

MAP FILE M182-2A

FILED
Date: 3-9-2023 By: [Signature]
This survey consists of:
Map: M182-2 A & B
Narrative:
Corner Rpt:
DOUGLAS COUNTY
SURVEYOR

NARRATIVE:

PURPOSE:
TO ADJUST THE BOUNDARIES OF 4 UNITS OF LAND IN ACCORDANCE WITH THE DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. M22-058.

PROCEDURE:
THE BOUNDARIES OF UNITS 1 AND 4 WERE SURVEYED BY THIS FIRM AND IS FILED AS MAP FILE M179-7. IT WAS DETERMINED THAT THE SOUTH BOUNDARY OF NASH ACRES, VOLUME 14, PAGE 13, OVERLAPS THE NORTH BOUNDARY OF LOT 9, BLOCK 2, PLAT-B, ROSEBURG HOME ORCHARD TRACTS, VOLUME 1, PAGE 56.

THE NORTHEAST CORNER OF UNIT 4 WAS COMPUTED AT RECORD BEARING AND DISTANCE FROM THE NORTHWEST CORNER OF SAID UNIT PER M179-7.

THE SOUTHWEST CORNER OF UNIT 3 WAS COMPUTED BY HOLDING THE FOUND MONUMENTS AT THE SOUTHWEST AND NORTHWEST CORNERS OF LOT 5, NASH ACRES AND INTERSECTING THE WEST BOUNDARY LINE OF SAID LOT 5 WITH THE NORTH BOUNDARY OF LOT 9, PLAT-B, ROSEBURG HOME ORCHARD TRACTS AS ESTABLISHED PER M179-7.

THE BOUNDARIES OF THE UNITS OF LAND WERE ADJUSTED AS SHOWN.

EQUIPMENT: TRIMBLE R-10 GNSS RECEIVERS & TRIMBLE S-6 ROBOTIC TOTAL STATION

FIELD: A. WELCH & Z. HOLLAND

OFFICE: B. HEICHEL

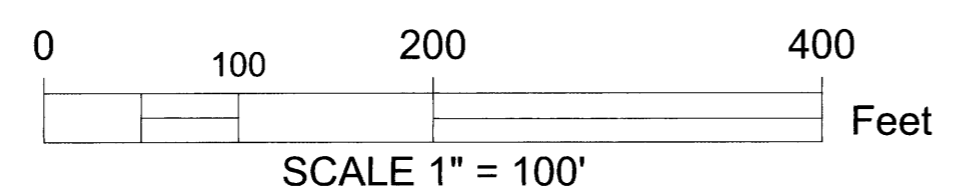
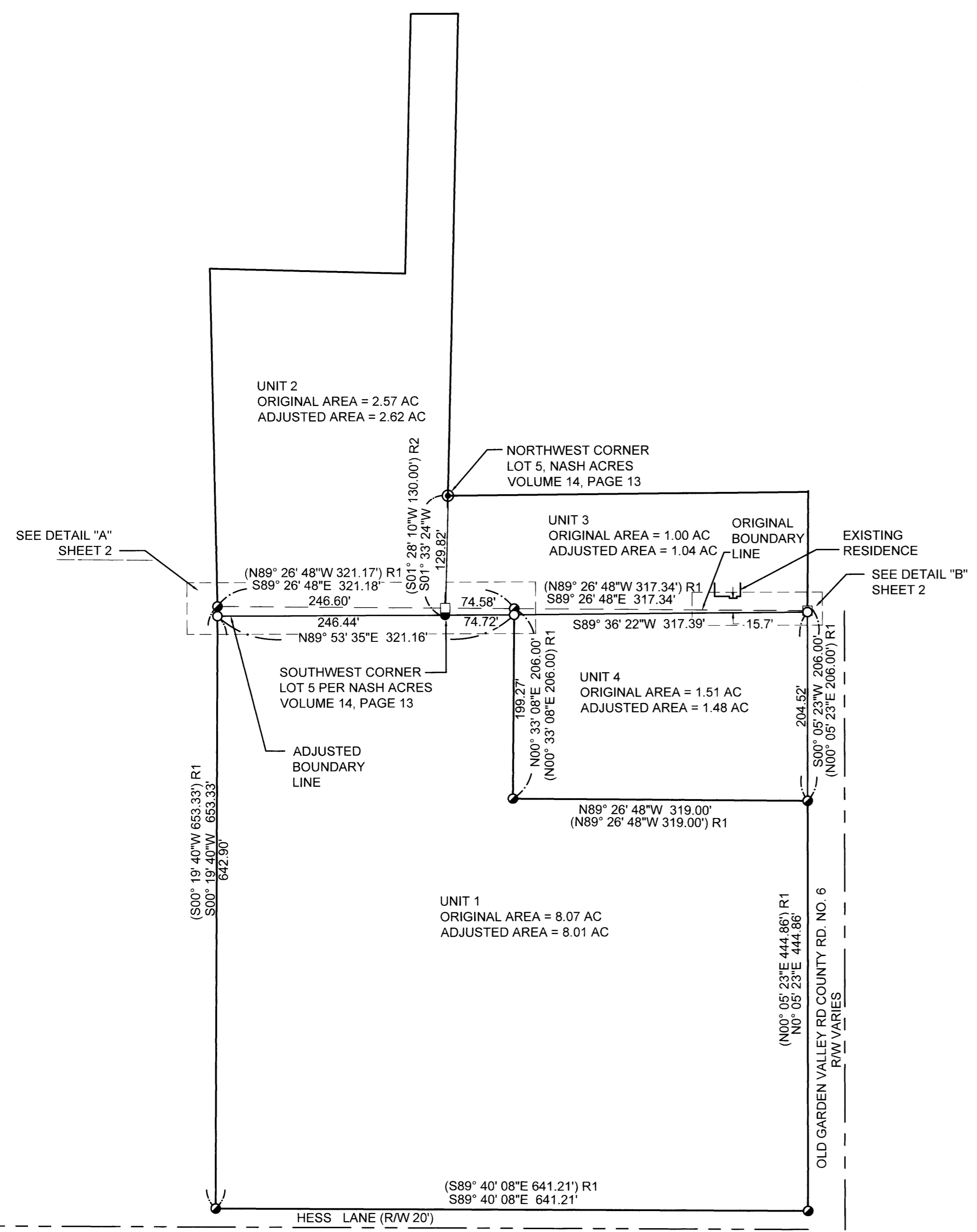
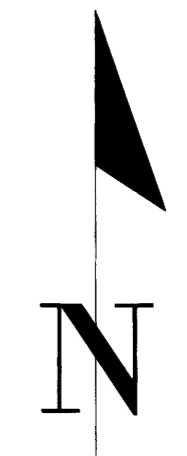
LEGEND:

