

NARRATIVE:

--THIS SURVEY WAS COMPLETED AT THE REQUEST OF KENNETH AND MELANIE ROAN TO MONUMENT THE COMMON BOUNDARY LINE BETWEEN THOSE PROPERTIES AS DESCRIBED IN DOUGLAS COUNTY DEED RECORDS NO. 2016-016219 & 2018-12459.

--THE BASIS OF BEARINGS WAS DERIVED FROM THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), HORIZONTAL DATUM: NAD 83, VERTICAL DATUM: NAVD 88, ZONE: COTTAGE GROVE - CANYONVILLE (6006) GROUND DISTANCE, GRID BEARING. THE BEARING BASIS AS SHOWN IS BETWEEN THOSE MONUMENTS FOUND PER DOUGLAS COUNTY RECORD SURVEY RM3-52 BETWEEN THE REFERENCE MONUMENT FOR THE NORTH QUARTER CORNER SECTION 23 AND THE CENTER NORTH 1/16TH CORNER PER SAID SURVEY, ROTATED TO THE GPS CONTROL.

-- FOR THE EAST, SOUTH & WEST BOUNDARY RESOLVE I HELD THOSE MONUMENTS FOUND PER DOUGLAS COUNTY SURVEYS RM3-52 AND M121-67. BOTH DEEDS CALL TO THE CENTER OF NORTH MYRTLE CREEK FOR THEIR NORTH BOUNDARY.

NORTH MYRTLE CREEK ROAD NO. 15.

--I HELD A BEST FIT ROAD ALIGNMENT FROM DOUGLAS COUNTY ROAD MAP NO. 01040155 & 01550214 AND THOSE MONUMENTS SHOWN AND REFERENCED BY STATION OFFSET. I HELD THE MONUMENT AT STATION 73+00, 35.00 FEET RIGHT PER DOUGLAS COUNTY SURVEY M121-67 AND ROTATED ABOUT SAID MONUMENT TO THE REFERENCE MONUMENT FOR THE NORTH QUARTER CORNER PER DOUGLAS COUNTY SURVEY RM3-52.

DOUGLAS COUNTY DEED RECORDS NO. 2016-016219 & 2018-12459.

