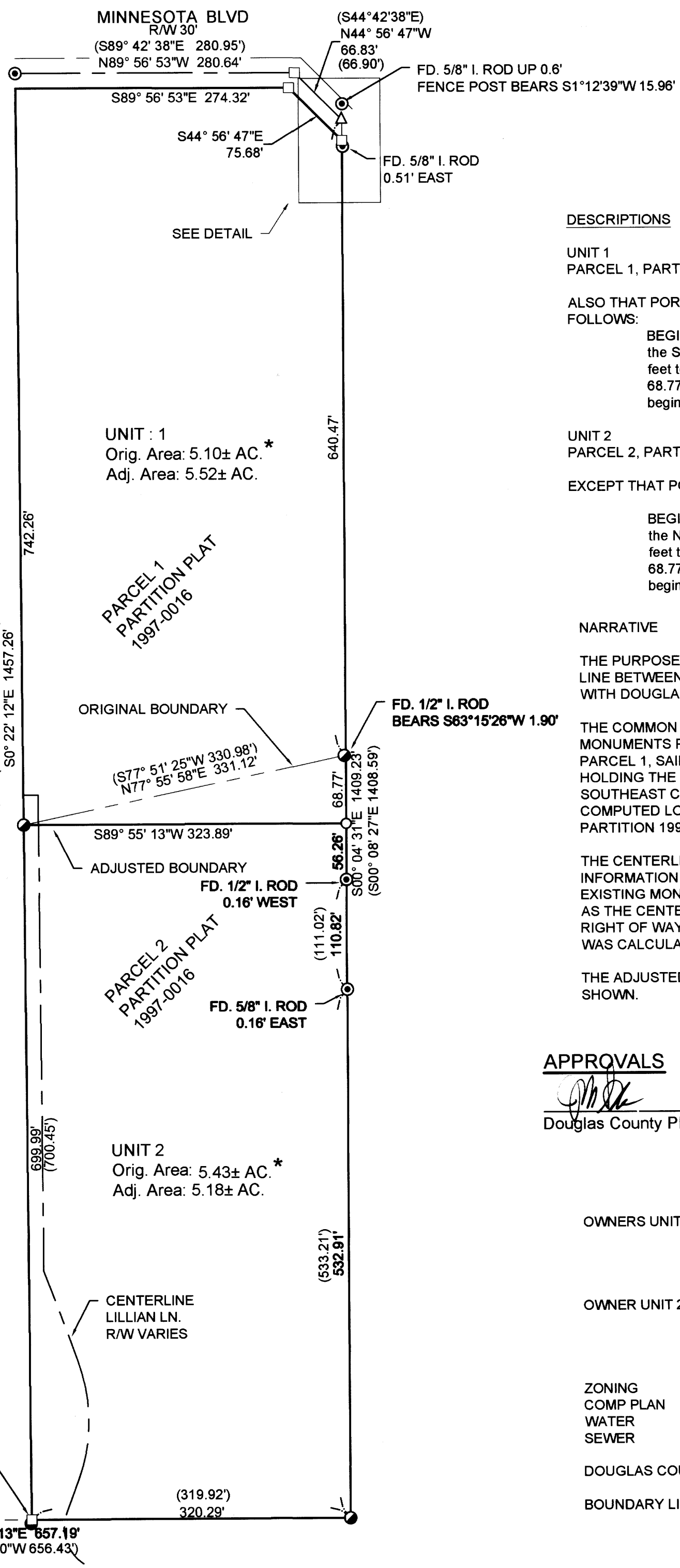


MAP FILE M180-516

FILED
Date: 3-10-2022 By: [Signature]
This survey consists of:
Map: M180-516
Narrative: _____
Corner Rpt: _____
DOUGLAS COUNTY
SURVEYOR



DESCRIPTIONS

UNIT 1
PARCEL 1, PARTITION 1997-0016

ALSO THAT PORTION OF PARCEL 2, PARTITION 1997-0016 DESCRIBED AS FOLLOWS:

BEGINNING at 5/8 inch iron rod with a cap stamped "M.E. FARR 1181" at the Southwest corner of said Parcel 1; thence North 77°55'58" East 331.12 feet to the Southeast corner of said Parcel; thence South 00°04'31" East 68.77 feet; thence South 89°55'13" West 323.89 feet; to the point of beginning. containing 0.256 acres more or less.

