

MAP FILE M181-46

DESCRIPTIONS

FILED
Date: 11-29-2022 By: Dr
This survey consists of:
Map: M181-46
Narrative:
Corner Rpt:
DOUGLAS COUNTY SURVEYOR

Parcel Line Table			
Line #	Length	Direction	RECORD INFO
L1	21.82	S25° 27' 18"W	{S24°40'44"W 21.82}
L2	21.47	N64° 32' 42"W	{N65°19'16"W 21.47}
L3	15.98	N86° 24' 51"W	
L4	1.94	S04° 11' 29"W	[N5°03'20"E 1.94]

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Record Info.
C1	64.72	170.00	21.81	N75° 26' 04"W	64.33	{N76°12'38"W 64.33}
C2	60.09	5685.58	0.61	S2° 51' 53"W	60.09	{(S2°12'42"W 59.96)}

UNIT 1
BEGINNING at a 5/8 inch iron rod with a plastic cap stamped "LAND MARK SURVEYING, INC" from which the N.E. Corner of Parcel 1, Partition 2015-0007 bears South 86°25'28" East 276.48 feet and South 0°43'22" West 138.01 feet; thence North 86°25'28" West 126.79 feet to a 5/8 inch iron rod with a plastic cap stamped "LAND MARK SURVEYING, INC" on the easterly Right of Way of N.E. Stephens Street; thence along said Right of Way along an offset spiral the chord of which bears North 03°50'03" East 25.07 feet to a bent 5/8 inch iron rod; thence North 04°33'20" East 81.47 feet to a 5/8 inch iron rod; thence North 41°35'23" East 43.57 feet; thence North 04°11'29" East 1.94 feet to a 5/8 inch iron rod with a plastic cap stamped "BTS ENG-SUV"; thence LEAVING SAID Right of Way along the southerly Right of Way of Edenbower Blvd. South 86°24'51" East 15.98 feet; thence 64.72 feet along the arc of a curve with a radius of 170.00 feet to the right, the chord of which bears South 75°26'04" East 64.33; thence South 64°32'42" East 21.47 feet to a 5/8 inch iron rod with a plastic cap stamped "LAND MARK SURVEYING, INC"; thence South 03°52'08" West 122.53 feet to the point of beginning, containing 0.39 acres more or less.

UNIT 2
BEGINNING at 5/8 inch iron rod with plastic cap marked "I.E. ENGINEERING" from which the N.E. Corner of Parcel 1, Partition 2015-0007 bears South 0°43'22" West 138.01 feet; thence North 00°43'22" East 142.91 feet to a 5/8 inch iron rod with plastic cap marked "I.E. ENGINEERING"; thence North 86°24'51" West 260.61 feet to a point on the easterly Right of Way of Edenbower Blvd.; thence along said Right of Way South 25°27'18" West 21.82 feet to a 5/8 inch iron rod with a plastic cap stamped "LAND MARK SURVEYING, INC"; thence leaving said Right of Way South 03°52'08" West 122.53 feet to a 5/8 inch iron rod with a plastic cap stamped "LAND MARK SURVEYING, INC"; thence South 86°25'28" East 276.48 feet; to the point of beginning, containing 0.89 acres more or less.

NARRATIVE
The purpose of the survey is to demarcate the boundary line adjustment per City of Roseburg Administrative Approval, File No. BLA-22-010.

