NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE MISSING CORNERS OF THAT PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 2002-7269, DEED RECORDS OF DOUGLAS COUNTY, OREGON.

THE NORTH RIGHT OF WAY OF OLD GARDEN VALLEY ROAD, COUNTY ROAD NO. 6 WAS DETERMINED BY HOLDING THE 2 RIGHT-OF-WAY MONUMENTS FOUND AT STATION 22+00 35' RIGHT AND STATION 32+00 35' LEFT.

POINT "C" WAS COMPUTED AT RECORD ANGLE BETWEEN POINTS "A" AND "B" AND AT RECORD DISTANCE FROM POINT "B" PER M135-66.

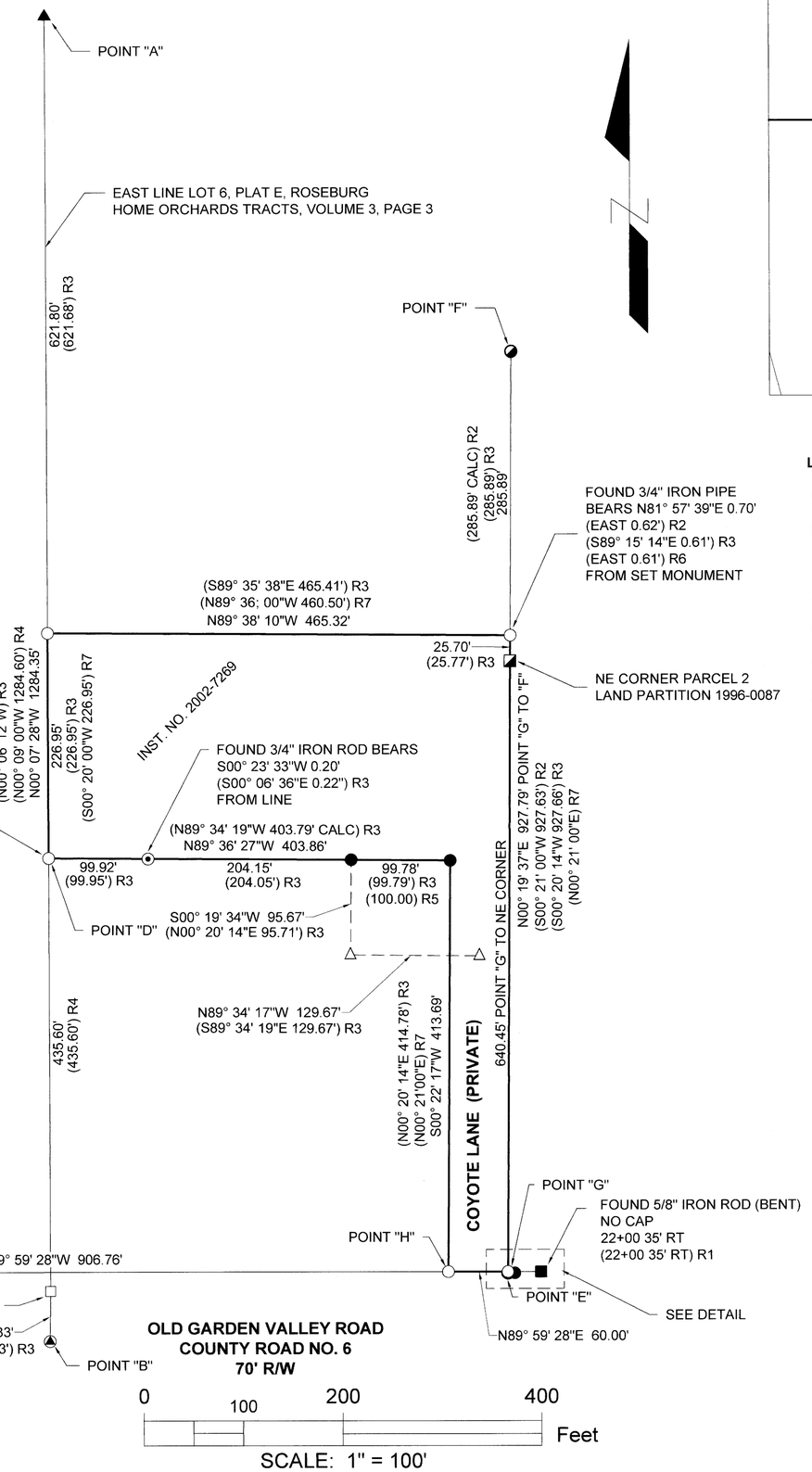
THE WEST BOUNDARY OF SAID PARCEL WAS DETERMINED TO BE ON THE EAST LINE OF LOT 6, PLAT E, ROSEBURG HOME ORCHARDS TRACTS, VOLUME 3, PAGE 3 AND SAID EAST LINE OF LOT 6 WAS DETERMINED BY HOLDING THE MONUMENT FOUND AT POINT "A" AND COMPUTED POINT "C"

