

NARRATIVE:

--THIS SURVEY WAS COMPLETED AT THE REQUEST OF GAIL VANKAT TO LOCATE AND MARK THE EXISTING BOUNDARY MONUMENTS AND OR SET NEW MONUMENTS IF NOT FOUND, PER RECORD SURVEYS HEIDEN PARK VOL9, PAGE 60 & M5-48 REFERENCING THE LISTED DEEDS ON THE FACE OF THE MAP.

--THE BASIS OF BEARINGS IS BETWEEN MONUMENTS NUMBER 100 & 108 AS SHOWN IN DOUGLAS COUNTY RECORD SURVEY "HEIDEN PARK, VOLUME 9, PAGE 60".

--FOR THE BOUNDARY RESOLVE I HELD THE FOUND MONUMENTS OF RECORD PER "HEIDEN PARK" VOL9, PAGE 60 AND DOUGLAS COUNTY SURVEY CS 41/296 AS SHOWN.

--TO ESTABLISH THE NORTHERLY CORNER OF THE VANKAT LOT ALONG VIRGINIA COURT I HELD THE CENTER OF CUL-DE-SAC MONUMENT AS ESTABLISHED IN DOUGLAS COUNTY SURVEY M111-42 AND THE RECORD DISTANCE 52.46' ALONG THE ARC OF THE CURVE AND RECORD RADIUS OF 60.00' AS SHOWN.

--TO ESTABLISH THE SOUTHWEST ANGLE POINT I HELD LINE BETWEEN MONUMENTS 102 & 108 AND THEN WENT EASTERLY ALONG SAID LINE THE CALCULATED RECORD DISTANCE OF 4.98' PER DOUGLAS COUNTY SURVEY M5-48.

--PER THE REQUEST OF THE CLIENT, I SET THE CORNER ON THE SOUTHWESTERLY LINE AS SHOWN OF THOSE NEIGHBORING TRACTS OF LAND OWNED BY, HUMPHRIES DEED NO. 2017-16889 AND JOHNSTON - FORTE DEED NO. 2022-14899. AS THE MEASURED DISTANCE WAS LONG BY 0.08' PER RECORD I PROPORTIONED THE LOCATION OF THE SET MONUMENT.

--AN EXISTING 5' +/- WIRE FENCE HELD UP BY 6' TALL TEE POST ALONG THE SOUTH BOUNDARY LINE ENCROACHES BY UP TO 1.70' THIS FENCE IS LEANING AND NOT WELL MAINTAINED.

FILED
Date: 1-22-2025 By: vc
This survey consists of:
Map: M184-52
Narrative: _____
Corner Rpt: _____

DOUGLAS COUNTY
SURVEYOR

MONUMENT NOTES:

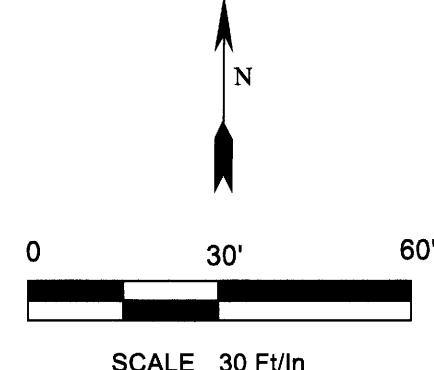
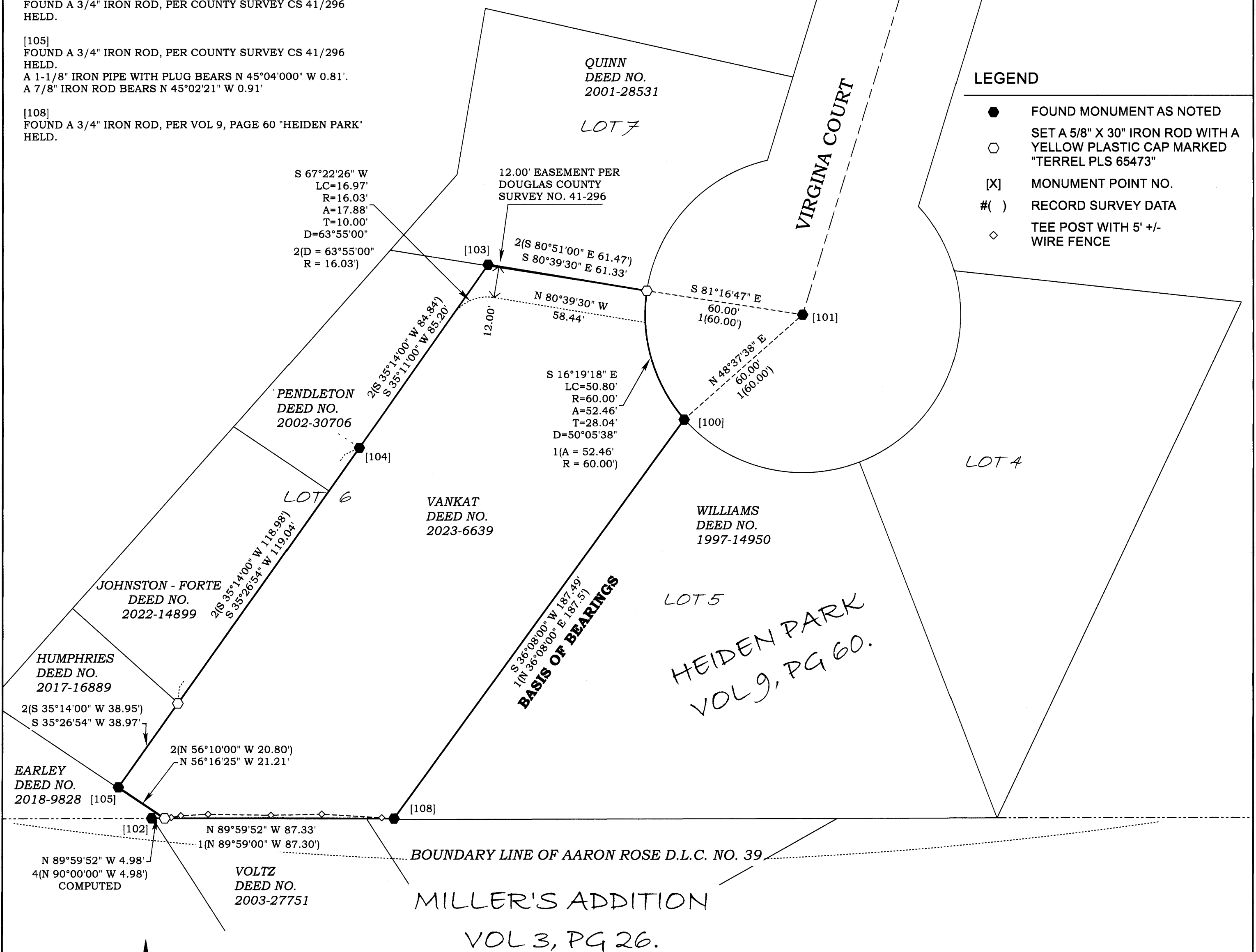
- [100] FOUND A 3/4" IRON ROD, PER VOL 9, PAGE 60 "HEIDEN PARK" HELD.
- [101] FOUND A BRASS CAP IN MONUMENT BOX, PER M111-42 HELD.
- [102] FOUND A 3/4" IRON ROD, PER M5-47 HELD.
- [103] FOUND A 3/4" IRON ROD, PER COUNTY SURVEY CS 41/296 HELD.
- [104] FOUND A 3/4" IRON ROD, PER COUNTY SURVEY CS 41/296 HELD.
- [105] FOUND A 3/4" IRON ROD, PER COUNTY SURVEY CS 41/296 HELD.
A 1-1/8" IRON PIPE WITH PLUG BEARS N 45°04'00" W 0.81'.
A 7/8" IRON ROD BEARS N 45°02'21" W 0.91'
- [108] FOUND A 3/4" IRON ROD, PER VOL 9, PAGE 60 "HEIDEN PARK" HELD.

REFERENCES:

- SURVEYS
1 = HEIDEN PARK VOL 9, PAGE 60
2 = CS 41/296
3 = M5-47
4 = M5-48
5 = M111-42

LEGEND

- FOUND MONUMENT AS NOTED
- SET A 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "TERREL PLS 65473"
- [X] MONUMENT POINT NO.
- #() RECORD SURVEY DATA
- ◇ TEE POST WITH 5' +/- WIRE FENCE



REGISTERED PROFESSIONAL LAND SURVEYOR
James Dean Terrel
OREGON
SEPTEMBER 14, 2021
JAMES DEAN TERREL
65473PLS
EXPIRES: 6-30-26

Property Line Surveying
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PROPERTY LINE SURVEY FOR
GAIL VANKAT
IN THE NE 1/4 SECTION 25 &
THE NW 1/4 OF SECTION 30,
TOWNSHIP 27 SOUTH, RANGE 5 WEST, W.M.,
CITY OF ROSEBURG, DOUGLAS COUNTY, OREGON.

SHEET 1 OF 1	
DRAWN BY:	JDT
FIELD CREW:	JDT & JLT
EQUIPMENT:	TRIMBLE S7/TSC3
FIELD WORK:	JANUARY 6TH, 2025
JOB:	2024098
FILE NAME:	2024098 Vankat.TRV
REVISION:	1-16-2025