

MAP FILE M179-660

FILED  
Date: 8/30/2021 By: [Signature]  
This survey consists of:  
Map: M179-660  
Narrative:  
Corner Rpt:

DOUGLAS COUNTY SURVEYOR

OWNERS: YIT CHAN & QIONG CHI  
1023 NE STEPHENS ST  
ROSEBURG, OR 97470  
R56591 & R56570

PROP. ID ZONING:  
UNIT 1: C3 - GENERAL COMMERCIAL  
UNIT 2: C2 - COMMUNITY COMMERCIAL

COMP PLAN: COMMERCIAL  
WATER: CITY OF ROSEBURG  
SEWER: ROSEBURG URBAN  
SANITARY:

CITY OF ROSEBURG COMMUNITY DEVELOPMENT FILE NO. BLA-21-004.

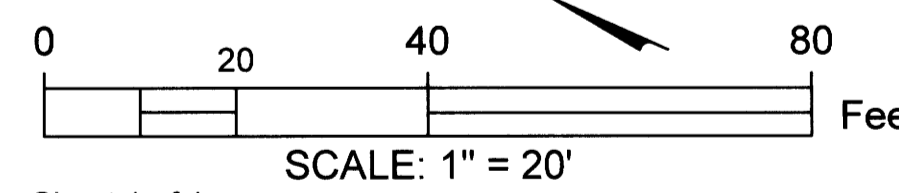
BOUNDARY LINE ADJUSTMENT RESTRICTIVE COVENANT RECORDED IN INSTRUMENT NO. ~~2021-16422~~ 2021-18797

- LEGEND
- FOUND 5/8" IRON ROD W/ CAP STAMPED "HIBBS-LS 52989" (NO RECORD)
  - FOUND 5/8" IRON ROD W/ CAP STAMPED "HIBBS-LS 52989" PER M141-80
  - ⊙ FOUND 5/8" IRON ROD W/ CAP STAMPED "LAND MARK" OR AS NOTED
  - CALCULATED POINT, SEARCHED, NOT FOUND
  - SET 5/8" X 30" IRON ROD WITH CAP STAMPED "LAND MARK SURVEYING, INC."
  - EXISTING CHAIN LINK FENCE
  - x— EXISTING WIRE FENCE

RECORD INFORMATION

- ( ) INSTRUMENT NO. 2015-3801
- [ ] INSTRUMENT NO. 2015-3812
- { } M146-3

BASIS OF BEARINGS - OREGON COORDINATE REFERENCE SYSTEM COTTAGE GROVE-CANYONVILLE ZONE PER OREGON REALTIME GNSS NETWORK (NAD83 2011, EPOCH 2010)



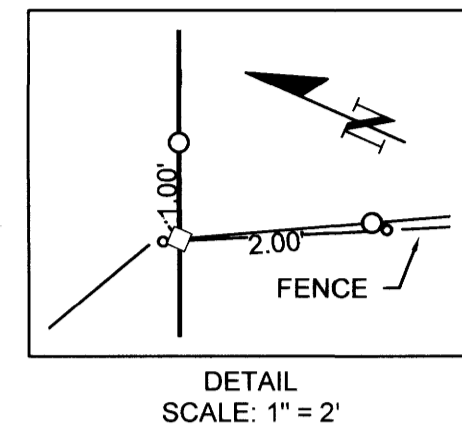
Sheet 1 of 1  
**BOUNDARY LINE ADJUSTMENT**  
In Block 8, Amended Jones Addition to Roseburg  
In the NW & SW 1/4, Sec. 18, T 27 S, R 5 W, W.M.  
Douglas County, Oregon  
Aug. 11, 2021

