

APPROVALS:
Keith D. Cubie
 Douglas County Planning Director
 Date: 4/27/17

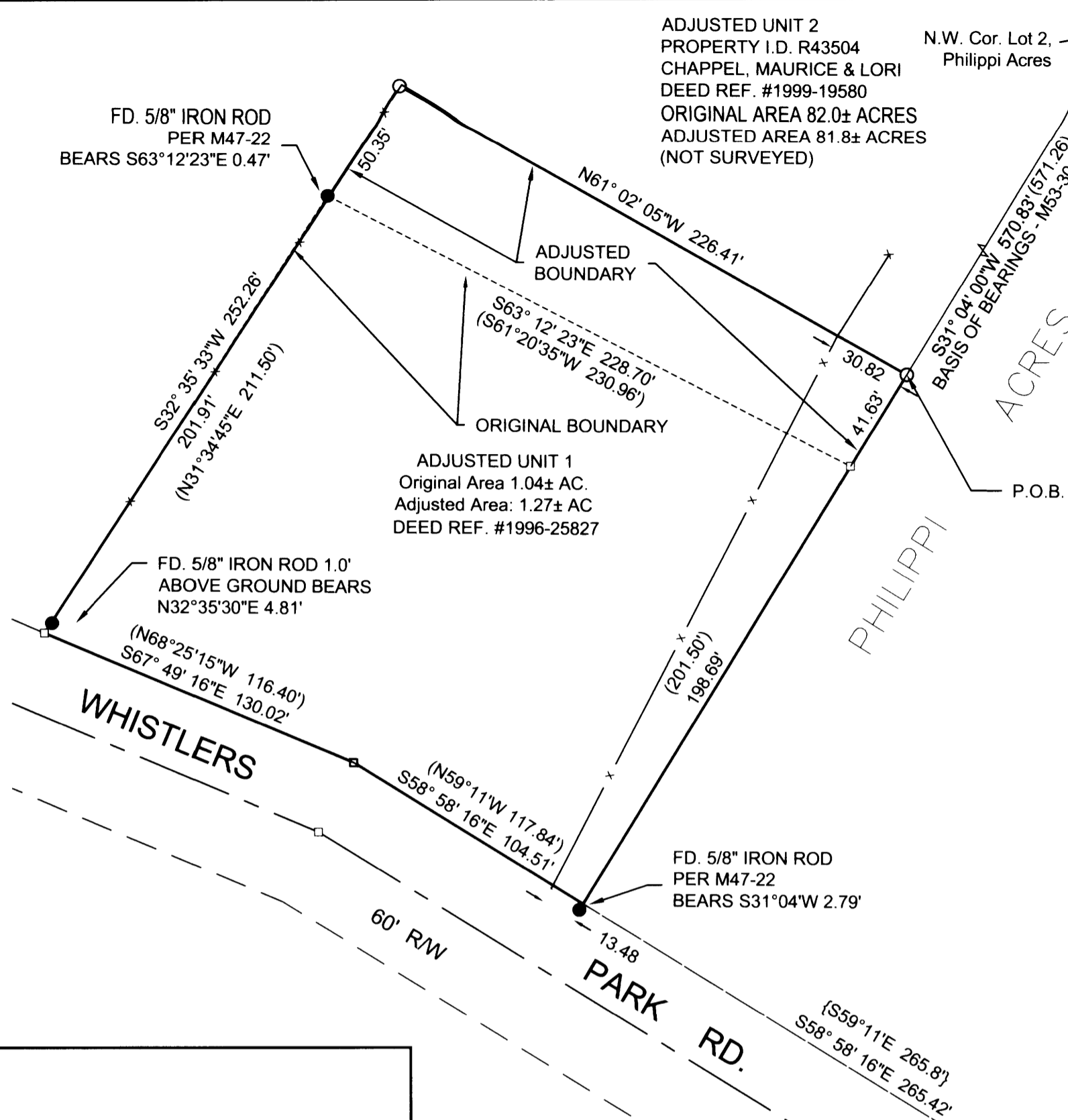