- FOUND 5/8" IRON ROD PER NASH ACRES, VOLUME 14, PAGE 13
- FOUND 2" IRON PIPE PER NASH ACRES, VOLUME 14, PAGE 13 OR AS NOTED
- FOUND 5/8" IRON ROD W/ CAP STAMPED "LAND MARK SURVEYING, INC" PER M179-7
- CALCULATED POINT, NOTHING FOUND OR SET
- SET 5/8" X 30" IRON ROD W/ CAP STAMPED "LAND MARK SURVEYING, INC"

RECORD INFORMATION:

- () R1 RECORD DATA PER M179-7
- () R2 RECORD DATA PER NASH ACRES, VOLUME 14, PAGE 13

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



Sheet 1 of 2
BOUNDARY LINE ADJUSTMENT

In the SW 1/4, Sec. 29, Township 26 South, Range 06 West, W.M.
Douglas County, Oregon
January 17, 2023

REGISTERED PROFESSIONAL LAND SURVEYOR

Barton M. Heichel

OREGON
AUGUST 17, 2009
BARTON M. HEICHEL
1640 PLS

RENEWS JUNE 30, 2023

FOR: J. GAYNER
1224 NE WALNUT ST. #135
ROSEBURG, OR 97470

LM Land Mark
Surveying, Inc.

