

MAP FILE M177-75

FILED  
Date: 1-13-2021 By: [Signature]  
This survey consists of:  
Map: M177-75  
Narrative: \_\_\_\_\_  
Corner Rpt: \_\_\_\_\_  
DOUGLAS COUNTY SURVEYOR

BARAGER ROAD  
R/W VARIES

FD. 2" I. PIPE  
INITIAL POINT OF RESUBD.  
OF FIRST SUBDV. OF  
CLOVERDALE ADD.

Parcel Line Table				
Line #	Direction	Length	RECORD INFO	
L1	N88° 30' 59"E	20.00		
L2	S89° 25' 07"W	11.33	[S89°09'07"E 11.41']	
L3	N88° 54' 44"E	10.95	[S89°09'07"E 10.95']	
L4	S01° 18' 33"E	25.04	[N00°12'13"W 25.00']	
L5	S01° 42' 36"E	25.00	[N00°12'13"W 25.00']	

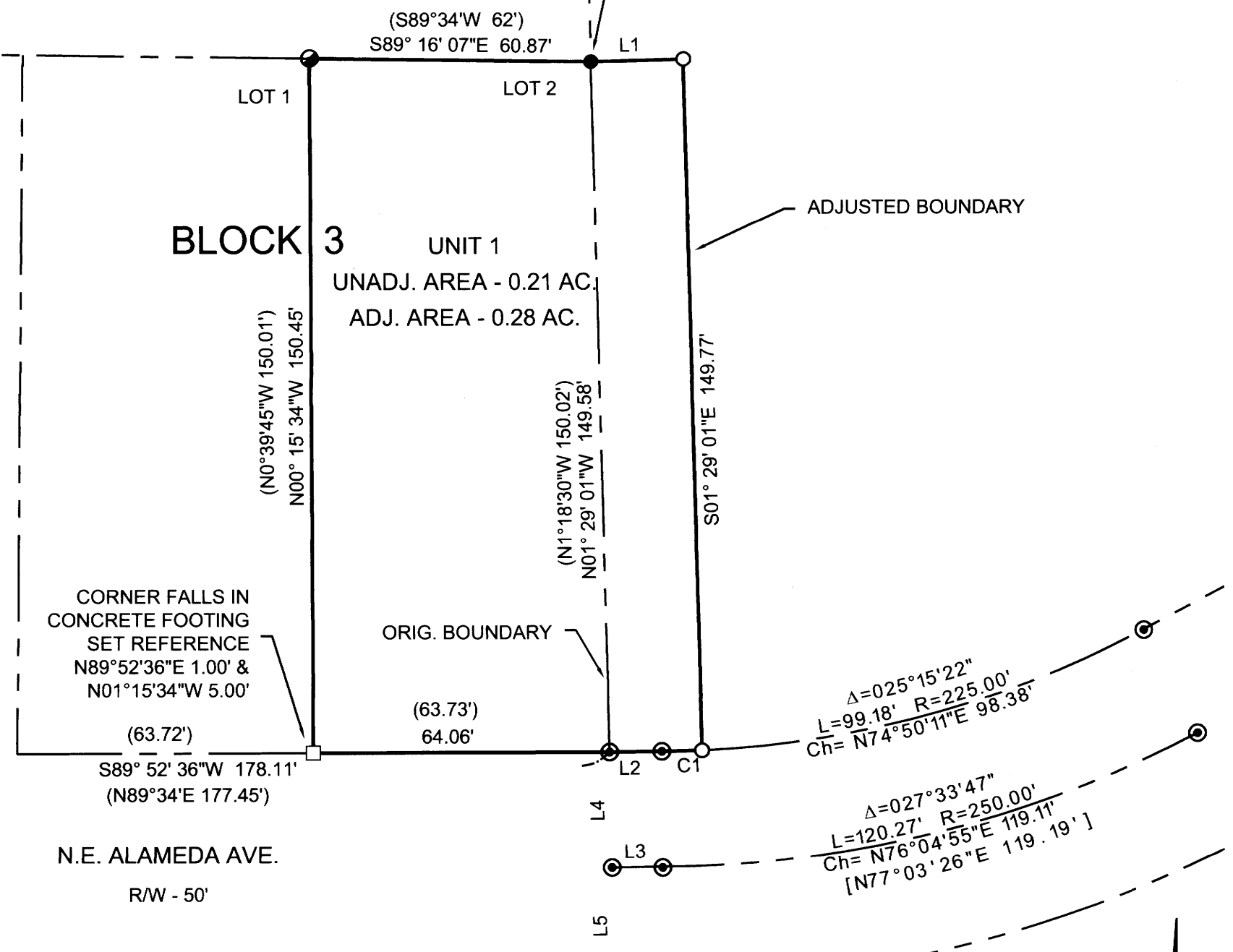
Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	8.67	225.00	S88° 36' 18"W	8.67

