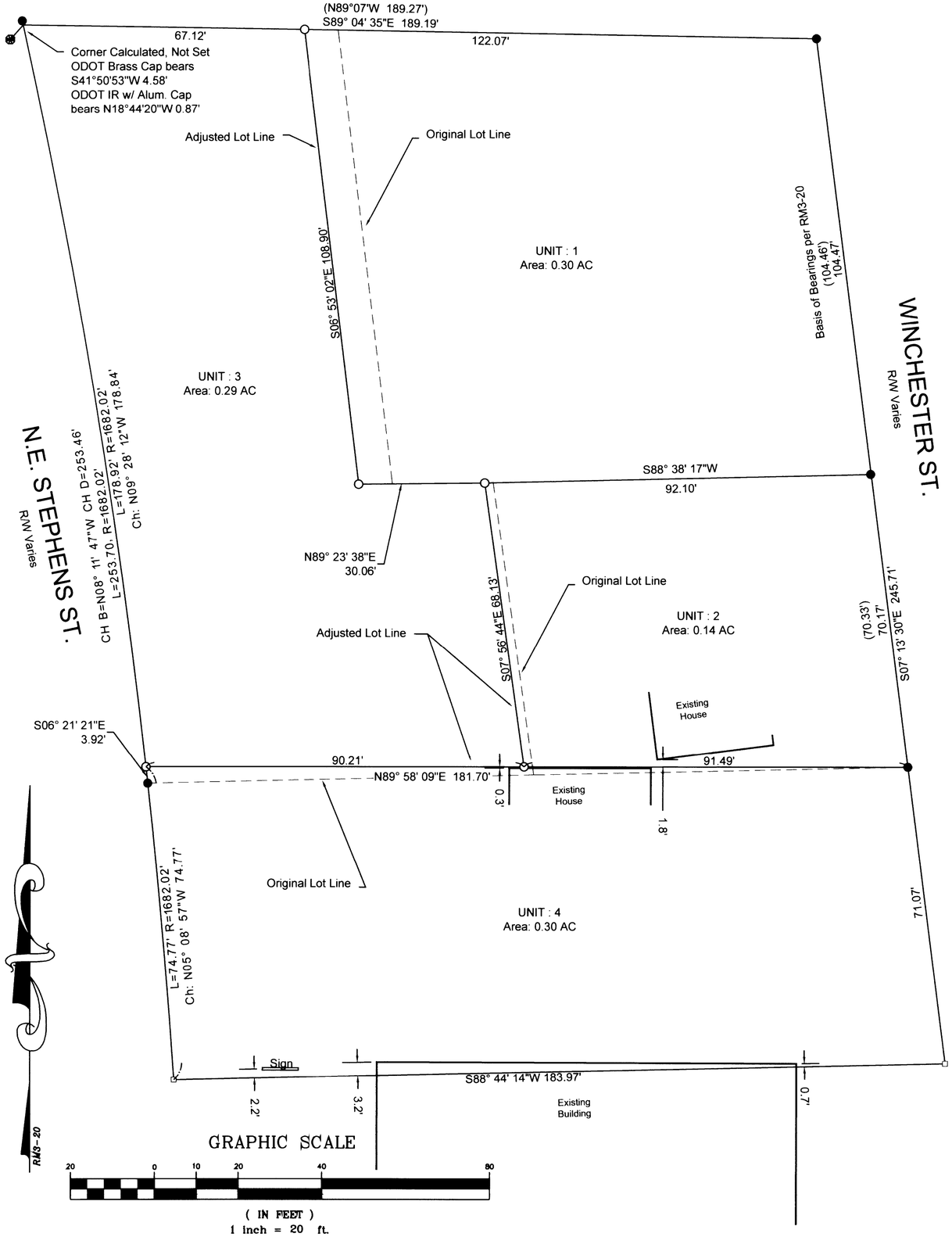

LEGEND

- ● Found 5/8" iron rod per RM3-20 unless noted
- ○ Set 5/8" x 30" iron rod with a yellow plastic cap marked "LAND MARK PLS2287"
- □ Calculated Point

RECORD INFORMATION
( ) RM3-20

FILED
Date: 8-25-2011 By: NW
This survey consists of:
Map: M 162-63
Narrative: _____
Corner Rpt.: _____
DOUGLAS COUNTY
SURVEYOR

MAP FILE M 162-63

Unit: 1
A unit of land being a portion of the properties described in Deed Reference Numbers 2011-2444 and 2011-2446 of the Deed Records of Douglas County, Oregon all being more particularly described as follows:

Beginning at a 5/8 inch iron rod at the Northeast corner of Lot 8, Block 6, North Park Addition to the City of Roseburg; thence along the westerly Right of Way of Winchester Street, South 07° 13' 30" East 104.47 feet to a 5/8 inch iron rod; thence leaving said Right of Way, South 88° 38' 17" West 92.10 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK PLS 2287"; thence South 89° 23' 38" West 30.06 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK PLS 2287"; thence North 06° 53' 02" West 108.90 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK PLS 2287" on the northerly boundary of said Block 6; thence South 89° 04' 35" East 122.07 feet to the **POINT OF BEGINNING,** all situated in Lot 7 and Lot 8, Block 6, North Park Addition to the City of Roseburg, in the Southwest 1/4, Section 18, Township 27 South, Range 5 West, Willamette Meridian, Douglas County, Oregon, containing 0.30 acres more or less.

