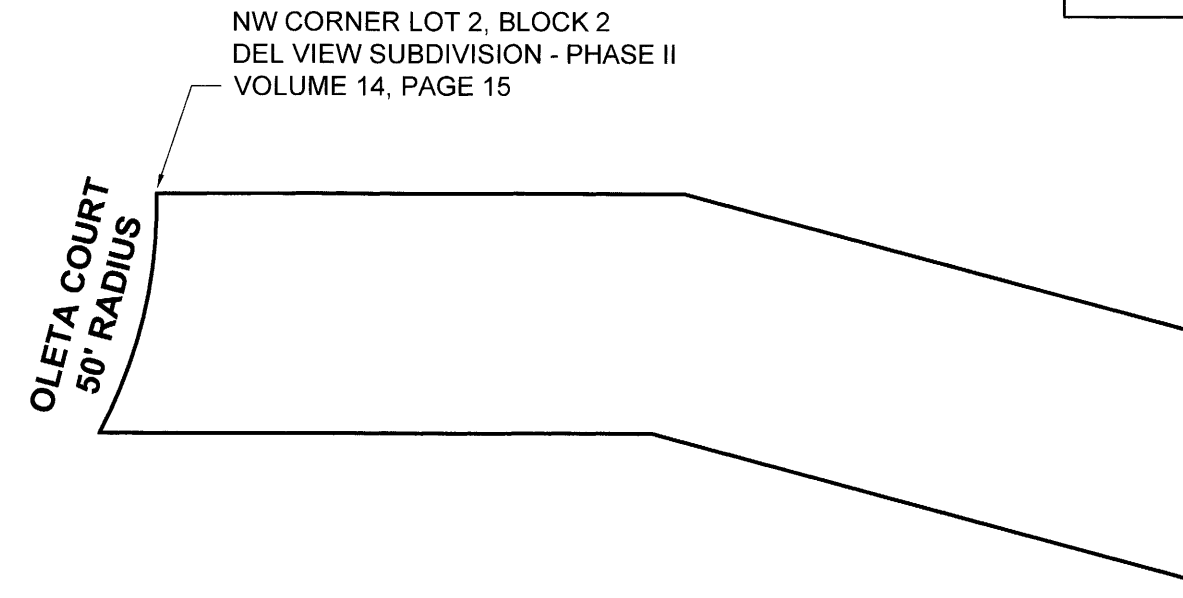


Parcel Line Table			
Line #	Direction	Length	Record Information
L1	S75° 30' 00"E	20.69'	
L2	S75° 30' 00"E	20.04'	(S75° 06' 34"E 20.00') R2
L4	S10° 00' 45"E	2.61'	
L5	S03° 49' 56"W	19.63'	
L6	S05° 58' 03"E	56.63'	



UNIT 1:
 ORIGINAL AREA: 0.43 AC± (ASSESSOR)
 ORIGINAL AREA: 0.41 AC± (BY SURVEY)
 ADJUSTED AREA: 0.49 AC±

UNIT 2:
 ORIGINAL AREA: 1.00 AC±
 ADJUSTED AREA: 0.92 AC±

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE COMMON BOUNDARY LINE BETWEEN 2 PARCELS OF LAND IN ACCORDANCE WITH DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. M24-035.

THE ORIGINAL BOUNDARY OF UNIT 1 IS LOT 2, BLOCK 2, DEL VIEW SUBDIVISION - PHASE II, VOLUME 14, PAGE 15 AND WAS CONTROLLED BY HOLDING THE FOUND MONUMENTS PER SAID DEL VIEW SUBDIVISION AS SHOWN.

THE ORIGINAL BOUNDARY OF UNIT 2 IS UNIT 2 OF BOUNDARY LINE ADJUSTMENT SURVEY FILED AS M159-9 AND BEING LOCATED IN STONEBROOK SUBDIVISION, VOLUME 22, PAGE 44.

A GAP WAS CREATED BETWEEN THE DEL VIEW SUBDIVISION - PHASE II AND STONEBROOK SUBDIVISION.

