

FILED
 Date: 7-16-25 By: LC
 This survey consists of:
 Map: M 185-37
 Narrative:
 Corner Rpt:
 DOUGLAS COUNTY SURVEYOR

NARRATIVE:
 THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE MISSING CORNERS OF THAT PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 2025-4435.
 THE NORTH BOUNDARY OF LOT 148, TRACT I, PLAT I, ROSEBURG ORCHARDS COMPANY, VOLUME 4, PAGE 60 IS DETERMINED BY HOLDING POINTS "A" AND "B" AND EXTENDING LINE A - B THE RECORD DISTANCE FROM POINT B PER CS 37/199 TO THE NE CORNER OF LOT 148.
 THE MONUMENTS FOUND PER PONDEROSA TERRACE, PHASE I, VOLUME 16, PAGE 57 WERE HELD EXCEPT AS NOTED.
 THE MISSING MONUMENTS PER SAID PONDEROSA TERRACE PHASE I WERE CALCULATED AT PROPORTIONATE DISTANCE FROM SAID FOUND MONUMENTS.
 THE FOUND MONUMENT SET FOR THE SE CORNER OF LOT 2, BLOCK 1, PONDEROSA TERRACE PHASE I WAS FOUND TO BE SOUTH OF THE NORTH LINE OF SAID LOT 148 AND WAS NOT HELD DUE TO THE NORTH LINE OF LOT 148 BEING THE SENIOR BOUNDARY LINE.
 THE SE CORNER OF LOT 2 IS COMPUTED BY INTERSECTING LINE C - D WITH THE NORTH BOUNDARY OF LOT 148.
 THE NORTH BOUNDARY OF LOT 118 OF SAID TRACT I, PLAT I, ROSEBURG ORCHARDS COMPANY IS DETERMINED BY HOLDING POINTS "E" AND "F".
 POINT "H" IS FOUND TO BE NORTH OF THE NORTH BOUNDARY OF SAID LOT 118 AND IS NOT HELD AS THE SE CORNER OF LOT 117, TRACT I, PLAT I, ROSEBURG ORCHARDS COMPANY.
 THE SE CORNER OF SAID LOT 117 IS SET BY HOLDING MONUMENTS "G" AND "H" PER M153-30 AND EXTENDING LINE G - H TO INTERSECT THE NORTH BOUNDARY OF SAID LOT 118.
 MONUMENTS ARE SET AS SHOWN AND THE BOUNDARY IS POSTED WITH 6 FOOT FENCE POSTS.

FOUND 5/8" IRON ROD PER M134-58 BEARS S56° 39' 52"W 40.81' (S57° 39' 18"W 41.06') R3 FROM POINT "F"

POINT "F"
 SE CORNER LOT 113
 NE CORNER LOT 118
 TRACT I, PLAT I
 ROSEBURG ORCHARDS COMPANY
 VOLUME 4, PAGE 60
 PER M157-42

SE CORNER LOT 117
 TRACT I, PLAT I
 ROSEBURG ORCHARDS COMPANY
 VOLUME 4, PAGE 60

- LEGEND:**
- FOUND 5/8" IRON ROD, NO RECORD
 - FOUND 5/8" IRON ROD PER PONDEROSA TERRACE PHASE I, VOLUME 16, PAGE 57 OR AS NOTED
 - FOUND 2" IRON PIPE PER PONDEROSA TERRACE PHASE I, VOLUME 16, PAGE 57
 - ▲ FOUND 5/8" IRON ROD PER M153-30
 - FOUND 5/8" IRON ROD PER M157-42
 - FOUND 1/2" IRON PIPE PER CS 37/199
 - SET 5/8" X 30" IRON ROD WITH PLASTIC CAP INSCRIBED "LANDMARK SURVEYING"
 - x — EXISTING FENCE LINE

- RECORD INFORMATION:**
- () R1 RECORD DATA PER PONDEROSA TERRACE PHASE I, VOLUME 16, PAGE 57
 - () R2 RECORD DATA PER CS 37/199
 - () R3 RECORD DATA PER M157-42
 - () R4 RECORD DATA PER M153-30
 - () R5 RECORD DATA PER TRACT I, PLAT I, ROSEBURG ORCHARDS COMPANY, VOLUME 4, PAGE 60

BASIS OF BEARINGS:
 OREGON COORDINATE REFERENCE SYSTEM (OCRS)
 COTTAGE GROVE TO CANYONVILLE ZONE
 NAD83 (2011) EPOCH 2010.00

Sheet 1 of 1

RECORD OF SURVEY
 Situated in the North 1/2 of Section 7,
 Township 27 South, Range 5 West of the Willamette Meridian,
 Douglas County, Oregon
 July 2, 2025

FOR: Zachary West and Alex Worsham
 161 NE Rifle Range Rd. Apt. 67
 Roseburg, OR 97470

REGISTERED PROFESSIONAL LAND SURVEYOR
Brent M. Heibel

OREGON
 AUGUST 17, 2009
 BARTON M. HEICHEL
 1940LS

LM Land Mark
 Surveying, Inc.
 P.O. Box 13 • Roseburg, Oregon 97470
 Office (541) 677-9400 • Cell (541) 637-6999

RENEWS JUNE 30, 2027
 LM Proj. No. 2025-0027

Line #	Direction	Length	Record Information
L1	S55° 22' 15"W	145.01'	(S55° 24' 48"W 145.00') R1
L2	S73° 48' 17"W	76.59'	(N73° 48' 50"E 76.58') R1
L3	N34° 45' 08"W	89.85'	(S34° 35' 12"E 89.50') R1
L4	S89° 40' 39"W	49.99'	(S89° 33' 55"W 50.00') R1
L5	S86° 53' 46"W	49.00'	(S86° 43' 12"W 49.11') R1
L6	S89° 47' 17"W	75.64'	(WEST 74.84') R1
L7	N00° 50' 59"E	45.06'	(N00° 55'E 45.00') R1
L8	N72° 42' 35"E	78.37'	(S72° 24' 40"W 78.35') R1
L9	N74° 46' 35"E	77.78'	(S74° 28' 40"W 77.96') R1
L10	S87° 36' 00"W	74.94'	(S88° 14"W 75.05') R1
L11	S88° 37' 35"W	75.63'	(S88° 14"W 75.05') R1
L12	S00° 30' 44"W	103.81'	(N00° 19' 30"E 104.06') R1
L13	N89° 56' 08"W	28.94'	(S89° 52' 38"W 29.01') R1
L14	S00° 01' 23"E	50.24'	(S00° 19' 30"W 50.00') R1
L15	S00° 05' 06"W	100.97'	(S00° 19' 30"W 100.00') R1