Unit: 2
A unit of land being a portion of the properties described in Deed Reference Numbers 2011-2444 and 2011-2446 of the Deed Records of Douglas County, Oregon all being more particularly described as follows:

Commencing at a 5/8 inch iron rod at the Northeast corner of Lot 8, Block 6, North Park Addition to the City of Roseburg; thence South 07° 13' 30" East 104.47 feet to 5/8 inch iron rod at the True Point of Beginning, thence along the westerly Right of Way of Winchester Street, South 07° 13' 30" East 70.17 feet to 5/8 inch iron rod; thence laving said Right of Way, South 89° 58' 09" West 91.49 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK PLS 2287"; thence North 07° 56' 44" West 68.13 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK PLS 2287"; thence North 88° 38' 17" East 92.10 feet to the **POINT OF BEGINNING**, all situated in Lot 7 and Lot 8, Block 6, North Park Addition to the City of Roseburg, in the Southwest 1/4, Section 18, Township 27 South, Range 5 West, Willamette Meridian, Douglas County, Oregon, containing 0.14 acres more or less.

Unit: 3
A unit of land being a portion of the property described in Deed Reference Number 2011-2446 of the Deed Records of Douglas County, Oregon all being more particularly described as follows:

Commencing at a 5/8 inch iron rod at the Northeast corner of Lot 8, Block 6, North Park Addition to the City of Roseburg; thence North 89°04'35" West 122.07 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK PLS 2287" at the True Point of Beginning; thence South 06° 53' 02" East 108.90 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK PLS 2287"; thence North 89° 23' 38" East 30.06 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK PLS 2287"; thence South 07° 56' 44" East 68.13 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK PLS 2287"; thence South 89° 58' 09" West 90.21 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK PLS 2287" on the easterly Right of Way of Stephens Street; thence along said Right of Way 178.92 feet along the arc of a 1682.02 feet radius curve turning to the left, the long chord of which bears North 09° 28' 12" West 178.84 feet to a point on the southerly Right of Way of Wright Avenue; thence along said Right of Way South 89° 04' 35" East 67.12 feet; to the **POINT OF BEGINNING**, all situated in Lot 7 and Lot 8, Block 6, North Park Addition to the City of Roseburg, in the Southwest 1/4, Section 18, Township 27 South, Range 5 West, Willamette Meridian, Douglas County, Oregon, containing 0.29 acres more or less.

Unit: 4
A unit of land being all that portion of the property described in Deed Reference Number 2002-31671, ALSO a portion of the properties described in Deed Reference Numbers 2011-2444 and 2011-2446 of the Deed Records of Douglas County, Oregon all being more particularly described as follows:
Commencing at a 5/8 inch iron rod at the Northeast corner of Lot 8, Block 6, North Park Addition to the City of Roseburg; thence South 07° 13' 30" East 104.47 feet and South 07° 13' 30" East 70.17 feet to 5/8 inch iron rod at the True Point of Beginning on the westerly Right of Way of Winchester Street; thence along said Right of Way South 07° 13' 30" East 71.07 feet to a 5/8 inch iron rod; thence South 88° 44' 14" West 183.97 feet to a point on the easterly Right of Way of Stephens Street; thence along said Right of Way 74.77 along the arc of a 1682.02 feet radius curve turning to the left, the long chord of which bears North 05° 08' 57" West 74.77 feet; thence North 89° 58' 09" East 181.70 feet to the **POINT OF BEGINNING**, all situated in Lot6 and Lot 7, Block 6, North Park Addition to the City of Roseburg, in the Southwest 1/4, Section 18, Township 27 South, Range 5 West, Willamette Meridian, Douglas County, Oregon, containing 0.30 acres more or less.

NARRATIVE
The purpose of the survey was to demarcate the common boundary line adjustments between the properties described in Deed Reference Numbers 2002-31671, 2011-2444 and 2011-2446 of the Deed Records of Douglas County, Oregon.

The original boundaries of the properties described in Deed Reference Numbers 2011-2444 & 2011-2446 were determined holding found monuments per Record Survey RM3-20. The original boundary of the property described in Deed Reference Number 2002-31671 was computed using record information per M63-6 and RM3-20. Monuments were set at the corners of the adjusted boundary as shown.

PROPERTY ID's R20373, R20389, R20405, R20397

OWNER/PARTITIONER:
RICK WATKINS
6648 OAKHILL RD
ROSEBURG, OR 97471

NO. OF UNITS: 3

WATER: CITY OF ROSEBURG
SEWER: R.U.S.A.
ZONING: C3 - GENERAL COMMERCIAL
COMP. PLAN COMMERCIAL

PLANNING FILE NO.: BLA-11-1

CONVEYANCE INST. #s: 2011-11762, 2011-11763, 2011-11764 2011-11765.

APPROVALS

Community Development Director — Date 8/24/2011

Sheet 1 of 1

BOUNDARY LINE ADJUSTMENT

In the SW 1/4, Section 18
Township 27 South, Range 5 West, W.M.
Douglas County, Oregon
April 2011

FOR: Rick Watkins
6648 Oakhill Rd
Roseburg, OR 97471

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

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

LMSI Proj. No. 2011-0007

MAP FILE M 162-63