

BOUNDARY LINE ADJUSTMENT RECORD OF SURVEY

NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 6 WEST,
W.M. DOUGLAS COUNTY, OREGON

SURVEY FOR: TBT PROPERTIES, LLC 503 SOUTHRIDGE WAY
ROSEBURG, OREGON 97470
& ALISON AND RYAN RODGERS 2700 MELROSE ROAD
ROSEBURG, OREGON 97471

SURVEY BY: LONE ROCK TIMBER MANAGEMENT COMPANY, LLC
P.O. BOX 1127 ROSEBURG, OREGON 97470

DATE: JULY 2025

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH MONUMENTS FOR A BOUNDARY LINE ADJUSTMENT BETWEEN THE TBT PROPERTIES, LLC. AND ALISON AND RYAN RODGERS PROPERTIES. WE RAN A RANDOM CLOSED LOOP TRAVERSE FROM FOUND MONUMENT 14 THROUGH SEVERAL GPS CONTROL POINTS AND CLOSED BACK ON MONUMENT 14. CORNER 1 WAS COMPUTED UTILIZING RECORD FOUND MONUMENTS 2 AND 3 AND THE RECORD OFFSET FROM MONUMENT 14 FROM PARTITION PLAT 2007-0094. TO ESTABLISH THE SOUTH BOUNDARY OF MELROSE COUNTY ROAD #13. WE SET A REFERENCE MONUMENT S0°21'04"E 3.00 FEET FROM THE SOUTH RIGHT OF WAY BOUNDARY. TO AVOID BURIED UTILITIES NEAR THE EDGE OF THE COUNTY ROAD RIGHT OF WAY. WE COMPUTED CORNER 4, AT RECORD ANGLE FROM FOUND MONUMENTS 2 AND 3. FROM PARTITION PLAT 2007-0094. AND SET A REFERENCE MONUMENT S10°11'32"E 1.00 FEET FROM THE TRUE CORNER POSITION. DUE TO AN EXISTING LARGE CHAIN LINK FENCE NEAR THE CORNER POSITION. CORNER 5 WAS COMPUTED AND REFERENCED TO THE EXISTING NORTHWEST CORNER OF ADJUSTED UNIT 2 AND AN ADDITIONAL REFERENCE MONUMENT DUE TO AREA RESTRICTIONS. ASSOCIATED WITH SOIL TESTING FOR THIS ADJUSTMENT. REFERENCE MONUMENTS 7, 8 AND 9 WERE SET TO PERPETUATE AND REFERENCE THE EXISTING SEPTIC DRAINFIELD EASEMENT. CORNER MONUMENT 13 WAS SET TO ESTABLISH THE EAST BOUNDARY OF THE RODGERS PROPERTY AND TO RETAIN ALL UTILITIES AND THE EXISTING ACCESS ROAD ON TBT PROPERTIES. AN ACCESS ROAD EASEMENT AND MAINTENANCE AGREEMENT WAS EXECUTED IN DOCUMENT 2022-003466 FILED IN THE DOUGLAS COUNTY CLERK'S OFFICE WHICH SUPERSEDED AND TERMINATED THE EXISTING EASEMENT AS SHOWN ON PARTITION PLAT 2004-0062. WE COMPUTED EDWARD'S NORTHEAST CORNER OF THE RECORD ADJUSTED UNIT 2 OF MAP M147-1, USING RECORD DISTANCES FROM FOUND MONUMENTS 6 AND 11 FROM SURVEY M147-1. THE LOCATION OF EDWARD'S RECORD NORTHEAST CORNER FROM M147-1 IS UNDER A GRAVEL DRIVEWAY AND WE WERE UNABLE TO LOCATE THE RECORD MONUMENT. THIS SURVEY WAS CONDUCTED USING A TOPCON ES62 TOTAL STATION, A TRIMBLE GEO XH 6000 CENTIMETER GRADE GPS UNIT AND A TRIMBLE 121 GPS UNIT, WITH BRETT RAGON, WESTON ADDINGTON, AND IGNACIO ROMAN ASSISTING ME.