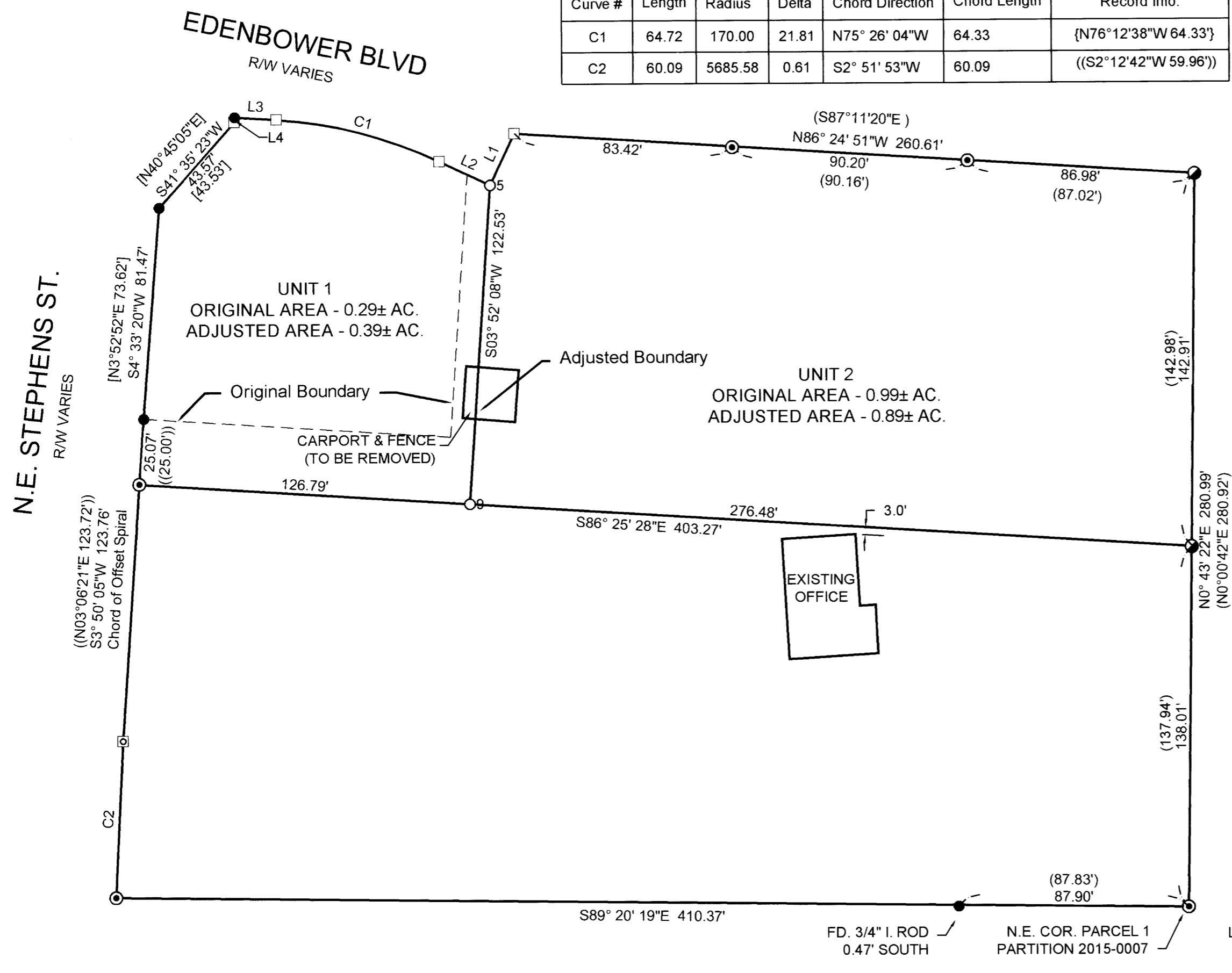
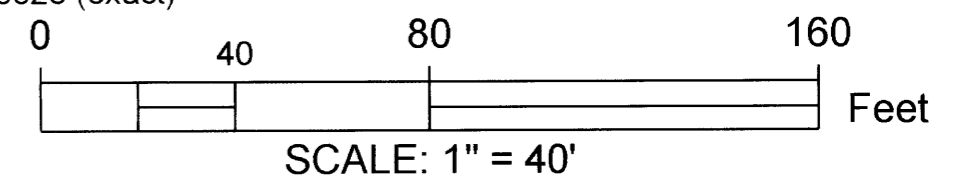
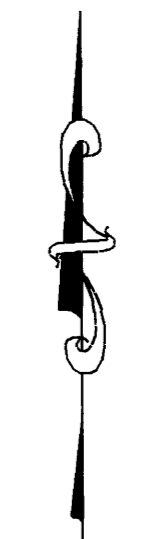
The exterior boundary was computed holding found monuments per M163-48, and 125-18 along with record information per Street Dedication recorded in Instrument No. 2008-2582. The Adjusted Boundary was monumented as shown.

BASIS OF BEARINGS

OREGON COORDINATE REFERENCE SYSTEM - COTTAGE GROVE - CANYONVILLE ZONE PER STATIC GPS OBSERVATIONS HOLDING CORS STATIONS "RSBG", "DDSN" AND NGS MONUMENT "J 749".

COTTAGE GROVE-CANYONVILLE ZONE
Transverse Mercator projection
North American Datum of 1983

Standard parallel & grid origin: 42° 50' 00" N
Central meridian: 123° 20' 00" W
False northing: 0.000 m
False easting: 50 000.000 m
Standard parallel scale: 1.000 0023 (exact)



OWNER: LIDO LLC
P.O. BOX 605
WINCHESTER, OR 97495

WATER: CITY OF ROSEBURG
SAN. SEWER: R.U.S.A
ZONE: C3 - GENERAL COMMERCIAL
COMP: COMMERCIAL

APPROVALS
[Signature]
CITY OF ROSEBURG COMMUNITY DEVELOPMENT DIRECTOR
PLANNING DEPT. FILE NUMBER: BLA - 22-10
DATE: 11/29/2022

BOUNDARY LINE ADJUSTMENT RESTRICTIVE COVENANT RECORDED AS: 2022-16495

- LEGEND**
- FD. 5/8" IRON ROD OR AS NOTED
 - ⊙ FD. 5/8" IRON ROD W/ CAP STAMPED "LAND MARK SURVEYING, INC."
 - FD. 5/8" IRON ROD W/ CAP STAMPED "I.E. ENGINEERING"
 - ⊠ FD. 5/8" IRON ROD W/ CAP STAMPED "ODOT R/W"
 - CALCULATED POINT
 - SET 5/8" x 30" IRON ROD WITH CAP STAMPED "LAND MARK SURVEYING, INC."

RECORD INFORMATION
() M163-48
[] M125-18
{ } INSTRUMENT NO. 2008-2582
(()) M137-76

Sheet 1 of 1

BOUNDARY LINE ADJUSTMENT
In the SE 1/4, Section 1
Township 27 South, Range 06 West, W.M.
Douglas County, Oregon
OCTOBER, 2022

FOR: LIDO, LLC
P.O. Box 605
Winchester, OR 97495

REGISTERED PROFESSIONAL LAND SURVEYOR
Mark A. Heimbürger
OREGON
JULY 16, 1987
MARK A. HEIMBURGER
2287
RENEWS JUNE 30, 2023

LM Land Mark
Surveying, Inc.
•3317 N.E. Stephens St. •Roseburg, Oregon 97470
•Office (541) 677-9400 •Fax (541) 677-9401
LM Proj. No. 2022-0067

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