

FRED

Date: 1-12-2017 by JC  
 This survey consists of:  
 Map: M173-2  
 Narrative:  
 Corner Rpt:

DOUGLAS COUNTY  
 SURVEYOR

S.E. COR. AARON ROSE DLC #39  
 FD. BENT 3/4" IRON BAR 1.2' BELOW A.C. SURFACE.  
 5/8" IRON ROD BEARS S89°40'24"W 16.90' (S90°00'00"W 16.66')R1  
 22" W.OAK (NOW 9' TALL STUMP) BEARS N8°W 29.4' W/ HEALED BLAZE  
 18" CEDAR (NOW 24") BEARS S30°E 55.5'

SOUTH LINE AARON ROSE DLC No. 60

N89° 58' 24"E 494.04'

S89° 58' 24"W 1399.06'  
 (N90°00'00"E 1398.70')R1

FD. 1/2" IRON ROD (SW COR.  
 LOT 7, BLOCK 28, 2ND  
 ADDITION TO WAITE'S ADDITION,  
 VOL. 5, PG 58

LEGEND

- Found 5/8" iron rod per M128-68 or as noted
- Found 5/8" iron rod per M137-26
- Calculated Point or as noted.
- Set 5/8" x 30" iron rod with a yellow plastic cap marked "LAND MARK PLS2287" or as noted.

RECORD INFORMATION

- R1 M157-51
- R2 Record and measured per State R/W Map #5B-21-18
- R3 M128-68
- R4 Miller's Addition, (VOL. 3, PG 26)
- R5 Deed Reference Number 20016-19745
- R6 M137-26

Line #	Length	Direction	RECORD INFO
L1	40.00	S87° 40' 33"E	(S87°40'E 40.0')R5
L2	30.00	S87° 32' 00"W	(N86°27'W 30.0')R5
L3	35.07	S41° 46' 10"W	(S41°47'W 67.0')R5
L4	15.01	S87° 40' 33"E	(N86°03'05"W 15.00')R3
L5	98.89	N04° 05' 14"E	(S03°56'55"W 99.80')R6
L6	49.02	N04° 05' 14"E	(S03°56'55"W 49.00')R6
L7	94.44	S41° 46' 10"W	
L8	56.36	S87° 32' 17"E	

NARRATIVE

The purpose of this survey is to monument the boundary of the property described in Deed Reference Number 2016-19745 of the official records of Douglas County, Oregon.

After a diligent but futile search for monuments called in afore mentioned document, the Point of Beginning of the north parcel was computed from the Southeast Corner of the A. Rose D.L.C. No. 39 per deed calls. The westerly Right of Way of Stephens Street was then calculated holding information shown on M128-68 and State Roll Map of "Roseburg - Shady Point Section (Map 5B-21-18). The calculated Point of Beginning fell close to the computed westerly Right of Way of Stephens Street. Holding the 40' jog in the westerly Right of Way and Stationing per State Roll Maps, I held record distances per deed to compute a coordinate for the Point of Beginning.

The northerly boundary of the parcel is qualified as being 228.3 feet South of the South Line of said DLC. The South line of the A. Rose DLC was determined by holding the Southeast corner as described hereon and the 1/2" iron rod at the Southwest Corner of Lot 7, Block 28 of the 2nd Addition to Waite's Addition as recorded in Volume 5, Page 58 of the official records of Douglas County, Oregon. This line was then projected to intersect the centerline of the Stephens Street and the East Right of Way of the railroad and offsetting said DLC line South 228.3 feet.

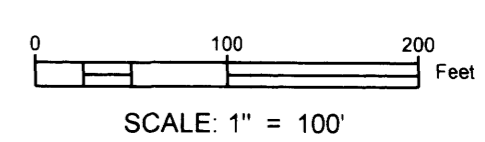
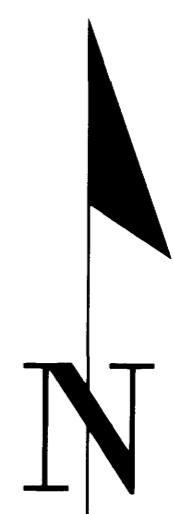
The California and Oregon Pacific Railroad Right of Way has calculated holding a line 30' East of the centerline of the existing main line and intersecting distances called in the deed.

No evidence of the vacated County Road called in the deed was found. Record distances per deed were held and forced to match railroad Right of Way calls.

The southerly boundary of the South parcel is described as the intersection of the centerline of South Main Street and the westerly Right of Way of the Pacific Highway. The centerline of Main St. was determined holding the found monuments on the easterly Right of Way and offsetting 30 feet. Projecting the line to intersect the easterly Right of Way of the railroad produces a distance substantially short of record. This could be referring to old Right of Way as shown on Map 4B-20-22.

Field measurements were performed by Barton Heichel & Anthony Welch using Trimble R10 GPS equipment and Trimble S6 Robotic Total Station. Calculation performed by Mark Heimbürger.

BASIS OF BEARINGS - O.C.R.S.  
 "COTTAGE GROVE - CANYONVILLE"  
 ZONE  
 (Transverse Mercator Projection)  
 North American Datum of 1983  
 Latitude of grid origin: 42°50'00"N  
 Central Meridian: 123°20'00" W  
 False Northing: 0.000 m  
 False Easting: 50,000.000 m  
 Central Meridian Scale: 1.000023 (exact)



Static GPS observations holding NGS CORS Stations "RSBG" & "DDS"

Sheet 1 of 1

RECORD OF SURVEY

In the NE 1/4, Section 25

T. 27 S. R. 6 W., W.M.

Douglas County, Oregon

January 5, 2017

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Mark A. Heimbürger*  
 OREGON  
 JULY 16, 1987  
 MARK A. HEIMBURGER  
 2287  
 RENEWS JUNE 30, 2017

FOR: JC REEVES CORP.  
 14300 SW MCKINLEY DR.  
 SHERWOOD, OR 97140

**LM** Land Mark  
 Surveying, Inc.

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

LM Proj. No. 2017-0002