DEED RECORDING NUMBER:
2025-007731

PLANNING FILE NO. M25-029
APPROVAL

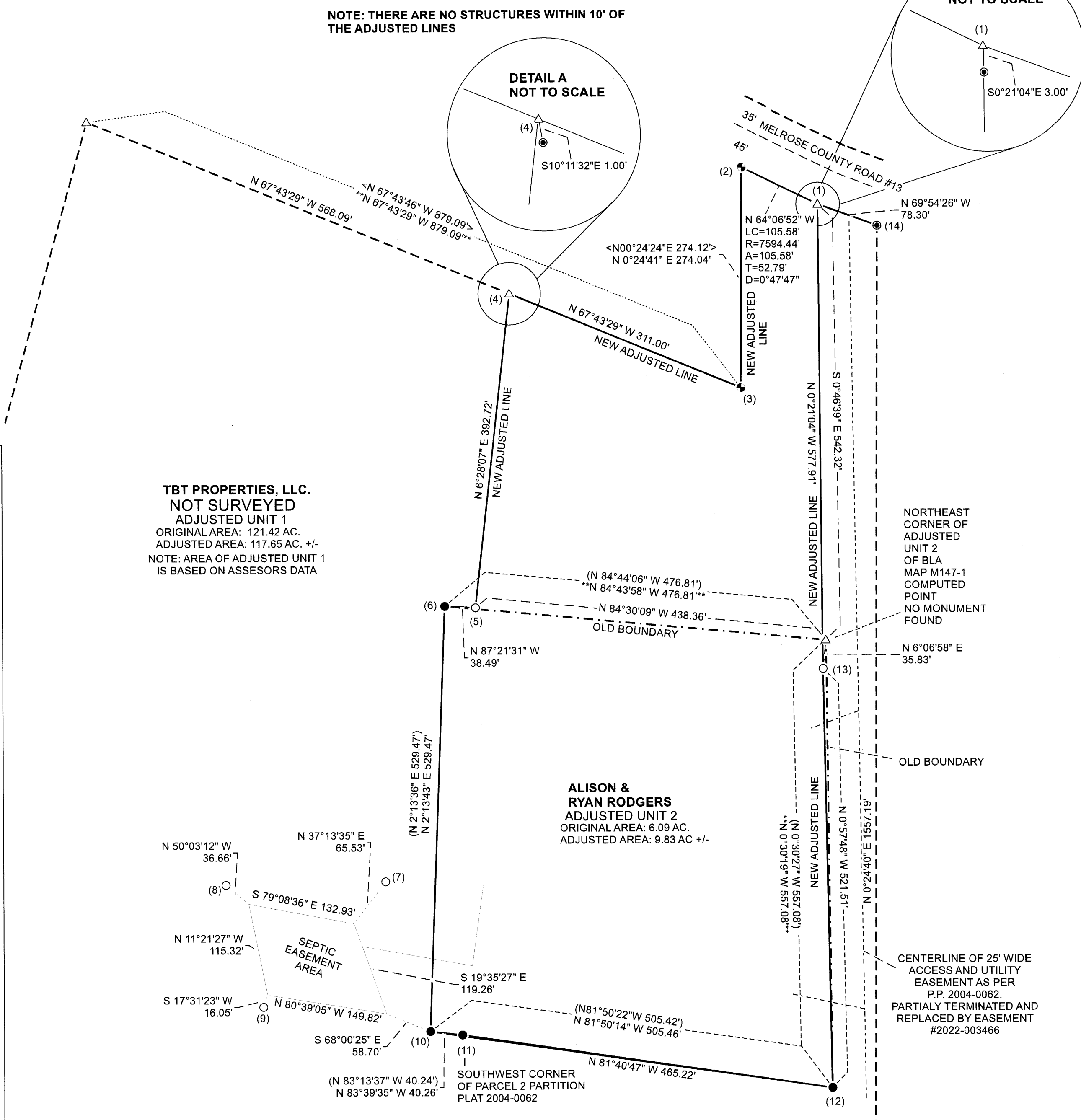