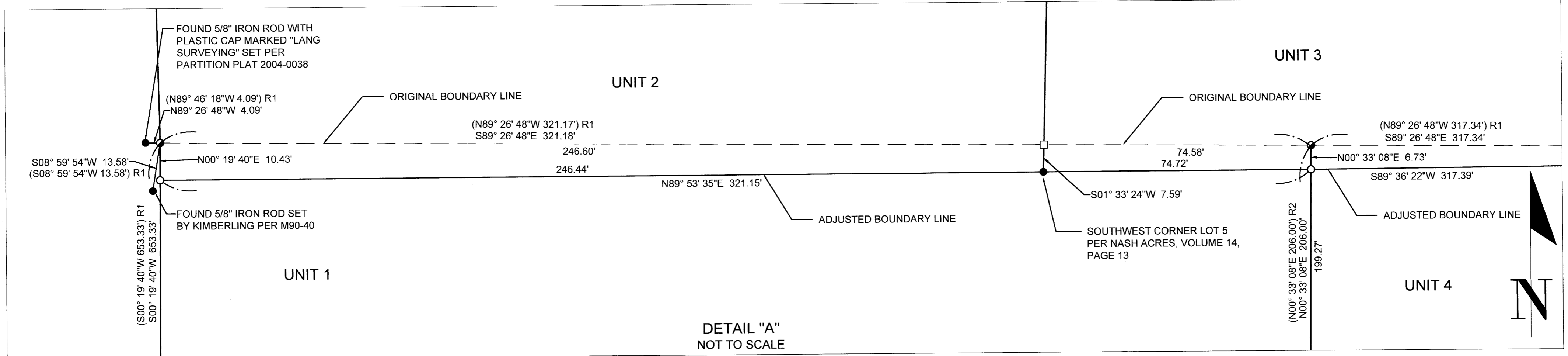
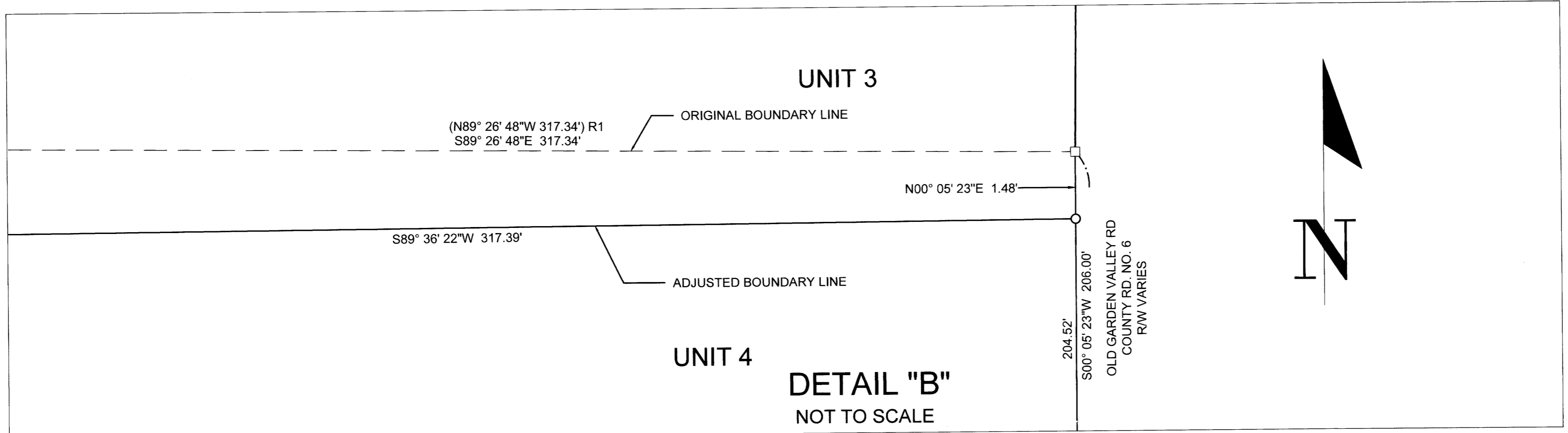
•3317 N.E. Stephens St. •Roseburg, Oregon 97470
•Office (541) 677-9400 •Fax (541) 677-9401

LM Proj. No. 2022-0096

MAP FILE M182-2A

FILED
 Date: 3-9-2023 By: [Signature]
 This survey consists of:
 Map: M182-2 A&B
 Narrative:
 Corner Rpt:
 DOUGLAS COUNTY
 SURVEYOR

MAP FILE M182-2-B



OWNER UNIT 1: JAMES A. GAYNER
 1224 NE WALNUT ST. #135
 ROSEBURG, OR 97470
 PROPERTY ID: R14972

OWNER UNIT 2: RALPH L. & BEVERLY L. JENNINGS
 150 LABRIE RD
 ROSEBURG, OR 97471
 PROPERTY ID: R14916

OWNER UNIT 3: RODNEY L. & BECKY M. CARLSON
 2290 OLD GARDEN VALLEY RD.
 ROSEBURG, OR 97471
 PROPERTY ID: R26796

OWNER UNIT 4: HO & DEBORAH LO
 2266 OLD GARDEN VALLEY RD.
 ROSEBURG, OR 97471
 PROPERTY ID: R14964

BOUNDARY LINE ADJUSTMENT DEED RECORDING NUMBER: 2023-2136

- LEGEND:
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- () R1 RECORD DATA PER M179-7
 - () R2 RECORD DATA PER NASH ACRES, VOLUME 14, PAGE 13

APPROVAL:
 [Signature]
 DOUGLAS COUNTY PLANNING DIRECTOR

3/9/2023
 DATE

Sheet 2 of 2

BOUNDARY LINE ADJUSTMENT
 In the SW 1/4, Sec. 29, Township 26 South, Range 06 West, W.M.
 Douglas County, Oregon
 January 17, 2023

FOR: J. GAYNER
 1224 NE WALNUT ST. #135
 ROSEBURG, OR 97470

REGISTERED PROFESSIONAL LAND SURVEYOR
 [Signature] M. Heichel
 OREGON
 AUGUST 17, 2009
 BARTTON M. HEICHEL
 1640 PLS
 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. 2022-0096

UNIT 1:
 COMPREHENSIVE PLAN: AGRICULTURE (AGG)
 ZONING: EXCLUSIVE FARM USE CROPLAND - 20 ACRES (FC-1)
 WATER SUPPLY: UMPQUA BASIN WATER ASSOCIATION
 SANITARY SYSTEM: SEPTIC SYSTEM

UNITS 2 - 4:
 COMPREHENSIVE PLAN: COMMITTED - 2 ACRES (RC2)
 ZONING: RURAL RESIDENTIAL - 2 ACRES (RC2)
 WATER SUPPLY: UMPQUA BASIN WATER ASSOCIATION
 SANITARY SYSTEM: SEPTIC SYSTEM

PLANNING DEPARTMENT FILE NO. M22-058

MAP FILE M182-2-B