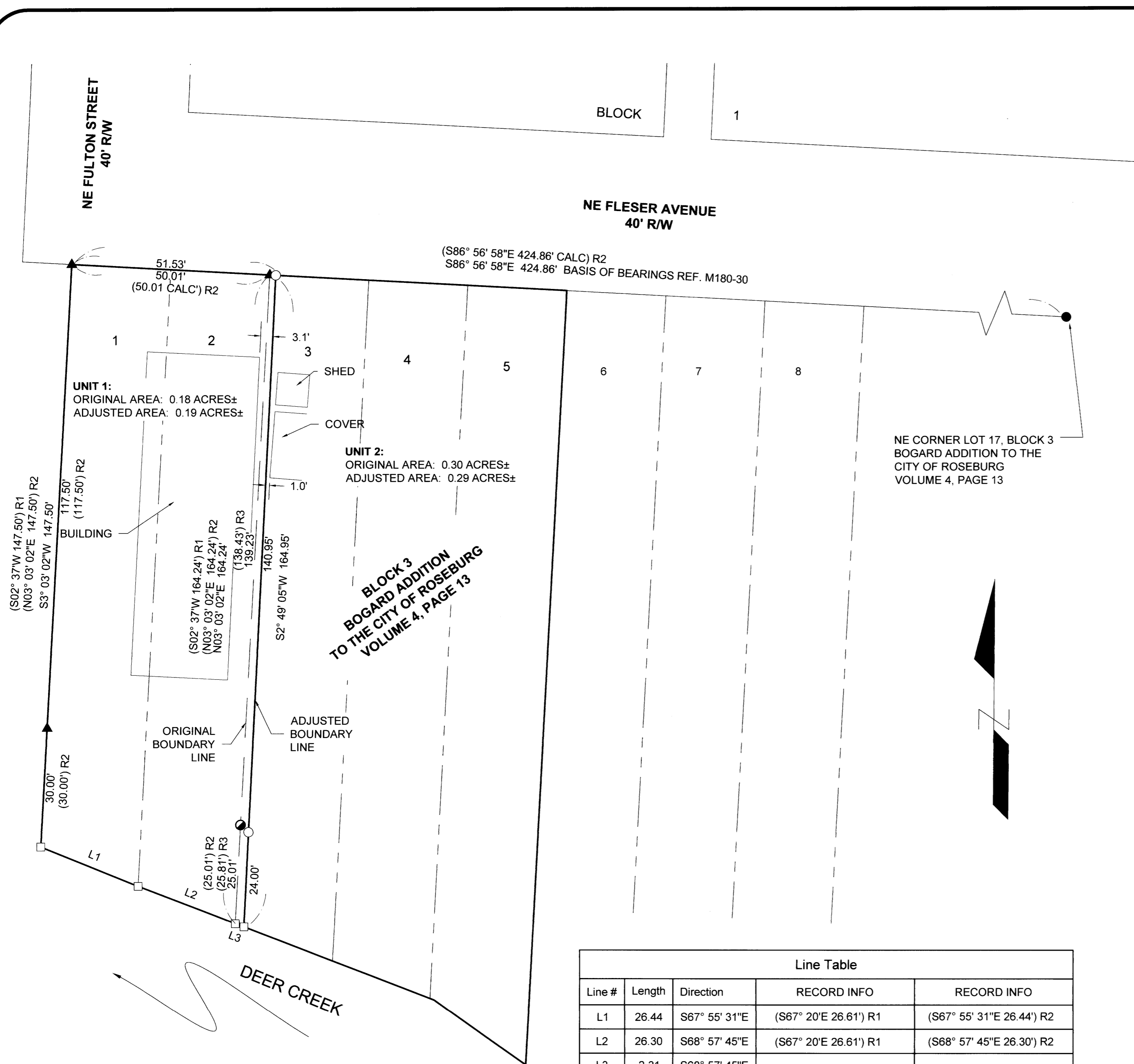


MAP FILE M183-67

FILED
 Date: 5-30-2024 By: 81
 This survey consists of:
 Map: M183-67
 Narrative: _____
 Corner Rpt: _____
 DOUGLAS COUNTY
 SURVEYOR



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE COMMON BOUNDARY LINE BETWEEN 2 PARCELS OF LAND IN ACCORDANCE WITH THE CITY OF ROSEBURG COMMUNITY DEVELOPMENT FILE NO. BLA-24-001.