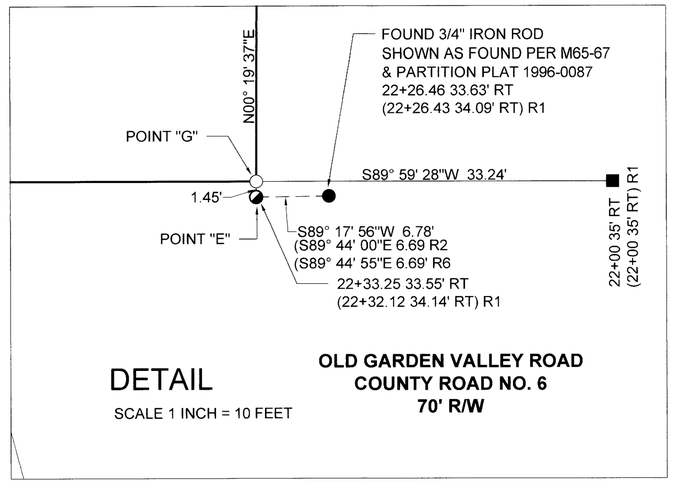
POINT "D" WAS SET ON-LINE BETWEEN POINTS "A" AND "C" AT RECORD DISTANCE FROM POINT "C" PER INSTRUMENT NO. 2002-7269 AND M5-49.

THE NORTHWEST CORNER WAS SET ON-LINE BETWEEN POINTS "A" AND "C" AT RECORD DISTANCE FROM POINT "D" PER INSTRUMENT NO. 2002-7269 AND M135-66.

POINT "G" WAS SET AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF OLD GARDEN VALLEY ROAD, COUNTY ROAD NO. 6 AND THE LINE E-F.

POINT "H" WAS SET ON THE NORTH RIGHT-OF-WAY OF OLD GARDEN VALLEY ROAD, COUNTY ROAD NO. 6 60.00' FEET FROM POINT "G" PER CS42/101.





FILED
Date: 5-1-2024 By: DI
This survey consists of:
Map: M183-58
Narrative:
Corner Rpt:
DOUGLAS COUNTY SURVEYOR

MAP FILE M183-58

LEGEND:

- ● FOUND 3/4" IRON PIPE PER CS42/101 OR AS NOTED
- ■ FOUND 5/8" IRON ROD WITH ALUMINUM CAP INSCRIBED "DOUGLAS CO. RD. DPT. R-W" PER DOUGLAS COUNTY PUBLIC WORKS DEPARTMENT OLD GARDEN VALLEY ROAD NO. 6 ROAD PLANS DATED FEBRUARY 22, 1996 SHEET 3 (05240550) AND 4 (05500578) OR AS NOTED
- ▲ FOUND 5/8" IRON ROD PER M7-39
- ⊙ FOUND 3/4" IRON ROD PER M5-49
- ◒ FOUND 5/8" IRON ROD WITH ALUMINUM CAP INSCRIBED "SHANER" PER M65-67
- ◪ FOUND 5/8" IRON ROD WITH PLACTIC CAP INSCRIBED "I.E. ENG." PER PARTITION PLAT 1996-0087
- △ FOUND 5/8" IRON ROD WITH PLASTIC CAP INSCRIBED "I.E. ENG." PER M135-66
- ◭ FOUND 5/8" IRON ROD WITH PLASTIC CAP INSCRIBED "BAUGHMAN TECH SERV" PER PARTITION PLAT 1991-0047
- □ CALCULATED POINT, NOTHING FOUND OR SET
- ○ SET 5/8" X 30" IRON ROD WITH PLASTIC CAP INSCRIBED "LAND MARK SURVEYING, INC"

RECORD INFORMATION:

( ) R1 RECORD DATA PER DOUGLAS COUNTY PUBLIC WORKS DEPARTMENT, OLD GARDEN VALLEY ROAD NO. 6, PLAN AND PROFILE, DATED FEBRUARY 22, 1996, SHEET 3 (05240550 AND SHEET 4 (05500578)

( ) R2 RECORD DATA PER M65-67

( ) R3 RECORD DATA PER M135-66

( ) R4 RECORD DATA PER M5-49

( ) R5 RECORD DATA PER CS42/101

( ) R6 RECORD DATA PER PARTITION PLAT 1996-0087

( ) R7 RECORD DATA PER INSTRUMENT NO. 2002-7269, DEED RECORDS OF DOUGLAS COUNTY, OREGON

BASIS OF BEARINGS:

OREGON COORDINATE REFERENCE SYSTEM
COTTAGE GROVE - CANYONVILLE ZONE
NAD83 (2011) EPOCH 2010.00

Sheet 1 of 1

RECORD OF SURVEY

In the SE 1/4 of Section 28
Township 26 South, Range 6 West of the Willamette Meidian
Douglas County, Oregon
April 23, 2024

FOR: Linda Graves
204 Coyote Lane
Roseburg, OR 97471

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
AUGUST 17, 2009
BARTTON M. HEICHEL
1640PLS

RENEWS JUNE 30, 2025

Land Mark Surveying, Inc.
•P.O. Box 13 •Roseburg, Oregon 97470
•Office (541) 677-9400 •Cell (541) 637-6999

LM Proj. No. 2024-0020

MAP FILE M183-58