- LEGEND
- FOUND IRON PIPE AS NOTED
  - FOUND 3/4" IRON ROD PER VOL. 11, PG. 61
  - ⊙ FOUND 5/8" IRON ROD W/ PLASTIC CAP STAMPED "I.E. ENGINEERING"
  - SET 5/8" X 30" IRON ROD W/ PLASTIC CAP STAMPED "LAND MARK SURVEYING, INC."
  - CALCULATED POINT

RECORD INFORMATION

( ) RESUBDIVISION OF FIRST SUBDIVISION OF CLOVERDALE ADDITION TO ROSEBURG, (VOL. 11, PG. 61)

[ ] ROSE VILLAGE FIRST P.U.D., PHASE 1A (VOL. 23, PG. 18)



DESCRIPTIONS

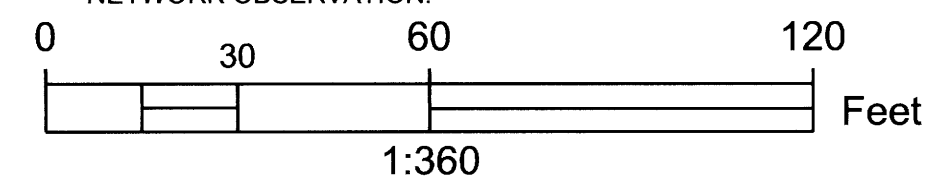
UNIT 1:  
LOT 2, BLOCK 3, RESUBDIVISION OF FIRST SUBDIVISION OF CLOVERDALE ADDITION TO ROSEBURG. ALSO A PORTION OF PARCEL 1, PARTITION 2003-0045 OF THE OFFICIAL PLAT RECORDS OF DOUGLAS COUNTY OREGON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2 INCH IRON PIPE AT THE INITIAL POINT OF SAID SUBDIVISION; THENCE NORTH 88°30'59" EAST 20.00 FEET TO A 5/8 INCH IRON ROD WITH A PLASTIC CAP STAMPED "LAND MARK SURVEYING, INC."; THENCE SOUTH 1°29'01" EAST 149.77 FEET TO A 5/8 INCH IRON ROD WITH A PLASTIC CAP STAMPED "LAND MARK SURVEYING, INC." ON THE NORTHERLY RIGHT OF WAY OF N.W. ALAMEDA AVENUE; THENCE ALONG SAID RIGHT OF WAY 8.67 FEET ALONG THE ARC OF A 225.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS SOUTH 88°36'18" WEST 8.67 FEET TO A 5/8 INCH IRON ROD WITH A PLASTIC CAP STAMPED "I.E. ENGINEERING"; THENCE SOUTH 89°25'07" WEST 11.33 FEET TO A 5/8 INCH IRON ROD WITH A PLASTIC CAP STAMPED "I.E. ENGINEERING" AT THE S.E. CORNER OF SAID LOT 2; THENCE LEAVING SAID RIGHT OF WAY ALONG THE EAST BOUNDARY OF SAID LOT 2 NORTH 1°29'01" WEST 149.58 FEET TO THE POINT OF BEGINNING. ALL SITUATED IN THE SOUTH HALF OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, CONTAINING 0.28 ACRES MORE OR LESS.

