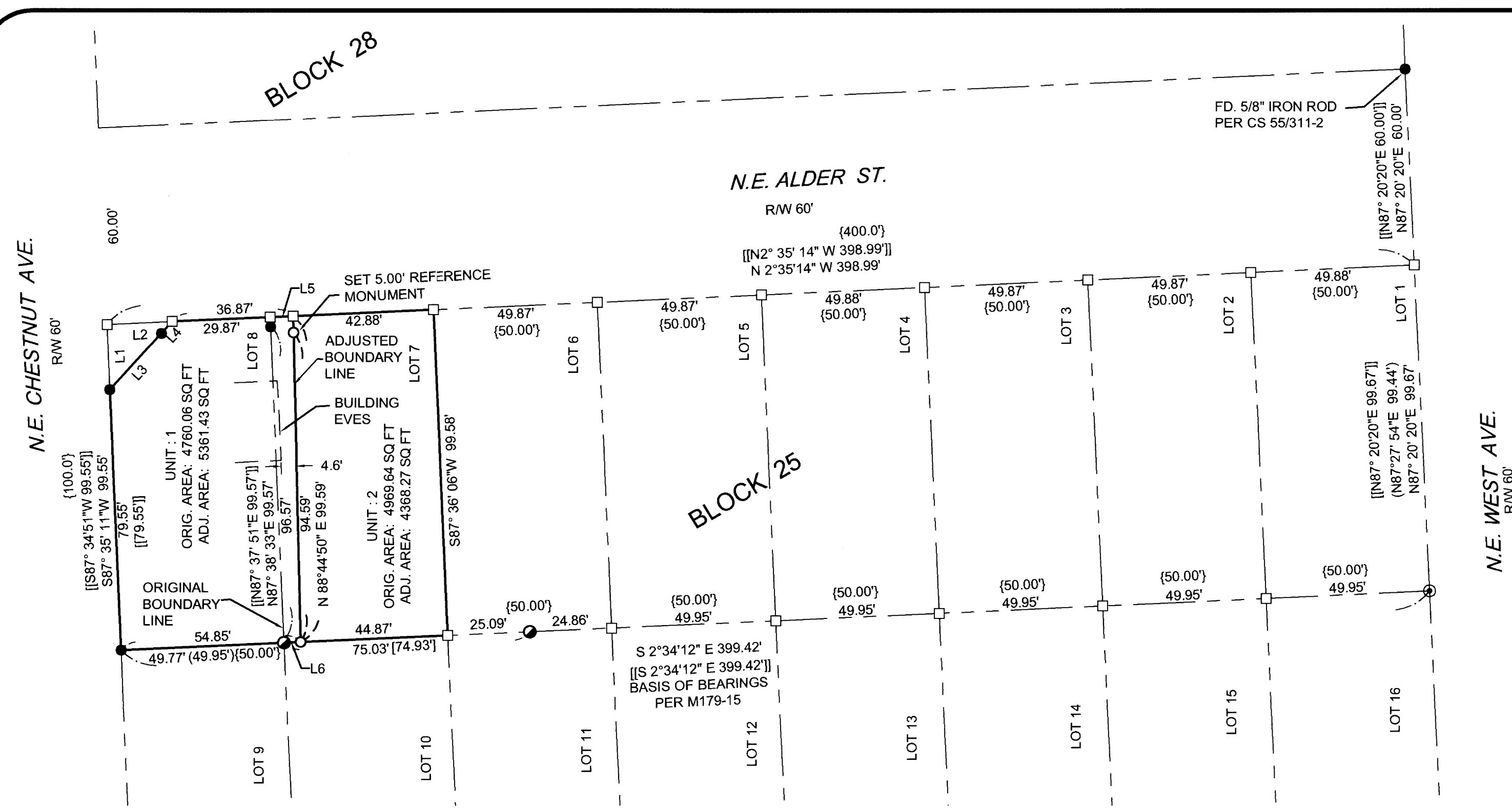


FILED
 Date: 10-11-2021 By: [Signature]
 This survey consists of:
 Map: M180-5
 Narrative:
 Corner Rpt:
 DOUGLAS COUNTY
 SURVEYOR