THERE IS NO EVIDENCE TO INDICATE THAT THIS GAP BETWEEN SAID SUBDIVISIONS WAS INTENDED, AS PARTITION PLAT 2006-0056 AND STONEBROOK SUBDIVISION SHOWS THE BOUNDARIES TO BE THE SAME, THEREFORE TO RESOLVE THIS GAP I EXTENDED THE BOUNDARY LINES OF STONEBROOK SUBDIVISION TO INTERSECT THE EAST BOUNDARY OF LOT 2 OF SAID DEL VIEW SUBDIVISION AS THE DEL VIEW SUBDIVISION BOUNDARY LINE IS THE SENIOR LINE.

THE BOUNDARY LINES ARE ADJUSTED AND MONUMENTS ARE SET AS SHOWN.

LEGEND:

- FOUND 1/2" IRON PIPE PER DEL VIEW SUBDIVISION - PHASE II VOLUME 14, PAGE 15
- ⊙ FOUND 5/8" IRON ROD WITH PLASTIC CAP MARKED "I.E. ENGINEERING" PER STONEBROOK SUBDIVISION, VOLUME 22, PAGE 44
- FOUND 5/8" IRON ROD WITH PLASTIC CAP MARKED "I.E. ENGINEERING" PER M159-9
- 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 DEL VIEW SUBDIVISION VOLUME 14, PAGE 15
- () R2 RECORD DATA PER STONEBROOK SUBDIVISION VOLUME 22, PAGE 44
- () R3 RECORD DATA PER M159-9

OWNER UNIT 1: KATHERINE & TRAVIS MASTERS
 43 OLETA COURT
 ROSEBURG, OR 97471

PROPERTY ID: R26644
MAP ID: 26-06W-27CB-00200
WATER SUPPLY: UMPQUA BASIN WATER ASSOCIATION
SEWER SUPPLY: COMMUNITY
ZONING: RURAL RESIDENTIAL - 2 ACRE (RR)
COMP. PLAN: COMMITTED - 2 ACRE (RC2)

OWNER UNIT 2: ABERNATHY FAMILY REVOCABLE LIVING TRUST DATED JUNE 20, 2005
 JAMES L. & DONNA VAUGHAN ABERNATHY (TRUSTEES)
 582 CHEROKEE AVENUE
 ROSEBURG, OR 97471

PROPERTY ID: R131642
MAP ID: 26-06W-27C-02800
WATER SUPPLY: UMPQUA BASIN WATER ASSOCIATION
SEWER SUPPLY: COMMUNITY
ZONING: RURAL RESIDENTIAL - 2 ACRE (RR)
COMP. PLAN: COMMITTED - 2 ACRE (RC2)

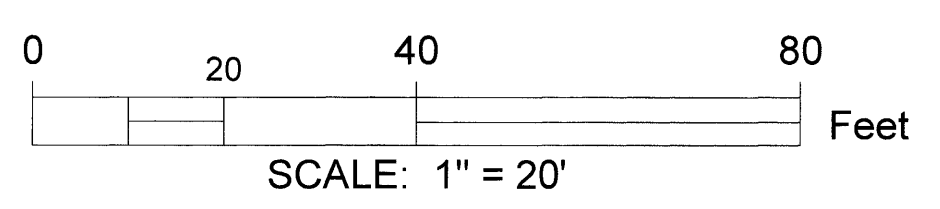
DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. M24-035