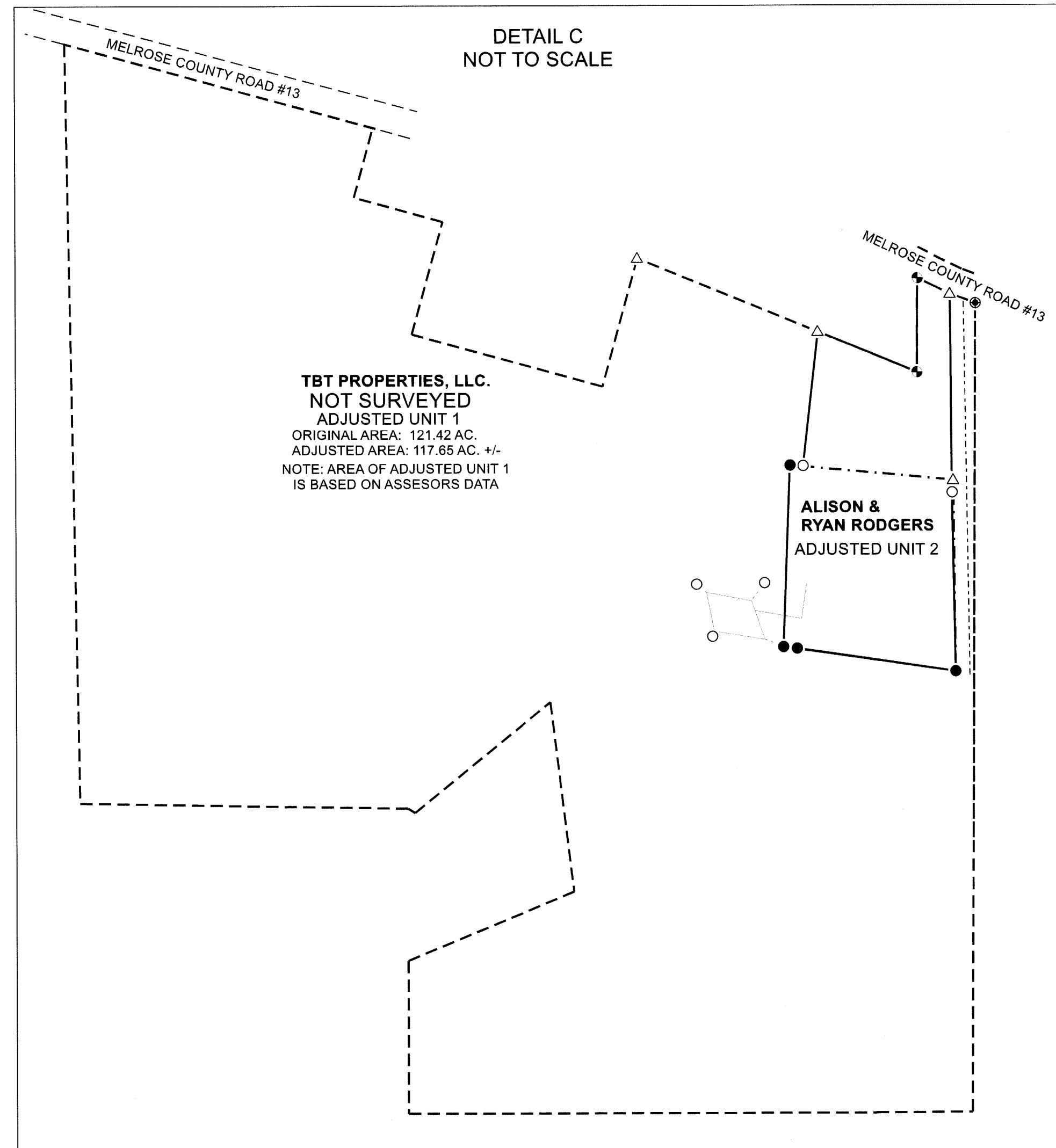
[Signature] 7/10/25
DOUGLAS COUNTY PLANNING DIRECTOR DATE