MAP FILE M180-5



NARRATIVE:

PURPOSE: ADJUST THE BOUNDARY LINE BETWEEN LOTS 7 AND 8, BLOCK 25, RIVERSIDE ADDITION TO ROSEBURG IN ACCORDANCE WITH THE CITY OF ROSEBURG COMMUNITY DEVELOPMENT FILE NO. BLA-21-011.

PROCEDURE: THE SOUTHWEST CORNER OF LOT 8 WAS SET PREVIOUSLY PER M86-9 AND WAS HELD.

THE SOUTHWEST CORNER OF LOT 1 WAS SET PREVIOUSLY PER M118-58 AND WAS HELD.

THE SOUTHWEST CORNER OF LOT 8 WAS COMPUTED AT THE RECORD DISTANCE FROM THE FOUND 3.00' REFERENCE PIN PER M179-15

THE SOUTHWEST CORNER OF BLOCK 25 WAS COMPUTED AT THE RECORD BEARING AND DISTANCE FROM THE SOUTHWEST CORNER OF LOT 1 PER M179-15

THE SOUTHWEST CORNER OF LOT 7 WAS SET AT PROPORTIONATE DISTANCE BETWEEN THE SOUTHWEST CORNER OF LOT 1 AND THE SOUTHWEST CORNER OF LOT 8.

THE SOUTHWEST CORNER OF LOT 7 WAS SET AT PROPORTIONATE DISTANCE BETWEEN THE COMPUTED SOUTHWEST CORNER OF LOT 8 AND THE COMPUTED SOUTHWEST CORNER OF BLOCK 25.

THE ADJUSTED BOUNDARY LINE BETWEEN LOTS 7 AND 8 WAS MONUMENTED PER THE CITY OF ROSEBURG COMMUNITY DEVELOPMENT FILE NUMBER: BLA-21-011

FIELD CREW: A WELCH & Z HOLLAND
 OFFICE: B. HEICHEL

EQUIPMENT: TRIMBLE S6 TOTAL STATION

OWNERS: WIKSTROM FAMILY TRUST
 PROPERTY ID: R58817 & R58824
 WATER: CITY OF ROSEBURG
 SEWER: RUSA
 PROPERTY ZONING: MIXED USE (MU)
 COMPREHENSIVE PLAN: INDUSTRIAL (IND)

CITY OF ROSEBURG COMMUNITY DEVELOPMENT FILE NO.: BLA-21-011

RESTRICTIVE COVENANT INSTRUMENT NUMBER: 2021-18998

APPROVAL:

[Signature]
 ROSEBURG COMMUNITY DEVELOPMENT DIRECTOR
 10/06/2021
 DATE

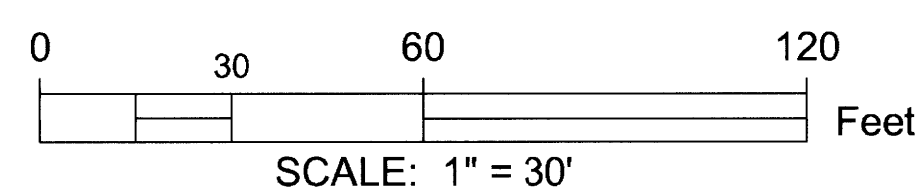
Parcel Line Table			
Line #	Length	Direction	RECORD INFO
L1	20.00	N87° 35' 11"E	[[S87°34' 51"W 20.00']]
L2	20.00	S02° 35' 14"E	[[N2°35' 14"W 20.00']]
L3	23.33	S47° 30' 01"E	[[S47°30'01"E 23.33']]
L4	5.00	S47° 30' 01"E	[[S47°30'01"E 5.00']]
L5	7.00	S02° 35' 14"E	
L6	5.08	N02° 34' 12"W	