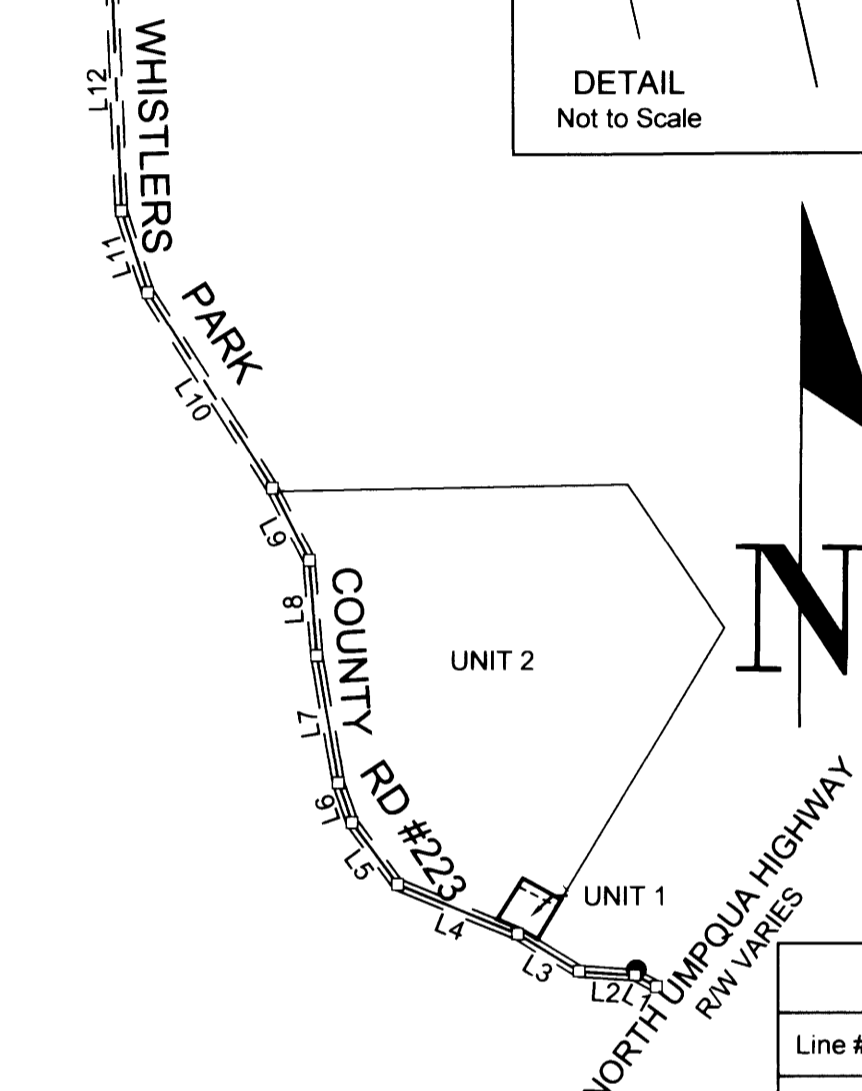
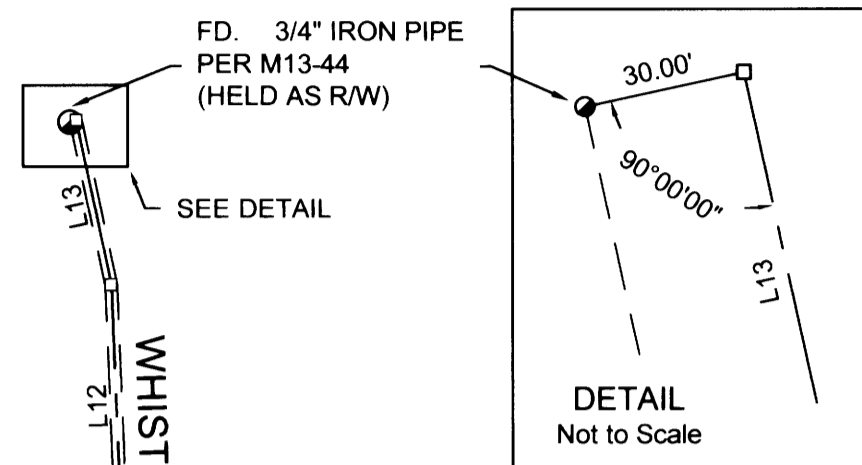
DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. M17-006