BOUNDARY LINE ADJUSTMENT AND CONVEYANCE RECORDING NO.: 2024-14654

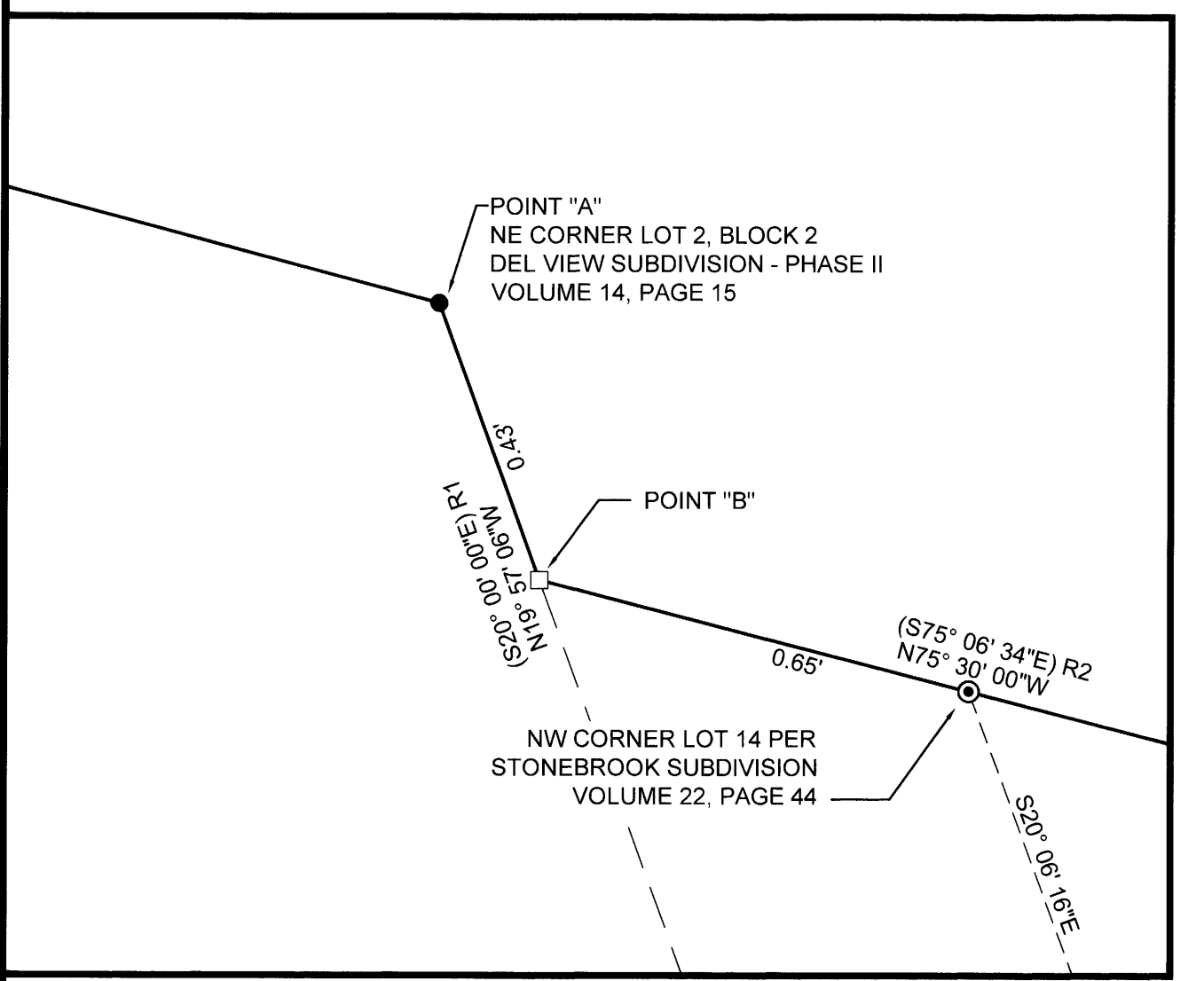
APPROVAL:

[Signature]
 DOUGLAS COUNTY PLANNING DIRECTOR

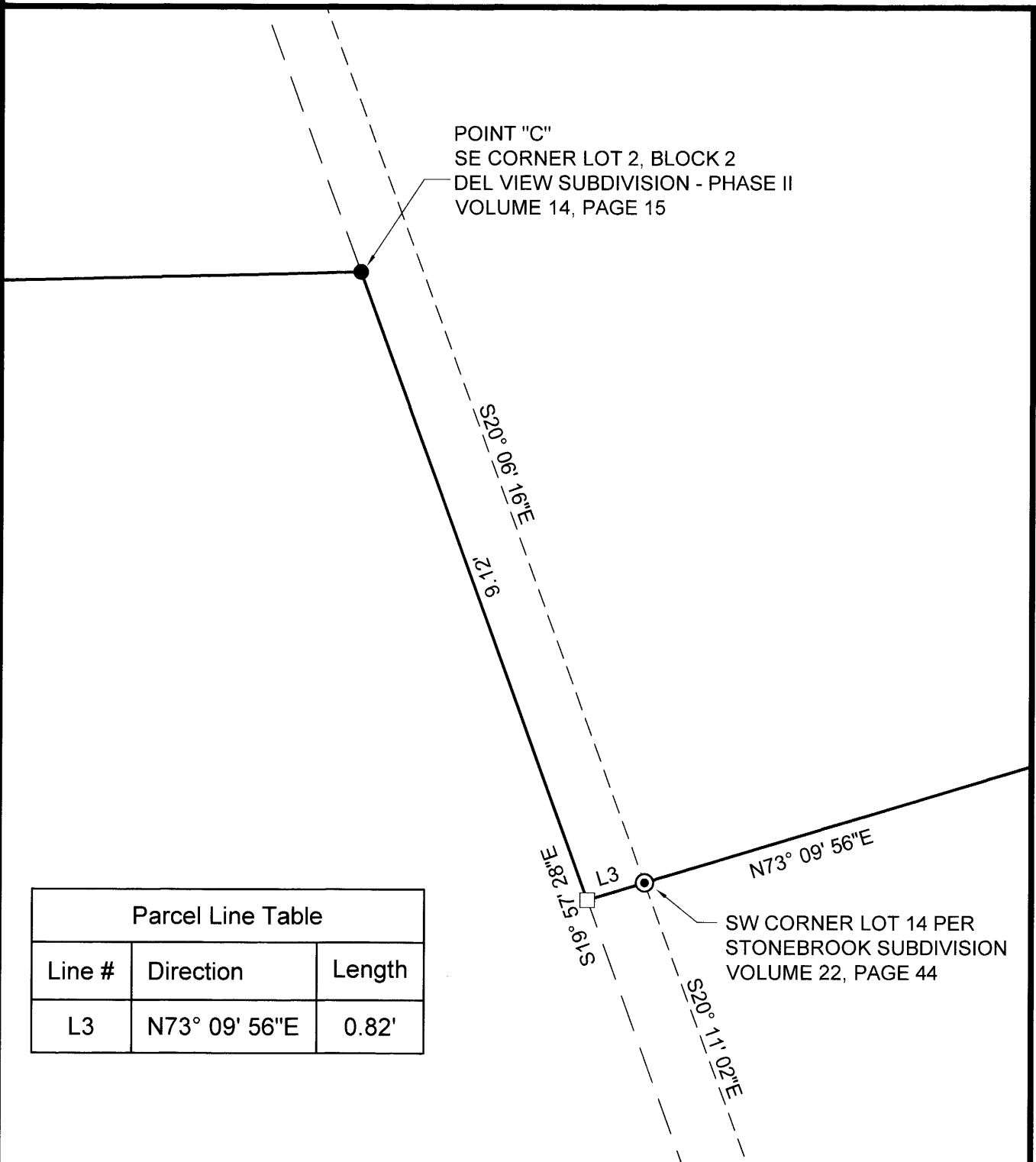
12/19/2024
 DATE



DETAIL A
 SCALE: 1" = 0.25'



DETAIL B
 SCALE: 1" = 2'



Parcel Line Table		
Line #	Direction	Length
L3	N73° 09' 56"E	0.82'

Sheet 1 of 1
BOUNDARY LINE ADJUSTMENT
 Situated in the SW 1/4 of Section 27,
 Township 26 South, Range 6 West of the Willamette Meridian,
 Douglas County, Oregon
 November 20, 2024

FOR: Travis and Katherine Masters
 43 Oleta Court
 Roseburg, OR 97471

REGISTERED PROFESSIONAL LAND SURVEYOR
 [Signature]
 BARTON 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

OREGON
 AUGUST 17, 2009
 BARTON M. HEICHEL
 1640PLS
 RENEWS JUNE 30, 2025

LM PLS No. 2024-0076