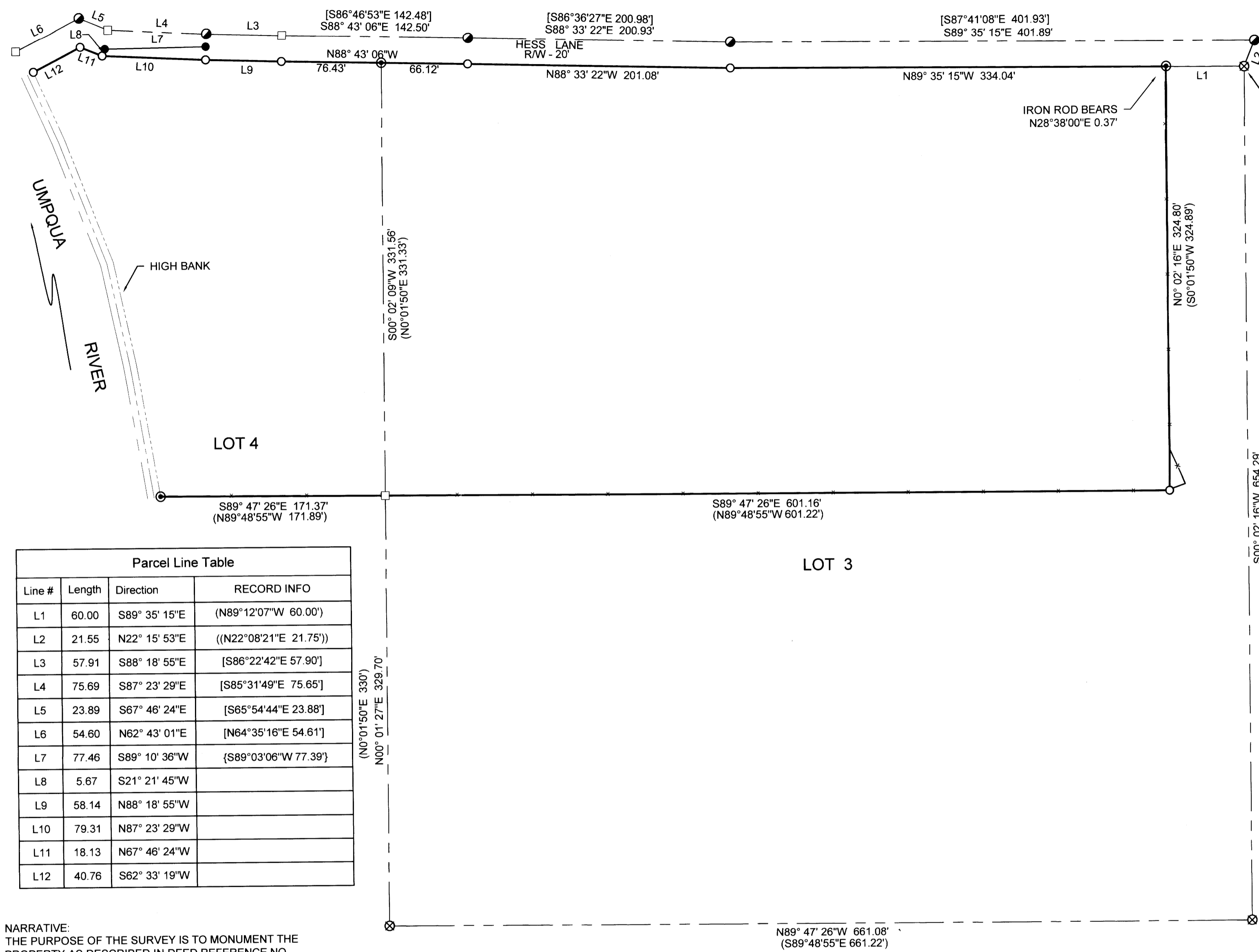


FILED
 Date: 4-15-2021 By: M.
 This survey consists of:
 Map: M179-26
 Narrative:
 Corner Rpt:
 DOUGLAS COUNTY
 SURVEYOR



