

MAP FILE M180-3

Owner: Douglas & Marzee Bentley
Property ID: R22516 & R22492
Water: Umpqua Basin
Sewer: Septic
Zoning: 5R
Comp: RCL

FILED
Date: 10-4-2021 By: [Signature]
This survey consists of:
Map: M180-3
Narrative:
Corner Rpt:
DOUGLAS COUNTY SURVEYOR

PLANNING DEPARTMENT FILE NO. M21-049
RESTRICTIVE COVENANT INSTRUMENT NO. 2021-19001

APPROVAL:
[Signature] 10/4/2021
DOUGLAS COUNTY PLANNING DIRECTOR DATE

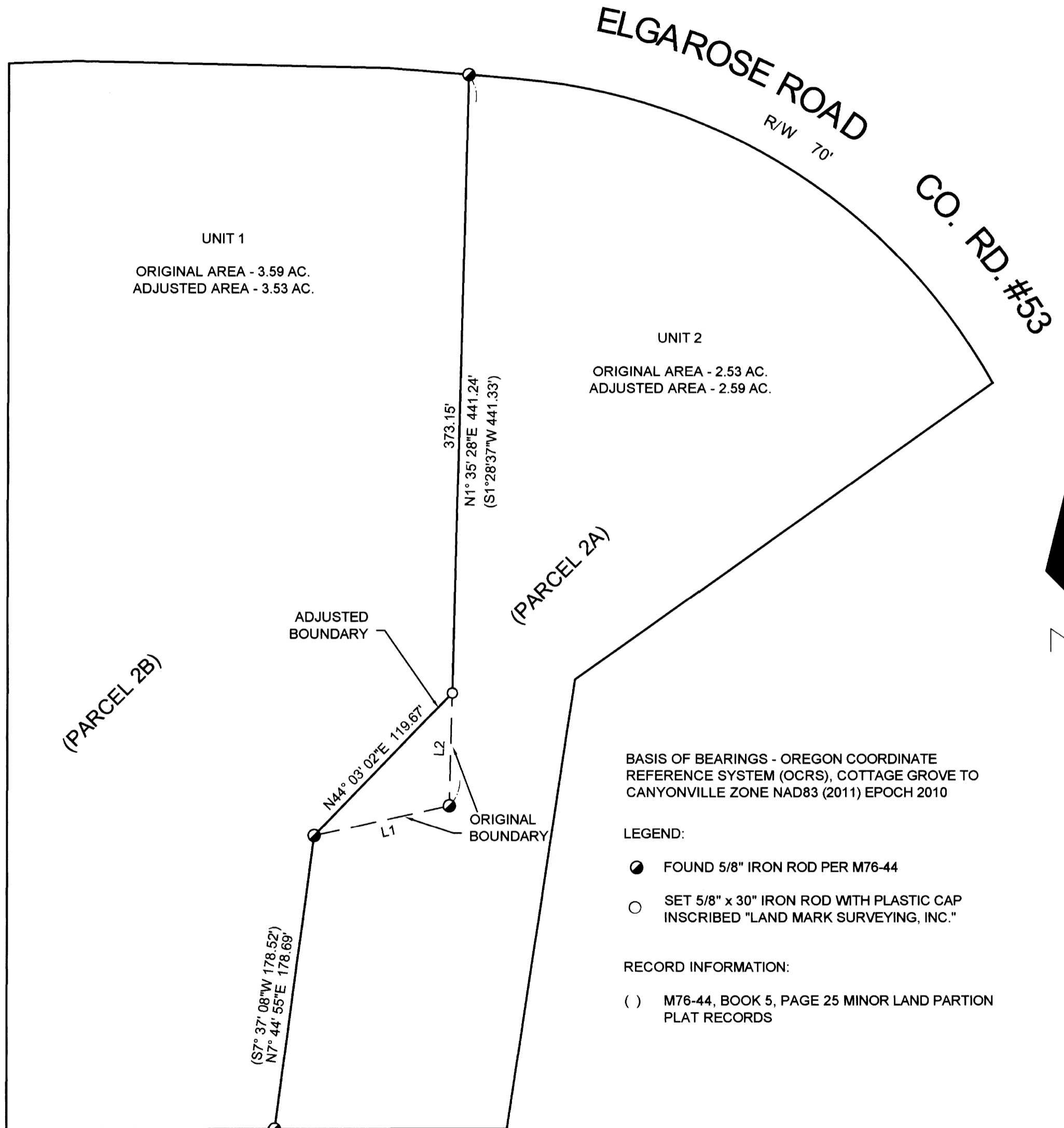
DESCRIPTIONS:
UNIT 1:
A PARCEL OF LAND BEING A PORTION OF PARCEL 2B OF MINOR LAND PARTITION RECORDED IN BOOK 5, PAGE 25, OF THE MINOR LAND PARTITION PLAT RECORDS OF DOUGLAS COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2B OF SAID MINOR LAND PARTITION
EXCEPTING THEREFROM: BEGINNING AT A 5/8" INCH IRON ROD FROM WHICH THE SOUTHWEST CORNER OF PARCEL 2A OF SAID MINOR LAND PARTITION BEARS SOUTH 7° 44' 55" WEST 178.69 FEET; THENCE NORTH 44° 03' 02" EAST 119.67 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP INSCRIBED "LAND MARK SURVEYING, INC."; THENCE SOUTH 1° 35' 29" WEST 68.09 FEET TO A 5/8" INCH IRON ROD; THENCE SOUTH 77° 33' 27" WEST 83.27 FEET TO THE POINT OF BEGINNING; , ALL SITUATED IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, CONTAINING 3.53 ACRES MORE OR LESS.