UNIT 2
PARCEL 2, PARTITION 1997-0016

EXCEPT THAT PORTION OF SAID PARCEL 2 DESCRIBED AS FOLLOWS:

BEGINNING at 5/8 inch iron rod with a cap stamped "M.E. FARR 1181" at the Northwest corner of said Parcel 2; thence North 77°55'58" East 331.12 feet to the Northeast corner of said Parcel; thence South 00°04'31" East 68.77 feet; thence South 89°55'13" West 323.89 feet; to the point of beginning. containing 0.256 acres more or less.

NARRATIVE

THE PURPOSE OF THE SURVEY IS TO ADJUST THE COMMON PROPERTY LINE BETWEEN TAX LOT 701 & TAX LOT 706, MAP 260734D IN ACCORDANCE WITH DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. M21-061.

THE COMMON BOUNDARY WAS DETERMINED HOLDING CERTAIN MONUMENTS PER PARTITION PLAT 1997-0016. THE NORTHEAST CORNER OF PARCEL 1, SAID PARTITION WAS DETERMINED TO BE THE FENCE CORNER. HOLDING THE FENCE CORNER RESULTED IN THE MONUMENT AT THE SOUTHEAST CORNER OF PARCEL 1 TO BE 1.9 FEET SOUTHWEST OF THE COMPUTED LOCATION. IT APPEARS THAT THE MONUMENT AS SET PER PARTITION 1997-0016 COULD HAVE BEEN SET AS A REFERENCE.

THE CENTERLINE OF MINNESOTA BLVD. WAS COMPUTED USING RECORD INFORMATION PER SAID PLAT AND THE LINE ROTATED AND SCALED TO FIT EXISTING MONUMENTS. THE NORTH BOUNDARY OF PARCEL 1 IS SHOWN AS THE CENTERLINE OF MINNESOTA BLVD. WE FIND NO EVIDENCE OF THE RIGHT OF WAY BEING VACATED THEREFORE THE BOUNDARY OF PARCEL 1 WAS CALCULATED 15 FEET SOUTH OF THE CENTERLINE.

THE ADJUSTED BOUNDARY WAS COMPUTED AND MONUMENTED AS SHOWN.

APPROVALS

[Signature] 3/10/2022
Douglas County Planning Director Date

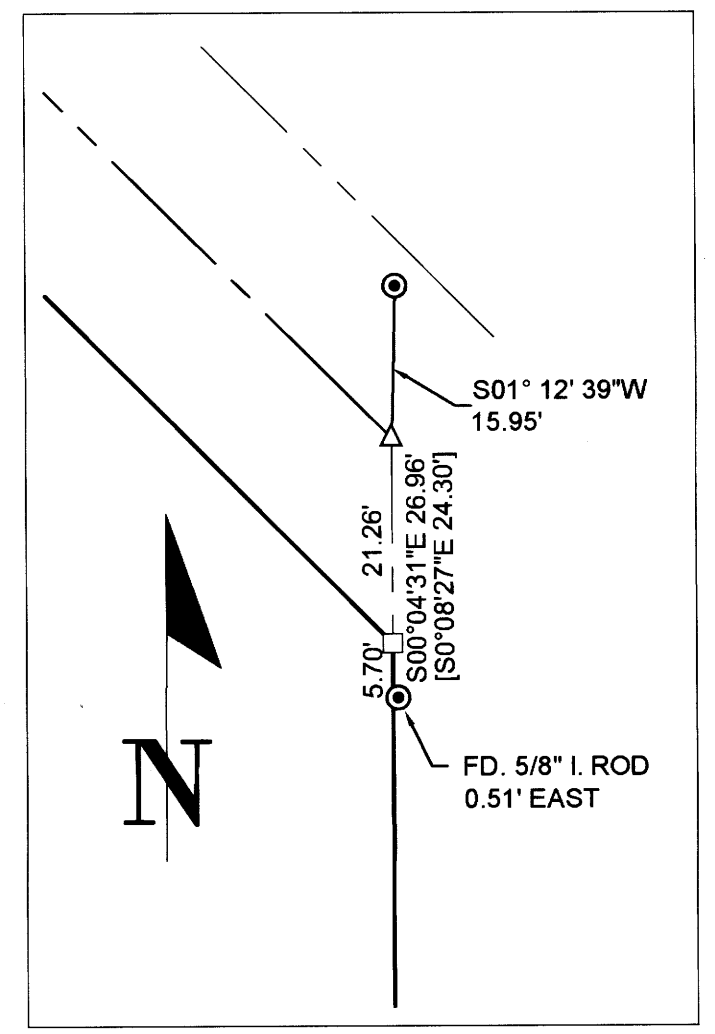
OWNERS UNIT 1 J & R WAKEFIELD FAMILY TRUST
563 LILLIAN LN
ROSEBURG, OR 97470
PROP. ID R23300 & R23308