ADJUSTMENT RECORDED BY
 DEED REFERENCE NUMBER: 2017-6987

FILED

Date: 5-1-2017 By: JC
 This survey consists of:
 Map: M173-19
 Name: _____
 Corner Rpt: _____

DOUGLAS COUNTY
 SURVEYOR



UNIT 1: A tract of land located in the Southwest Quarter, Township 26 South, Range 4 West, of the Willamette Meridian being more particularly described as follows:

Commencing at a 5/8" Iron Rod at the Northwest Corner of Lot 2, Philippi Acres, known as Volume 8 Page 58 of the official records of Douglas County, Oregon, thence South 31° 04' 00" West 529.20 feet along the Westerly boundary of said Philippi Acres to a 5/8" Iron Rod with yellow plastic cap marked "LAND MARK PLS 2287" and the TRUE POINT OF BEGINNING; thence, leaving said West Boundary, North 61° 02' 05" West 226.41' to a 5/8" Iron Rod with yellow plastic cap marked "LAND MARK PLS 2287"; thence South 32° 35' 33" West 252.26 feet to a point on the Northerly Right of Way for Whistler's Park County Road Number 223; thence, along said Right of Way, South 67° 49' 16" East 130.02 feet; thence, continuing along said Right of Way, South 58° 58' 16" East 104.51 feet to a point on the said West Boundary of Philippi Acres; thence, leaving said Right of Way, North 31° 04' 00" East 240.32 feet to the POINT OF BEGINNING, containing 1.27 acres more or less.

UNIT 2: A tract of land located in the Southwest Quarter, Township 26 South, Range 4 West, of the Willamette Meridian being more particularly described as follows:

Parcel 1, Partition 1998-0134, of the official records of Douglas County, Oregon, EXCEPTING THEREFROM: Commencing at a 5/8" Iron Rod at the Northwest Corner of Lot 2, Philippi Acres, known as Volume 8 Page 58 of the official records of Douglas County, Oregon, thence South 31° 04' 00" West 529.20 feet along the Westerly boundary of said Philippi Acres to a 5/8" Iron Rod with yellow plastic cap marked "LAND MARK PLS 2287" and the TRUE POINT OF BEGINNING; thence, leaving said West Boundary, North 61° 02' 05" West 226.41' to a 5/8" Iron Rod with yellow plastic cap marked "LAND MARK PLS 2287"; thence South 32° 35' 33" West 252.26 feet to a point on the Northerly Right of Way for Whistler's Park County Road Number 223; thence, along said Right of Way, South 67° 49' 16" East 130.02 feet; thence, continuing along said Right of Way, South 58° 58' 16" East 104.51 feet to a point on the said West Boundary of Philippi Acres; thence, leaving said Right of Way, North 31° 04' 00" East 240.32 feet to the POINT OF BEGINNING