LEGEND:

- FOUND 5/8" IRON ROD PER M86-9
- FOUND 5/8" IRON ROD PER M179-15 OR AS NOTED
- ⊙ FOUND 5/8" IRON ROD PER M118-58
- SET 5/8" x 30" IRON ROD W/ PLASTIC CAP STAMPED "LAND MARK SURVEYING, INC."
- CALCULATED POINT

RECORD INFORMATION:

- () M118-58
- [] M86-9
- { } RIVERSIDE ADDITION TO ROSEBURG VOL. 1, PG. 10
- [[]] M179-15



DESCRIPTIONS:

UNIT 1:

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 8, BLOCK 25, RIVERSIDE ADDITION TO ROSEBURG

EXCEPTING THEREFROM: THAT PART CONVEYED TO THE CITY OF ROSEBURG BY DEED, RECORDER'S NUMBER 1999-8256, DEED RECORDS OF DOUGLAS COUNTY, OREGON

ALSO: A PORTION OF LOT 7, BLOCK 25, RIVERSIDE ADDITION TO ROSEBURG BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7; THENCE ALONG THE EAST BOUNDARY OF LOT 7 SOUTH 2° 35' 14" EAST 7.00 FEET TO A POINT; THENCE LEAVING SAID EAST BOUNDARY SOUTH 88° 44' 50" WEST 99.59 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP INSCRIBED "LAND MARK SURVEYING, INC." ON THE WEST BOUNDARY OF SAID LOT 7; THENCE ALONG THE WEST BOUNDARY OF SAID LOT 7 NORTH 2° 34' 12" WEST 5.08 FEET TO A 5/8 INCH IRON ROD AT THE NORTHWEST CORNER OF SAID LOT 7; THENCE LEAVING SAID WEST BOUNDARY AND ALONG THE NORTH BOUNDARY OF SAID LOT 7 NORTH 87° 38' 33" EAST 99.57 FEET TO THE POINT OF BEGINNING, CONTAINING 5361.43 SQUARE FEET MORE OR LESS.

UNIT 2:

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 7, BLOCK 25, RIVERSIDE ADDITION TO ROSEBURG

EXCEPTING THEREFROM: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7; THENCE ALONG THE EAST BOUNDARY OF LOT 7 SOUTH 2° 35' 14" EAST 7.00 FEET TO A POINT; THENCE LEAVING SAID EAST BOUNDARY SOUTH 88° 44' 50" WEST 99.59 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP INSCRIBED "LAND MARK SURVEYING, INC." ON THE WEST BOUNDARY OF SAID LOT 7; THENCE ALONG THE WEST BOUNDARY OF SAID LOT 7 NORTH 2° 34' 12" WEST 5.08 FEET TO A 5/8 INCH IRON ROD AT THE NORTHWEST CORNER OF SAID LOT 7; THENCE LEAVING SAID WEST BOUNDARY AND ALONG THE NORTH BOUNDARY OF SAID LOT 7 NORTH 87° 38' 33" EAST 99.57 FEET TO THE POINT OF BEGINNING, CONTAINING 4369.64 SQUARE FEET MORE OR LESS.

Sheet 1 of 1

BOUNDARY LINE ADJUSTMENT

Located in the NE 1/4 of Section 13,
 Township 27 South, Range 6 West, W.M.
 Douglas County, Oregon
 September 2021

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

FOR: Jeff Wikstrom
 3267 W Normandy Ave.
 Roseburg, OR 97471

[Signature]
 BARTTON M. HEICHEL

LM Land Mark
 Surveying, Inc.

OREGON
 AUGUST 17, 2009
 BARTTON M. HEICHEL
 1640 PLS
 RENEWS JUNE 30, 2023

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

LM Proj. No. 2021-0110

MAP FILE M180-5