88	S16° 02' 55"E	(N15°50'23"W 29.38')
L2	75.20	S67° 26' 24"W	(N67°21'20"E 75.00')
L3	88.36	S74° 46' 37"W	

Sheet 1 of 1
BOUNDARY LINE ADJUSTMENT
In the NW 1/4, Section 11
Township 27 South, Range 06 West, W.M.
City of Roseburg, Douglas County, Oregon
December 8, 2010

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

FOR: Jason & Andrea Gray
286 NW Moorea Drive
Roseburg, OR 97471

LM LAND MARK SURVEYING, INC.
3329 N.E. STEPHENS ST.
ROSEBURG, OREGON 97470
TEL. (541) 677-9400
FAX (541) 677-9401
LM Proj. No. 2010-0067

MAP FILE M161-50