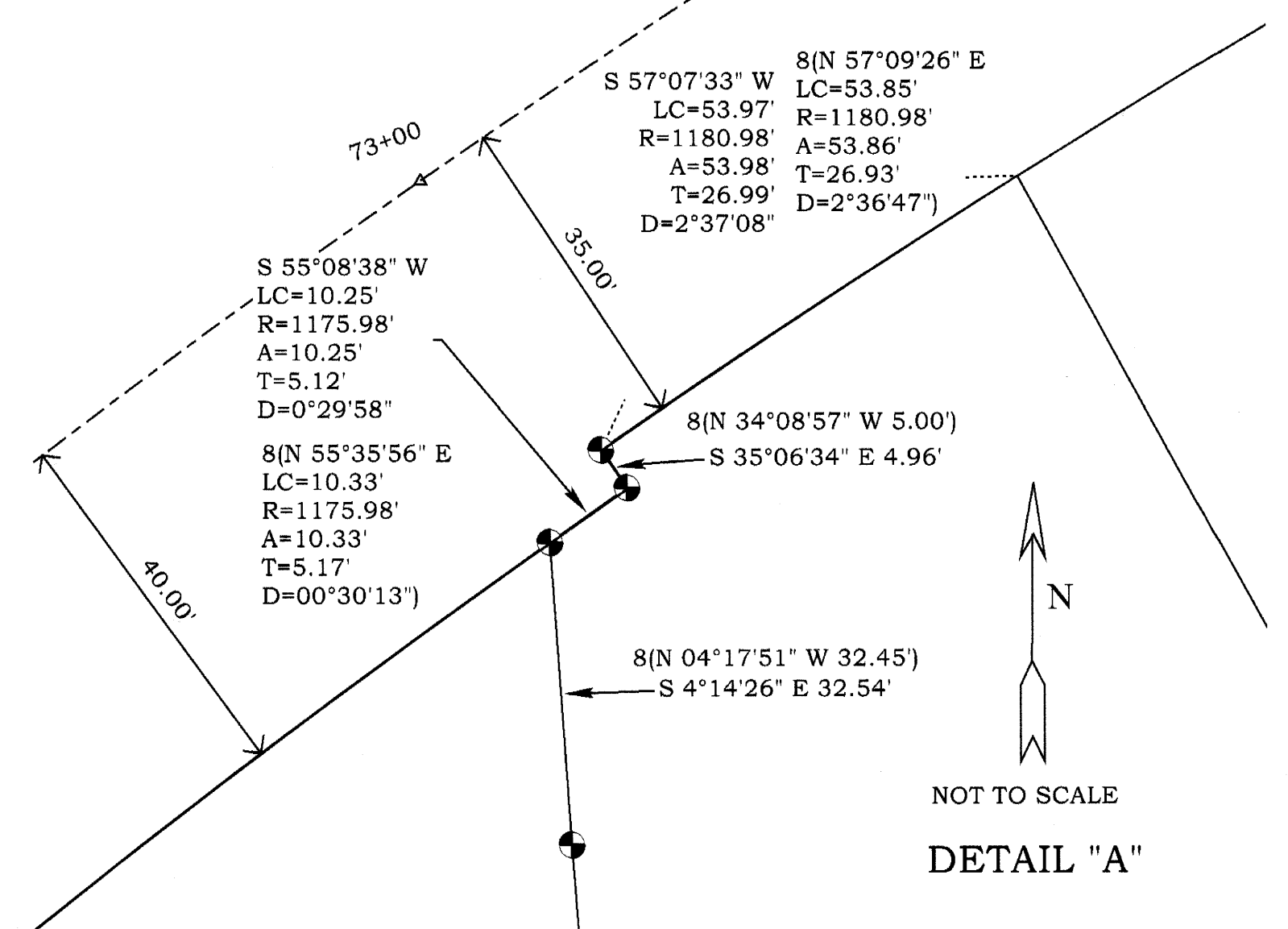
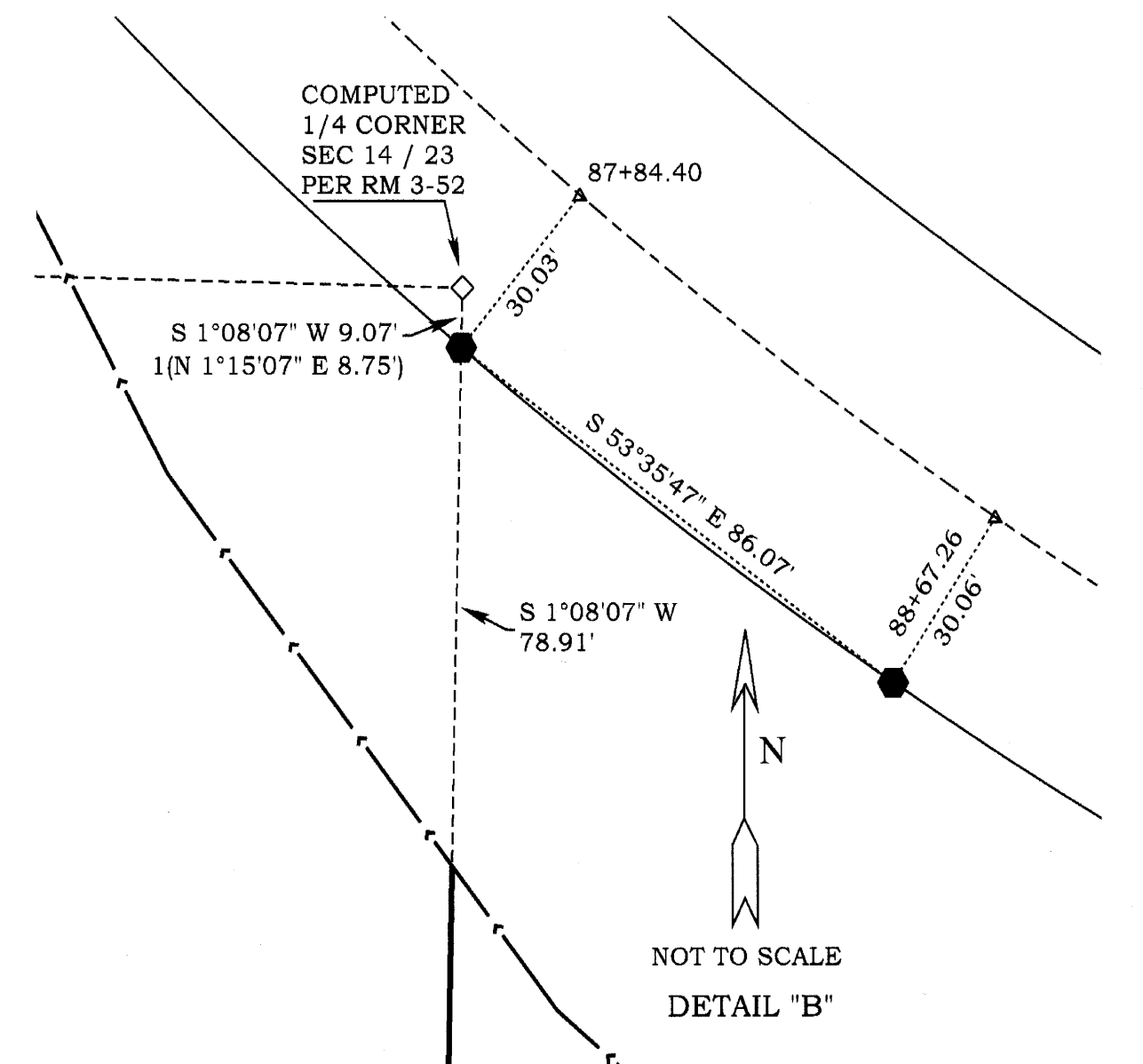
--DEED 2016-016219 IS THE EXCEPTION FROM THE PARENT PARCEL OF THE ORIGINAL PROPERTY WHICH DEED 2018-12459 ALSO EXCEPTS OUT. THOSE LANDS OCCUPIED BY NANKIVELL & BARB THE CURRENT OWNERS OF DEED NO. 2016-016219 STATED THAT THEIR PARENTS PURCHASED SAID PROPERTY IN 1976 AND THAT THEIR PARENTS HAD HELD AND EXCEPTED THEIR WESTERLY LINE AS DESIGNATED BY DOUGLAS COUNTY SURVEY M121-67 IN MARCH 1995. I THEREFORE HELD THE RECORD WIDTH OF THE DESCRIBED PARCEL PER DEED 2016-016219 OF 150.02 FEET TO ESTABLISH THE EASTERLY LINE OF DEED NO. 2016-016219 ALSO BEING THE WESTERLY LINE OF DEED NO. 2018-12459 AND MONUMENTED SAID LINE AS SHOWN.