SURVEY M180-30 WAS UTILIZED TO DETERMINE THE LOT LINE BETWEEN LOTS 2 AND 3, BLOCK 3, BOGARD ADDITION TO THE CITY OF ROSEBURG, VOLUME 4, PAGE 13.

THE COMMON BOUNDARY LINE WAS ADJUSTED AND MONUMENTS WERE SET AS SHOWN.

OWNER UNIT 1: JARRETT & MASAMI NIELSEN
 2117 NE FLESER AVE
 ROSEBURG, OR 97470
 PROPERTY ID: R10589

OWNER UNIT 2: NICKI OPP
 2127 NE FLESER AVE
 ROSEBURG, OR 97470
 PROPERTY ID: R10597

UNITS 1 AND 2:
 ZONING INDUSTRIAL MIXED-USE (MU)
 FLOODPLAIN OVERLAY
 RIPARIAN HABITAT PROTECTION OVERLAY
 COMP. PLAN INDUSTRIAL (IND)
 WATER CITY OF ROSEBURG
 SEWER ROSEBURG URBAN SANITARY AUTHORITY

CITY OF ROSEBURG COMMUNITY DEVELOPMENT FILE NO. **BLA-24-001**
 BOUNDARY LINE ADJUSTMENT DEED RECORDING NUMBER: **2024-5555**

APPROVAL:

[Signature] 5/29/24
 City of Roseburg, Community Development Director Date

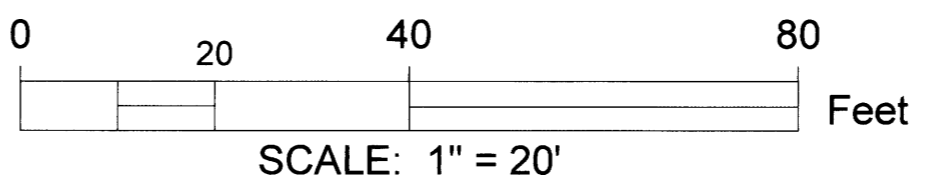
Line Table				
Line #	Length	Direction	RECORD INFO	RECORD INFO
L1	26.44	S67° 55' 31"E	(S67° 20'E 26.61') R1	(S67° 55' 31"E 26.44') R2
L2	26.30	S68° 57' 45"E	(S67° 20'E 26.61') R1	(S68° 57' 45"E 26.30') R2
L3	2.31	S68° 57' 45"E		

LEGEND:

- FOUND 3/4" IRON PIPE PER BOGARD ADDITION TO THE CITY OF ROSEBURG, VOLUME 4, PAGE 13
- ▲ FOUND 5/8" IRON ROD PER M180-30
- FOUND 5/8" IRON ROD PER M86-30
- 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 BOGARD ADDITION TO THE CITY OF ROSEBURG, VOLUME 4, PAGE 13
- () R2 RECORD DATA PER M180-30
- () R3 RECORD DATA PER M86-30



Sheet 1 of 1

BOUNDARY LINE ADJUSTMENT
 In the NE 1/4 of Section 19
 Township 27 South, Range 5 West of the Willamette Meridian,
 Douglas County, Oregon
 April 26, 2024

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
[Signature]
 OREGON
 AUGUST 17, 2009
 BARTTON M. HEICHEL
 1640PLS
 RENEWS JUNE 30, 2025

FOR: Jarrett & Masami Nielsen
 2117 NE Fleser Ave.
 Roseburg, OR 97470
LM Land Mark
 Surveying, Inc.
 •P.O. Box 13 •Roseburg, Oregon 97470
 •Office (541) 677-9400 •Cell (541) 637-6999
 LM Proj. No 2024-0007

MAP FILE M183-67