OWNER UNIT 2 ANNA KIRCHER
457 LILLIAN LN.
ROSEBURG, OR 97470
PROP. ID R23324 & R134102

ZONING UNIT 1 & UNIT 2 5R - RURAL RESIDENTIAL
COMP PLAN RC5 - COMMITTED - 5 ACRES
WATER UBWA
SEWER SEPTIC

DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. M21-061.

BOUNDARY LINE ADJUSTMENT DEED RECORDING NUMBER: 2022-4228



DETAIL
SCALE: 1" = 20'

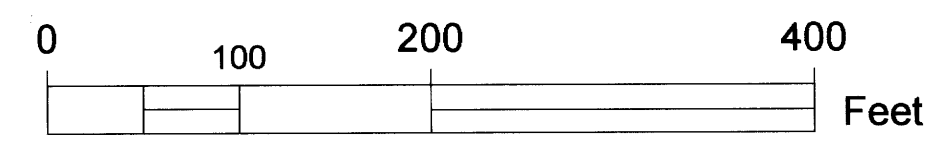
- LEGEND
- FOUND 5/8" IRON ROD UNLESS NOTED
- FOUND 5/8" IRON ROD W/ CAP STAMPED "M.E. FARR 1181"
- △ FOUND EXISTING FENCE POST
- CALCULATED POINT
- SET 5/8" x 30" IRON ROD WITH CAP STAMPED "LAND MARK SURVEYING, INC."

RECORD INFORMATION
() PER PARTITION 1997-0016
[] PER M93-27

- NOTE:
- 1. ORIGINAL AREAS SHOWN ARE PER ASSESSOR'S MAP. AREA OF PARCEL 1 PER PARTITION 1996-0016 IS 5.34 ACRES INCLUDING HALF OF THE RIGHT OF WAY OF MINNESOTA BLVD. & IS 5.26 ACRES EXCLUDING THE RIGHT OF WAY AS DETERMINED BY THIS SURVEY.
- 2. NO STRUCTURES WITHIN 10' OF THE ADJUSTED BOUNDARY.

5/8" I. ROD W/ FARR CAP BEARS S11°39'20"W 3.75' (IN EXISTING SLIDE)

Basis of Bearing: NAD83 2011 (epoch 2010) Oregon
Coordinate Reference System, Cottage Grove -
Canyonville Zone, Per OAR 734.



Sheet 1 of 1

BOUNDARY LINE ADJUSTMENT
In the SE 1/4, Section 34
Township 26 South, Range 7 West, W.M.
Douglas County, Oregon
April 26, 2021

REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]
OREGON
JULY 16, 1987
MARK A. HEIMBURGER
2287
RENEWS JUNE 30, 2023

FOR: Rosemarie Wakefield
563 Lillian Lane
Roseburg, OR 97471
LM Land Mark
Surveying, Inc.
3317 N.E. Stephens St. • Roseburg, Oregon 97470
Office (541) 677-9400 • Fax (541) 677-9401

LM Proj. No. 2021-0035

MAP FILE M180-516