REGISTERED PROFESSIONAL LAND SURVEYOR  OREGON JULY 16, 1987 MARK A. HEIMBURGER 2287 RENEWS JUNE 30, 2023	FOR: Yit Chan & Qiong Chi 1023 NE Stephens St. Roseburg, OR 97470
	 Land Mark Surveying, Inc. • 3329 N.E. Stephens St. • Roseburg, Oregon 97470 • Office (541) 677-9400 • Fax (541) 677-9401 LM Proj. No. 2020-0116

Parcel Line Table				
Line #	Length	Direction	RECORD INFO	
L1	10.00	N65° 54' 58"E	(N66°46'10"E 10.00')	
L2	8.00	S23° 50' 18"E	[N23°03'17"W 8.00']	
L3	8.00	S23° 56' 49"E	[S22°59'46"E 8.00']	
L4	6.81	S65° 54' 58"W		
L5	13.64	N28° 44' 11"W		
L6	19.06	N36° 47' 36"W		
L7	33.87	N29° 38' 32"W		
L8	10.00	N65° 18' 33"E		

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	40.31	30.27	76.31	N19° 30' 50"E	37.40



**UNIT 1**  
A PARCEL OF LAND LYING IN BLOCK 8, AMENDED JONES ADDITION TO ROSEBURG RECORDED IN VOLUME 3, PAGE 8, PLAT RECORDS OF DOUGLAS COUNTY, OREGON BEING DESCRIBED IN RECORDER'S INSTRUMENT NUMBERS 2013-12289.

**ALSO**, BEGINNING AT A 5/8 INCH IRON ROD WITH A PLASTIC CAP STAMPED "LAND MARK SURVEYING, INC." FROM WHICH THE SOUTHEAST CORNER OF LOT 1, BLOCK 8, AMENDED JONES' ADDITION TO ROSEBURG AS RECORDED IN VOLUME 3, PAGE 8, PLAT RECORDS OF DOUGLAS COUNTY, OREGON BEARS NORTH 65°18'33" EAST 119.73 FEET; THENCE 40.31 FEET ALONG THE ARC OF A NON-TANGENT CURVE WITH A RADIUS OF 30.27 FEET TO THE LEFT, THE CHORD OF WHICH BEARS NORTH 19°30'50" EAST 37.40 TO A 5/8 INCH IRON ROD WITH A PLASTIC CAP STAMPED "LAND MARK SURVEYING, INC."; THENCE NORTH 29°38'32" WEST 33.87 FEET TO A 5/8 INCH IRON ROD WITH A PLASTIC CAP STAMPED "LAND MARK SURVEYING, INC."; THENCE NORTH 36°47'36" WEST 19.06 FEET TO A 5/8 INCH IRON ROD WITH A PLASTIC CAP STAMPED "LAND MARK SURVEYING, INC."; THENCE NORTH 28°44'11" WEST 13.64 FEET; THENCE SOUTH 65°54'58" WEST 6.81 FEET TO A 5/8 INCH IRON ROD WITH A PLASTIC CAP STAMPED "HIBBS LS 52989"; THENCE NORTH 23°50'18" WEST 57.89 FEET TO A 5/8 INCH IRON ROD WITH A PLASTIC CAP STAMPED "HIBBS LS 52989"; THENCE SOUTH 65°52'41" WEST 20.00 FEET A POINT ON THE CENTERLINE OF THE VACATED ALLEY; THENCE ALONG SAID CENTERLINE SOUTH 23°50'18" EAST 150.97 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF IMBLER AVE; THENCE ALONG SAID RIGHT OF WAY NORTH 65°43'47" EAST 10.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.093 ACRES MORE OR LESS.