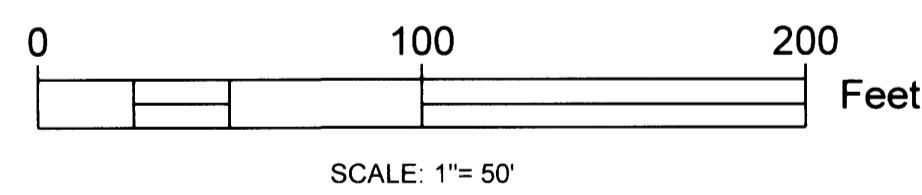
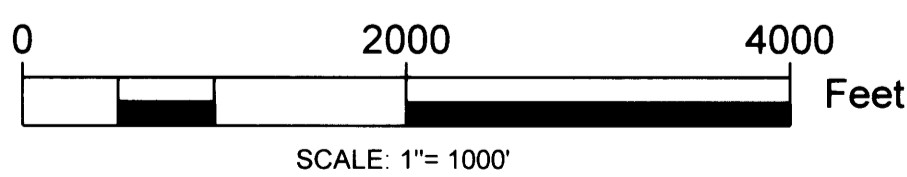
Parcel Line Table			
Line #	Length	Direction	RECORD INFO
L1	129.70	N61° 15' 16"W	[129.70 N61° 29' 00"W]
L2	290.50	N86° 18' 16"W	[290.50 N86° 32' 00"W]
L3	374.90	N58° 58' 16"W	[374.90 N59° 12' 00"W]
L4	675.30	N67° 49' 16"W	[675.30 N68° 03' 00"W]
L5	397.60	N36° 28' 16"W	[397.60 N36° 42' 00"W]
L6	218.10	N19° 12' 16"W	[218.10 N19° 26' 00"W]
L7	672.00	N09° 45' 16"W	[672.00 N09° 59' 00"W]
L8	496.70	N04° 29' 16"W	[496.70 N04° 43' 00"W]
L9	423.30	N26° 55' 16"W	[423.30 N27° 09' 00"W]
L10	1205.40	N32° 28' 16"W	[1205.40 N32° 42' 00"W]
L11	446.10	N17° 50' 16"W	[446.10 N18° 04' 00"W]
L12	1260.10	N02° 17' 16"W	[1260.10 N02° 31' 00"W]
L13	871.57	N12° 18' 16"W	[N 12° 32' 00"W]
L14	30.73	N16° 09' 24"E	

NO. OF UNITS: 2

PROPERTY ID: R43528 & R43504
 Owner Unit 1: Dutton, Brad & Becky
 151 Whistlers Park Rd
 Roseburg, OR 97470

Owner Unit 2: Chappel, Maurice & Lori
 621 Whistlers Park Rd
 Roseburg, OR 97470

RECORD INFORMATION
 () M53-30
 [] M13-44
 { } PHILIPPI ACRES (VOL. 8, PG 58)



NARRATIVE

The purpose of the survey is to adjust the North and West boundary line of Deed Reference #1996-25827 to established fences with adjoining property described in Deed Reference #1999-19580.

The East line of Deed Reference #1996-25827 was established by holding the Northwest Corner of Lot 2 and the iron rod representing the Southwest corner of Lot 1 of Philippi Acres per M47-22. The North East Corner was set at the intersection of the East line and the extension of the existing north fence line. The Northwest Corner was set at the existing fence corner. The right of way of Whistlers Park County Road Number 223 was computed holding the 3/4" iron rod on the southerly boundary of Lot 1, Philippi Acres and the 3/4" iron pipe per M13-44 and shown on CS58/241-5.

Equipment: Trimble R8 GPS and Trimble S6 Robotic Total Station
 Field: Bartton Heichel, PLS & Anthony Welch
 Office: Mark Heimbürger, PLS
 Drafting: Anthony Welch

Sheet 1 of 1

BOUNDARY LINE ADJUSTMENT
 In the SE 1/4, Sec. 17, NE 1/4, Sec. 20 & SW & NW 1/4, Sec. 21
 Township 26 South, Range 4 West, W.M.
 Douglas County, Oregon
 March, 2017

REGISTERED PROFESSIONAL LAND SURVEYOR
Mark A. Heimbürger
 OREGON
 JULY 16, 1987
 MARK A. HEIMBURGER
 2287
 RENEWS JUNE 30, 2017

Brad & Becky Dutton
 151 Whistlers Park Rd.
 Roseburg, OR 97470

LM Land Mark
 Surveying, Inc.
 • 3317 N.E. Stephens St. • Roseburg, Oregon 97470
 • Office (541) 677-9400 • Fax (541) 677-9401

LM Project No 2016-0070-01

MAP FILE M173-19

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