FILED
DATE: 7-10-2025 BY: SA
THIS SURVEY CONSISTS OF:
MAP: M185-36
NARRATIVE:
CORNER RPT:
DOUGLAS COUNTY
SURVEYOR

LEGEND	
△	COMPUTED POINT
○	SET 5/8" X 40" IRON ROD WITH YELLOW PLASTIC CAP MARKED LONE ROCK TIMBER 85006PLS
○	SET 5/8" X 40" IRON ROD REFERENCE WITH ORANGE PLASTIC CAP MARKED LONE ROCK TIMBER 85006 PLS
●	FOUND IRON ROD AS PER M147-1 OR PARTITION PLAT 2004-0062 WITH RED PLASTIC CAP MARKED D.A. EDWARDS LS 2339
●	FOUND IRON ROD AS PER PARTITION PLAT 2007-0094 WITH YELLOW PLASTIC CAP MARKED AA SURVEYING INC
●	FOUND IRON ROD AS PER M131-26 WITH FADED YELLOW PLASTIC CAP MARKED IE ENG
---	LINES SURVEYED, ADJUSTED BOUNDARY OF ADJUSTED UNIT 2
---	LINES SURVEYED, ORIGINAL BOUNDARY OF ADJUSTED UNIT 2
---	PROJECTED LINES
---	COMPUTED CENTERLINE OF 25' WIDE ACCESS AND UTILITY EASEMENT AS PER PARTITION PLAT 2004-0062, SERVING ADJUSTED UNIT 2, PARTIALLY TERMINATED AND REPLACED BY EASEMENT # 2022-003466
()	RECORD AS PER EDWARDS SURVEY M147-1 FILED IN THE DOUGLAS COUNTY SURVEYOR'S OFFICE
< >	RECORD AS PER PIESKE PARTITION PLAT 2007-0094 FILED IN THE DOUGLAS COUNTY SURVEYOR'S OFFICE
**	COMPUTED DISTANCE AND BEARING
(())	RECORD AS PER EDWARDS PARTITION PLAT 2004-0062 FILED IN THE DOUGLAS COUNTY SURVEYOR'S OFFICE

CORNER INFORMATION:

- 1) COMPUTED POINT
COMPUTED POINT, NO MONUMENT SET, SOUTHERLY RIGHT OF WAY BOUNDARY OF MELROSE COUNTY ROAD #13
-- SET 5/8" X 40" IRON ROD REFERENCE WITH ORANGE PLASTIC CAP MARKED LONE ROCK TIMBER 85006PLS BEARS S0°21'04"E 3.00 FEET, TOP OF REFERENCE MONUMENT IS 0.2 FEET ABOVE GROUND LEVEL
WE COMPUTE THIS POINT ON THE RECORD SOUTHERLY RIGHT OF WAY OF MELROSE COUNTY ROAD #13 UTILIZING FOUND MONUMENTS FROM PARTITION PLAT 2007-0094. WE SET THE REFERENCE ROD S0°21'04"E 3.00 FEET TO AVOID BURIED UTILITIES ON OR NEAR THE EDGE OF THE ROAD RIGHT OF WAY.
- 2) PROPERTY CORNER
FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP AS PER PARTITION PLAT 2007-0094
CORNER MONUMENT LIES ON SOUTHERLY RIGHT OF WAY OR MELROSE COUNTY ROAD #13, 0.6 FEET SOUTH OF A CHAINLINK FENCE CORNER POST. TOP OF MONUMENT LIES 0.2 FEET ABOVE GROUND LEVEL.
- 3) PROPERTY CORNER
FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP AS PER PARTITION PLAT 2007-0094
CORNER MONUMENT LIES 1.1 FEET SOUTHEAST OF A CHAINLINK FENCE CORNER POST. CHAINLINK FENCE RUNS NORTH AND NORTHWEST FROM CORNER POST. TOP OF CORNER MONUMENT IS 0.6 FEET ABOVE GROUND LEVEL.
- 4) COMPUTED POINT
COMPUTED POINT, NO MONUMENT SET, ON SOUTHERLY BOUNDARY OF PARCEL 2 OF PARTITION PLAT 2007-0094.
-- SET 5/8" X 40" IRON ROD REFERENCE WITH ORANGE PLASTIC CAP MARKED LONE ROCK TIMBER 85006PLS BEARS S10°11'32"E 1.00 FEET, TOP OF REFERENCE MONUMENT IS 0.3 FEET ABOVE GROUND LEVEL
WE COMPUTE THIS POINT AT RECORD ANGLE ON THE SOUTHERLY BOUNDARY OF PARCEL 2 OF PARTITION PLAT 2007-0094 UTILIZING FOUND MONUMENTS FROM PARTITION PLAT 2007-0094. WE SET THE REFERENCE ROD S10°11'32"E 1.00 FEET TO AVOID A CHAINLINK FENCE NEAR THE BOUNDARY.
- 5) PROPERTY CORNER
SET 5/8" X 40" IRON ROD WITH YELLOW PLASTIC CAP MARKED LONE ROCK TIMBER 85006PLS
THE CORNER MONUMENT LIES ON FLAT BRUSHY GROUND, TOP OF THE MONUMENT LIES 0.4' ABOVE GROUND LEVEL.
- 6) NORTHWEST CORNER OF ADJUSTED UNIT 2 OF BOUNDARY LINE ADJUSTMENT MAP M147-1
FOUND 5/8" IRON ROD WITH RED PLASTIC CAP MARKED D.A. EDWARDS LS 2339.
- 7) REFERENCE CORNER TO SEPTIC EASEMENT
SET 5/8" X 40" IRON ROD WITH YELLOW PLASTIC CAP MARKED LONE ROCK TIMBER 85006PLS.
-- A WOODEN FENCE CORNER POST BEARS N45°W 0.5 FEET.
REFERENCE MONUMENT LIES ON SOUTHEAST SIDE OF FENCE CORNER POST WITH BARBWIRE FENCE RUNNING NORTHEAST AND WEST. TOP OF REFERENCE MONUMENT IS 0.6 FEET ABOVE GROUND LEVEL.
- 8) REFERENCE CORNER TO SEPTIC EASEMENT
SET 5/8" X 40" IRON ROD WITH YELLOW PLASTIC CAP MARKED LONE ROCK TIMBER 85006PLS.
-- A STEEL FENCE LINE T-POST BEARS NORTH 0.2 FEET
REFERENCE MONUMENT LIES ON SOUTH SIDE OF BARBWIRE FENCE RUNNING EAST - WEST. TOP OF REFERENCE MONUMENT IS 0.7 FEET ABOVE GROUND LEVEL.
- 9) REFERENCE CORNER TO SEPTIC EASEMENT
SET 5/8" X 40" IRON ROD WITH YELLOW PLASTIC CAP MARKED LONE ROCK TIMBER 85006PLS.
-- 10' WHITE OAK BEARS S53°E 24.1 FEET. WE TAG AND SCRIBE BT.
REFERENCE MONUMENT LIES ON NORTH SLOPE IN MIXED STAND OF OAK AND MADRONE TREES. TOP OF REFERENCE MONUMENT IS 0.6 FEET ABOVE GROUND LEVEL.
- 10) SOUTHWEST CORNER OF ADJUSTED UNIT 2 OF BOUNDARY LINE ADJUSTMENT MAP M147-1
FOUND 5/8" IRON ROD WITH RED PLASTIC CAP MARKED D.A. EDWARDS LS 2339.
- 11) SOUTHWEST CORNER OF PARCEL 2 PARTITION PLAT 2004-0062
FOUND 5/8" IRON ROD WITH RED PLASTIC CAP MARKED D.A. EDWARDS LS 2339
- 12) SOUTHEAST CORNER OF ADJUSTED UNIT 2 OF BOUNDARY LINE ADJUSTMENT MAP M147-1
FOUND 5/8" IRON ROD WITH RED PLASTIC CAP MARKED D.A. EDWARDS LS 2339.
- 13) PROPERTY CORNER
SET 5/8" X 40" IRON ROD WITH YELLOW PLASTIC CAP MARKED LONE ROCK TIMBER 85006PLS.
CORNER MONUMENT LIES ON FLAT GROUND WEST OF ASPHALT SURFACED ROAD.
TOP OF CORNER MONUMENT IS 0.2 FEET ABOVE GROUND LEVEL.
- 14) PROPERTY CORNER
FOUND 5/8" IRON ROD WITH YELLOW, WEATHERED, UNREADABLE PLASTIC CAP.
CORNER MONUMENT LIES IN SOUTHERLY DITCHLINE OF MELROSE COUNTY ROAD #13. WE UTILIZE THIS CORNER TO COMPUTE RECORD BEARING AND DISTANCE FROM PARTITION PLAT 2007-0094 SOUTHERLY TO THE COUNTY ROAD RIGHT OF WAY BOUNDARY.



DETAIL A NOT TO SCALE

DETAIL B NOT TO SCALE

TBT PROPERTIES, LLC.
NOT SURVEYED
ADJUSTED UNIT 1
ORIGINAL AREA: 121.42 AC.
ADJUSTED AREA: 117.65 AC. +/-
NOTE: AREA OF ADJUSTED UNIT 1 IS BASED ON ASSESSORS DATA

ALISON & RYAN RODGERS
ADJUSTED UNIT 2
ORIGINAL AREA: 6.09 AC.
ADJUSTED AREA: 9.83 AC +/-

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]

OREGON
NOVEMBER 10, 2020
DANIEL E. SAILY
85006
EXPIRES: 6/30/2026