**UNIT 2**  
A PARCEL OF LAND BEING A PORTION OF THE PROPERTY DESCRIBED IN RECORDER'S INSTRUMENT NUMBER 2015-2245 AND 2015-3812

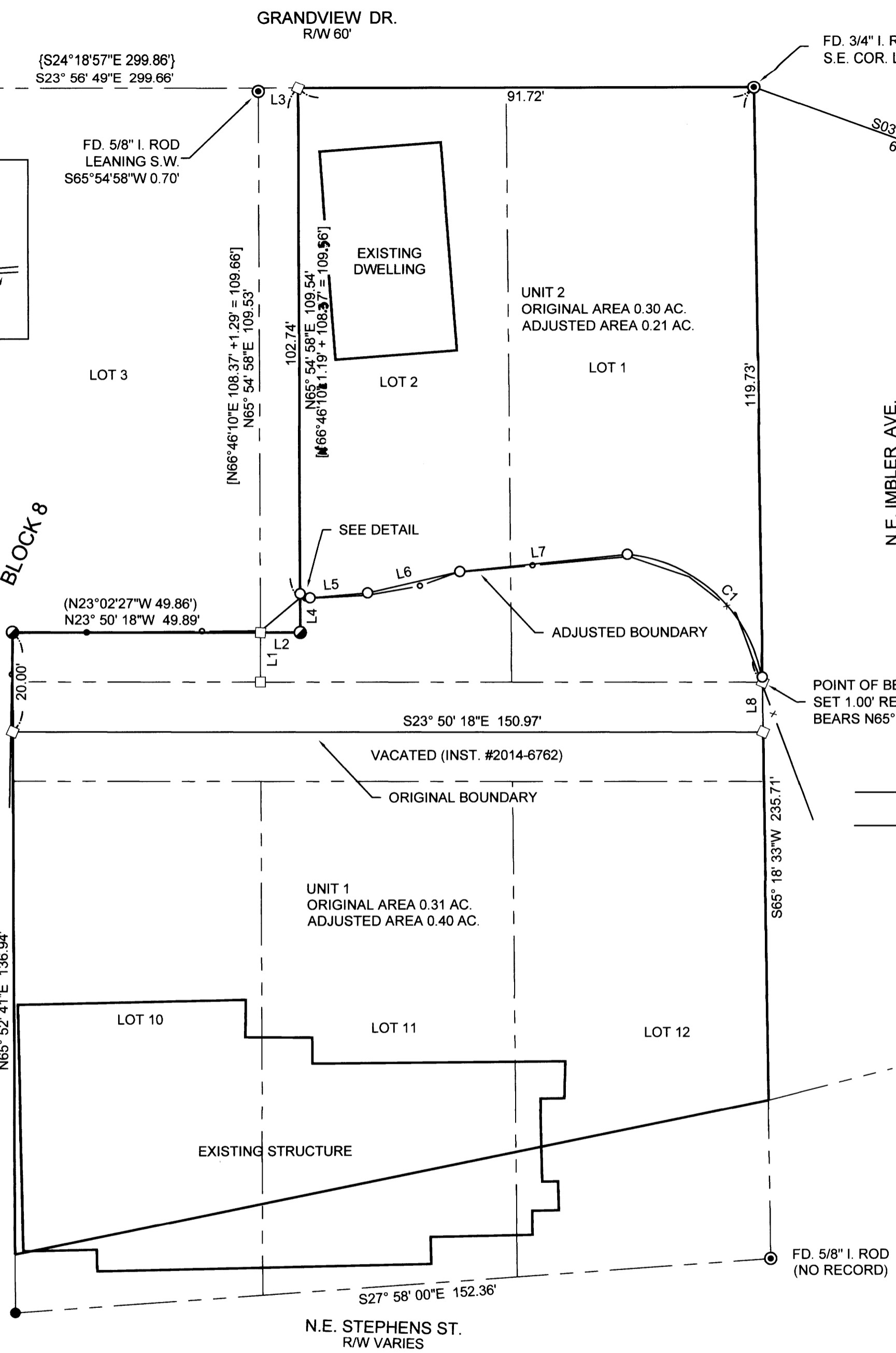
**EXCEPT** THAT PORTION ADJUSTED PER RECORDER'S INSTRUMENT NUMBER 2015-3801.