UNIT 2  
PARCEL 1, PARTITION 2003-0045, OFFICIAL PLAT RECORDS OF DOUGLAS COUNTY, OREGON EXCEPT THAT PORTION LYING WITHIN ROSE VILLAGE FIRST P.U.D., PHASES 1 AND 1A AND THAT PROPERTY DESCRIBED IN DEED REFERENCE NO. 2004-28092 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.  
ALSO EXCEPTING A PORTION OF PARCEL 1, PARTITION 2003-0045 OF THE OFFICIAL PLAT RECORDS OF DOUGLAS COUNTY OREGON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2 INCH IRON PIPE AT THE INITIAL POINT OF SAID SUBDIVISION; THENCE NORTH 88°30'59" EAST 20.00 FEET TO A 5/8 INCH IRON ROD WITH A PLASTIC CAP STAMPED "LAND MARK SURVEYING, INC."; THENCE SOUTH 1°29'01" EAST 149.77 FEET TO A 5/8 INCH IRON ROD WITH A PLASTIC CAP STAMPED "LAND MARK SURVEYING, INC." ON THE NORTHERLY RIGHT OF WAY OF N.W. ALAMEDA AVENUE; THENCE ALONG SAID RIGHT OF WAY 8.67 FEET ALONG THE ARC OF A 225.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS SOUTH 88°36'18" WEST 8.67 FEET TO A 5/8 INCH IRON ROD WITH A PLASTIC CAP STAMPED "I.E. ENGINEERING"; THENCE SOUTH 89°25'07" WEST 11.33 FEET TO A 5/8 INCH IRON ROD WITH A PLASTIC CAP STAMPED "I.E. ENGINEERING" AT THE S.E. CORNER OF SAID LOT 2; THENCE LEAVING SAID RIGHT OF WAY ALONG THE EAST BOUNDARY OF SAID LOT 2 NORTH 1°29'01" WEST 149.58 FEET TO THE POINT OF BEGINNING. ALL SITUATED IN THE SOUTH HALF OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, CONTAINING 33.23 ACRES MORE OR LESS.

BASIS OF BEARINGS - OREGON COORDINATE REFERENCE SYSTEM (OCRS), COTTAGE GROVE TO CANYONVILLE ZONE NAD83 (2011) EPOCH 2010 PER OREGON REAL TIME GNSS NETWORK OBSERVATION.



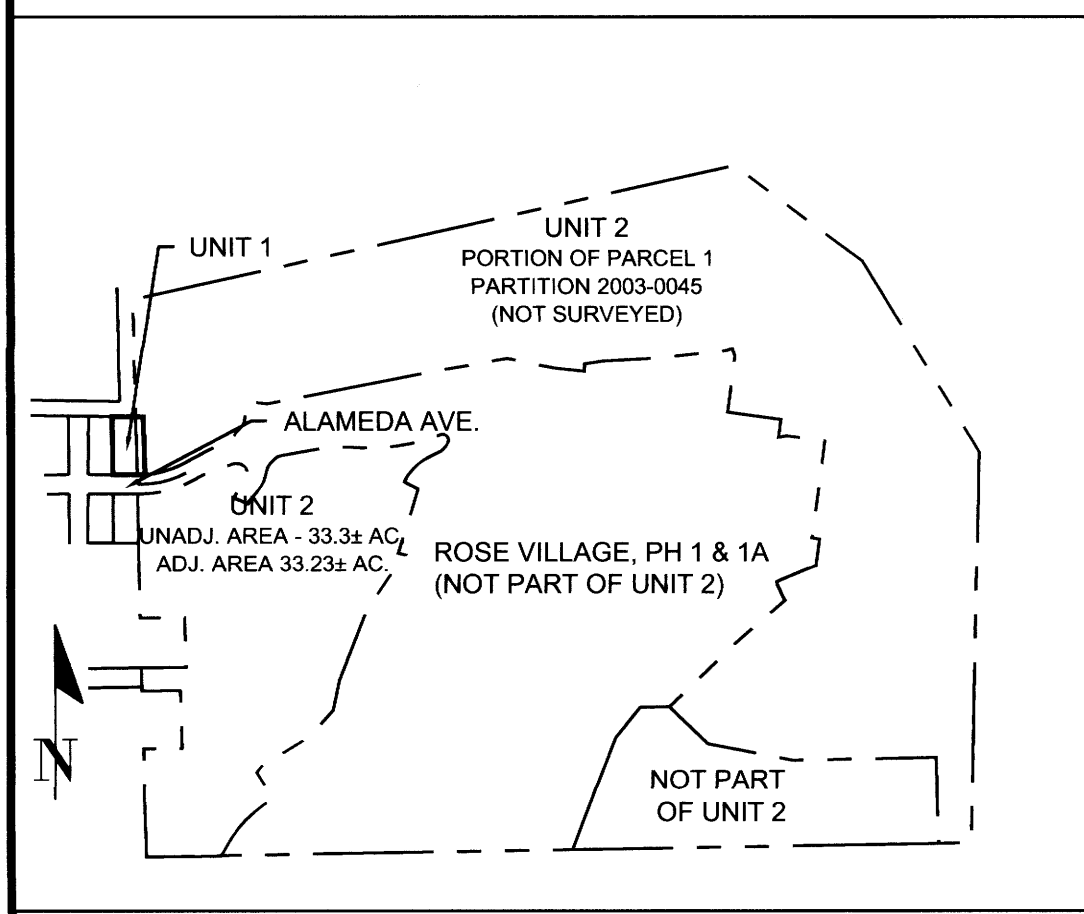
NARRATIVE:

THE PURPOSE OF THE SURVEY WAS TO ADJUST THE BOUNDARY OF LOT 2, BLOCK 3, RESUBDIVISION OF FIRST CLOVERDALE ADDITION IN ACCORDANCE WITH CITY OF ROSEBURG'S ADMINISTRATIVE APPROVAL FILE NO. BLA-20-005.

THE ORIGINAL BOUNDARY OF LOT 2 WAS DETERMINED HOLDING THE FOUND MONUMENTS AT THE NORTHWEST, NORTHEAST AND SOUTHEAST CORNERS. THE SOUTHWEST CORNER WAS COMPUTED AT PROPORTIONATE DISTANCE. THE ADJUSTED BOUNDARY WAS MONUMENTED PER PRELIMINARY MAP.

FIELD CREW: B. HEICHEL & A. WELCH  
OFFICE: HEIMBURGER

EQUIPMENT: TRIMBLE R8 GPS & TRIMBLE S6 ROBOTIC TOTAL STATION



OWNER UNIT 1: DAVID W & LORI K AYRES  
1522 NE ALAMEDA AVE.  
ROSEBURG, OR 97470

OWNER UNIT 2: ROSE VILLAGE LLC  
1572 NE ROCKY RIDGE DRIVE  
ROSEBURG, OR 97470

SANITARY: R.U.S.A.  
WATER: C.O.R. WATER

ZONE UNIT 1: R7.5 - SINGLE FAMILY RES. >7,500 S.F.  
ZONE UNIT 2: R10 - SINGLE FAMILY RES. >10,000 S.F.

ROSEBURG COMMUNITY DEVELOPMENT FILE NO. **BLA-20-005**  
BOUNDARY LINE ADJUSTMENT DEED RECORDING NO. **2020-21468**

APPROVAL: *Shant Gune*  
CITY OF ROSEBURG COMMUNITY DEVELOPMENT DIRECTOR DATE: 1/12/2021

Sheet 1 of 1

**BOUNDARY LINE ADJUSTMENT**  
In the SE & SW 1/4, Section 7  
Township 27 South, Range 5 West, W.M.  
Douglas County, Oregon  
NOVEMBER 4, 2020

FOR: DAVID & LORI AYRES  
1522 NE ALAMEDA AVE.  
ROSEBURG, OREGON 97470

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Mark A. Heimburger*

OREGON  
JULY 16, 1987  
MARK A. HEIMBURGER  
2287  
RENEWS JUNE 30, 2021

LM Land Mark Surveying, Inc.  
•3317 N.E. Stephens St. •Roseburg, Oregon 97470  
•Office (541) 677-9400 •Fax (541) 677-9401  
LM Proj. No. 2020-0064

MAP FILE M177-75