- LEGEND**
- ⊗ FOUND 5/8" IRON ROD PER M101-12
 - ⊙ FOUND 5/8" IRON ROD PER CS63/80-1
 - FOUND 5/8" IRON ROD W/ CAP STAMPED "HIBBS-LS52989"
 - FOUND 5/8" IRON ROD PER M90-59
 - CALCULATED POINT
 - SET 5/8"X30" IRON ROD W/ CAP STAMPED "LAND MARK SURVEYING, INC."
 - x ——— EXISTING FENCE
- RECORD INFORMATION**
- () CS63/80-1
 - [] M157-21
 - { } M90-59
 - (()) M179-7

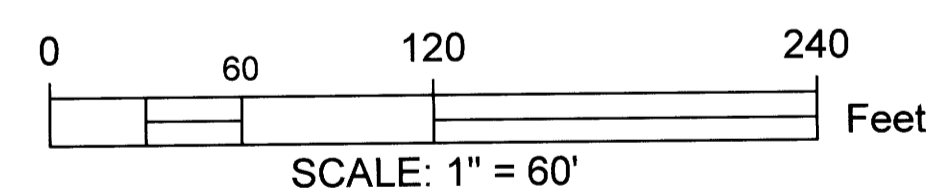
Line #	Length	Direction	RECORD INFO
L1	60.00	S89° 35' 15"E	(N89°12'07"W 60.00')
L2	21.55	N22° 15' 53"E	((N22°08'21"E 21.75'))
L3	57.91	S88° 18' 55"E	[S86°22'42"E 57.90']
L4	75.69	S87° 23' 29"E	[S85°31'49"E 75.65']
L5	23.89	S67° 46' 24"E	[S65°54'44"E 23.88']
L6	54.60	N62° 43' 01"E	[N64°35'16"E 54.61']
L7	77.46	S89° 10' 36"W	{S89°03'06"W 77.39'}
L8	5.67	S21° 21' 45"W	
L9	58.14	N88° 18' 55"W	
L10	79.31	N87° 23' 29"W	
L11	18.13	N67° 46' 24"W	
L12	40.76	S62° 33' 19"W	

NARRATIVE:
 THE PURPOSE OF THE SURVEY IS TO MONUMENT THE PROPERTY AS DESCRIBED IN DEED REFERENCE NO. 2016-11409, DEED RECORDS OF DOUGLAS COUNTY, OREGON.

MONUMENTS PER CS 63/80-1 WERE FOUND AND HELD TO DETERMINE THE SOUTH AND EAST BOUNDARY OF LOTS 3 & 4, BLOCK 3, PLAT 'B', ROSEBURG HOME ORCHARD TRACTS. HOLDING THE SOUTHWEST CORNER OF SAID PROPERTY PER CS63/80-1 PROJECTING A LINE PARALLEL TO THE SOUTH BOUNDARY OF SAID LOTS 3 & 4 TO INTERSECT A LINE PARALLEL AND 60 FEET WEST OF THE EAST LINE OF SAID LOTS.

THE NORTH BOUNDARY WAS DETERMINED TO BE ALONG THE SOUTHERLY RIGHT OF WAY OF HESS LANE AS DEFINED IN COURT DECREE E83-0944. THE SOUTHERLY RIGHT OF WAY WAS DETERMINED HOLDING THE POINTS SET PER M157-21 AND OFFSETTING 20 FEET.

BASIS OF SURVEY PER OREGON REAL-TIME GNSS NETWORK. NAD88(2011), EPOCH 2010.



Sheet 1 of 1

RECORD OF SURVEY
 In Lot 3 & 4, Block 3, Plat 'B', Roseburg Home Orchard Tracts
 In the SW 1/4, Sec. 29, Township 26 South, Range 6 West, W.M.
 Douglas County, Oregon
 April 7, 2021

FOR: Tuscany Ranch, LLC
 1975 Hamilton Ave. #8
 San Jose, CA 95125

REGISTERED PROFESSIONAL LAND SURVEYOR
Mark A. Heimbürger
 OREGON
 JULY 16, 1987
 MARK A. HEIMBURGER
 2287
 RENEWS JUNE 30, 2021

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

LM Proj. No. 2021-0017