**ALSO EXCEPTING** BEGINNING AT A 5/8 INCH IRON ROD WITH A PLASTIC CAP STAMPED "LAND MARK SURVEYING, INC." FROM WHICH THE SOUTHEAST CORNER OF LOT 1, BLOCK 8, AMENDED JONES' ADDITION TO ROSEBURG AS RECORDED IN VOLUME 3, PAGE 8, PLAT RECORDS OF DOUGLAS COUNTY, OREGON BEARS NORTH 65°18'33" EAST 119.73 FEET; THENCE 40.31 FEET ALONG THE ARC OF A NON-TANGENT CURVE WITH A RADIUS OF 30.27 FEET TO THE LEFT, THE CHORD OF WHICH BEARS NORTH 19°30'50" EAST 37.40 TO A 5/8 INCH IRON ROD WITH A PLASTIC CAP STAMPED "LAND MARK SURVEYING, INC."; THENCE NORTH 29°38'32" WEST 33.87 FEET TO A 5/8 INCH IRON ROD WITH A PLASTIC CAP STAMPED "LAND MARK SURVEYING, INC."; THENCE NORTH 36°47'36" WEST 19.06 FEET TO A 5/8 INCH IRON ROD WITH A PLASTIC CAP STAMPED "LAND MARK SURVEYING, INC."; THENCE NORTH 28°44'11" WEST 13.64 FEET; THENCE SOUTH 65°54'58" WEST 6.81 FEET TO A 5/8 INCH IRON ROD WITH A PLASTIC CAP STAMPED "HIBBS LS 52989"; THENCE NORTH 23°50'18" WEST 57.89 FEET TO A 5/8 INCH IRON ROD WITH A PLASTIC CAP STAMPED "HIBBS LS 52989"; THENCE SOUTH 65°52'41" WEST 20.00 FEET A POINT ON THE CENTERLINE OF THE VACATED ALLEY; THENCE ALONG SAID CENTERLINE SOUTH 23°50'18" EAST 150.97 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF IMBLER AVE; THENCE ALONG SAID RIGHT OF WAY NORTH 65°43'47" EAST 10.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.093 ACRES MORE OR LESS.

**NARRATIVE**

THE PURPOSE OF THE SURVEY IS TO ADJUST THE COMMON BOUNDARY LINE BETWEEN PROPERTIES DESCRIBED IN INSTRUMENT NUMBER 2015-2245 AND 2013-12289 BEING LOT 1, PART OF LOTS 2 & 3 AND LOTS 10, 11 & 12, BLOCK 8, AMENDED JONES ADDITION TO ROSEBURG, VOLUME 3, PAGE 8. THE SOUTHERLY BOUNDARY OF BLOCK 8 WAS DETERMINED HOLDING THE SOUTHEAST CORNER OF LOT 1 AND THE FOUND 5/8" IRON ROD (NO RECORD). THE ORIGINAL BOUNDARY LINE WAS COMPUTED USING THE FOUND MONUMENTS ALONG THE NORTHERLY BOUNDARY OF THE ADJUSTED BOUNDARY PER INSTRUMENT NUMBER 2015-3812, OFFSETTING 20 FEET AND PROJECTING TO INTERSECT THE SOUTHERLY BOUNDARY OF BLOCK 8. THE NORTH BOUNDARY WAS ESTABLISHED HOLDING THE NORTHWEST CORNER OF LOT 10 PER M141-80 AND THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED IN INSTRUMENT NUMBER 2015-3812. THE ADJUSTED BOUNDARY WAS MONUMENTED IN ACCORDANCE WITH THE TENTATIVE APPROVAL.

EQUIPMENT: TRIMBLE GPS & TRIMBLE TOTAL STATION  
FIELD CREW: A. WELCH  
OFFICE: M. HEIMBURGER



APPROVALS  
  
City of Roseburg, Community Development Director

8/26/21  
Date

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