UNIT 2:
A PARCEL OF LAND LOCATED IN PARCEL 2A AND A PORTION OF PARCEL 2B OF MINOR LAND PARTITION RECORDED IN BOOK 5, PAGE 25, OF THE MINOR LAND PARTITION PLAT RECORDS OF DOUGLAS COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2A OF SAID MINOR LAND PARTITION
ALSO: A PORTION OF PARCEL 2B OF SAID MINOR LAND PARTITION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8" INCH IRON ROD FROM WHICH THE SOUTHWEST CORNER OF PARCEL 2A OF SAID MINOR LAND PARTITION BEARS SOUTH 7° 44' 55" WEST 178.69 FEET; THENCE NORTH 44° 03' 02" EAST 119.67 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP INSCRIBED "LAND MARK SURVEYING, INC."; THENCE SOUTH 1° 35' 29" WEST 68.09 FEET TO A 5/8" INCH IRON ROD; THENCE SOUTH 77° 33' 27" WEST 83.27 FEET TO THE POINT OF BEGINNING; , ALL SITUATED IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, CONTAINING 2.59 ACRES MORE OR LESS.

NARRATIVE
THE PURPOSE OF THE SURVEY IS TO ADJUST THE BOUNDARY LINE BETWEEN PARCELS 2A AND 2B OF MINOR LAND PARTITION RECORDED IN BOOK 5, PAGE 25, OF THE MINOR LAND PARTITION PLAT RECORDS OF DOUGLAS COUNTY AND FILED AS M76-44 DOUGLAS COUNTY SURVEYOR'S RECORDS.
FOUND MONUMENTS WERE HELD AND THE BOUNDARY LINE WAS ADJUSTED PER PLANNING DEPARTMENT FILE M21-049.
EQUIPMENT: TRIMBLE R10 GPS & S6 ROBOTIC TOTAL STATION
FIELD CREW: A. WELCH & Z. HOLLAND
OFFICE: A. WELCH & B. HEICHEL

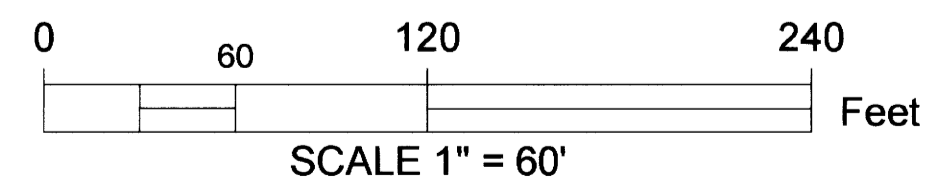


BASIS OF BEARINGS - OREGON COORDINATE REFERENCE SYSTEM (OCRS), COTTAGE GROVE TO CANYONVILLE ZONE NAD83 (2011) EPOCH 2010

- LEGEND:
- FOUND 5/8" IRON ROD PER M76-44
 - SET 5/8" x 30" IRON ROD WITH PLASTIC CAP INSCRIBED "LAND MARK SURVEYING, INC."

RECORD INFORMATION:
() M76-44, BOOK 5, PAGE 25 MINOR LAND PARTITION PLAT RECORDS

Line #	Length	Direction	RECORD INFO
L1	83.27'	S77° 33' 27"W	(S77° 19' 30"W 83.35')
L2	68.09'	S01° 35' 29"W	



Sheet 1 of 1
BOUNDARY LINE ADJUSTMENT
Located In SE 1/4, Sec. 35
Township 26 South, Range 7 West, W.M.
Douglas County, Oregon
September 2021

FOR: Douglas & Marzee Bentley
1560 Elgarose Rd.
Roseburg, OR 97471

REGISTERED PROFESSIONAL LAND SURVEYOR
Bartton M. Heichel
OREGON
AUGUST 17, 2009
BARTTON M. HEICHEL
1640 PLS
RENEWS JUNE 30, 2023

LM Land Mark
Surveying, Inc.
•3329 N.E. Stephens St •Roseburg, Oregon 97470
•Office (541) 677-9400 •Fax (541) 677-9401

LM Proj. No. 2021-0105

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