--NANKIVELL & BARB, BOTH STATED THAT THE EXISTING FENCE LINE RUNNING SOUTHERLY WAS ESTABLISHED BEFORE THEIR PARENTS HAD PURCHASED THE LAND. THE NORTHERLY PORTION OF THE EXISTING WIRE FENCE IS ON FLAT GROUND AND FITS THE RECORD DISTANCE OF 150.02' FAIRLY WELL. WHERE THE FENCE LINE LEAVES THE PROPERTY LINE THE FENCE STARTS TO CLIMB UP THE HILL SIDE AND APPEARS TO BE A FENCE OF CONVEYANCE.

FILED
 Date: 5-5-25 By: KC
 This survey consists of:
 Map: M185-33
 Narrative:
 Corner Rpt:
 DOUGLAS COUNTY SURVEYOR

Line Table: RM 01040155 & 01550214 CENTER LINE NORTH MYRTLE CREEK RD

LINE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
TL1	N63°57'54"E	348.79'	1215.98'	350.00'	16°29'30"	176.22'
TL2	N82°45'56"E	445.48'	1215.98'	448.01'	21°06'35"	226.57'
TL3	S86°40'45"E	84.51'	0.00'	0.00'	0°00'00"	0.00'
TL4	S65°05'37"E	421.57'	572.96'	431.71'	43°10'15"	226.68'
TL5	S43°30'30"E	76.81'	0.00'	0.00'	0°00'00"	0.00'
TL6	S70°54'29"E	703.13'	763.94'	730.66'	54°47'59"	395.99'

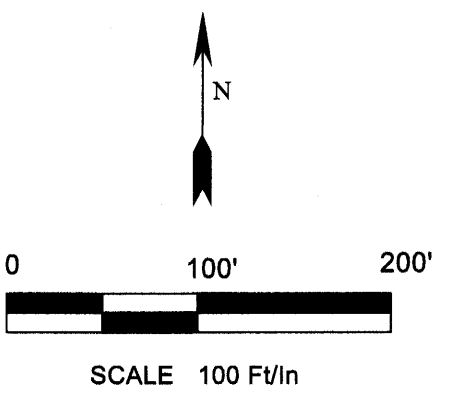


LEGEND

- FOUND MONUMENT PER ROLL MAP 3-52
- FOUND MONUMENT PER PARTITION PLAT 1996-0053
- ⊕ FOUND MONUMENT PER DC SURVEY M121-67
- FOUND MONUMENT PER DC SURVEY M78-31
- FOUND BRASS DISK AS NOTED
- ⊕ FOUND BOAT SPIKE
- SET A 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "TERREL PLS 65473"
- #() RECORD SURVEY DATA
- [] RECORD DEED DATA
- ◇ CALCULATED POINT
- 507

REFERENCES:

- SURVEYS
- 1 - RM3-52
 - 2 - RM 01040155
 - 3 - RM 01550214
 - 4 - CS 08-039-001
 - 5 - CS 08-039-002
 - 6 - CS 63-162-001
 - 7 - M78-31
 - 8 - M121-67
 - 9 - PP 1996-0053
 - 10 - PP 2019-0035
- DEEDS
- 1 - 79-14778
 - 2 - 1995-20903
 - 3 - 2016-016219
 - 4 - 2018-12459
 - 5 - 2019-899
 - 6 - 2023-11426
 - 7 - 2024-12321



REGISTERED PROFESSIONAL LAND SURVEYOR

James Dean Terrel

OREGON
 SEPTEMBER 14, 2021
 JAMES DEAN TERREL
 66473PLS
 EXPIRES: 6-30-26

Property Line Surveying

PROPERTY LINE SURVEYING LLC.
 3460 DOERNER CUTOFF RD.
 ROSEBURG OR 97471
 541-670-0745
 propertylinesurveying@gmail.com
 propertylinesurveying.com

PROPERTY LINE SURVEY FOR

KENNETH AND MELANIE ROAN
 IN THE SW 1/4 OF SECTION 14 & THE NW 1/4 SECTION 23, TOWNSHIP 29 SOUTH, RANGE 5 WEST, W.M., DOUGLAS COUNTY, OREGON.

SHEET 1 OF 1	
DRAWN BY:	JDT
FIELD CREW:	JDT - DRD - LMR
EQUIPMENT:	TRIMBLE S7/TC3/GPS
FIELD WORK:	3/31 - 4/7, 2025
JOB:	2025019
FILE NAME:	2025019 Roan.TRV
REVISION:	4-27-2025