

NARRATIVE:

--THIS SURVEY WAS COMPLETED AT THE REQUEST OF KORY KEARNEY & SHERRY SCALLON KEARNEY TO DEDICATE AN ADDITIONAL 5 FEET OF ROAD RIGHT-OF-WAY TO GENERAL AVENUE BEING COUNTY ROAD 225A BEING THE SOUTHERLY 5 FEET OF DEED NO. 2025-012473 & TO SHOW THE WATER LINE EASEMENT PER THE REQUIREMENTS OF THE CITY OF ROSEBURG PER SR-25-6 APPROVAL PER THE CITY OF ROSEBURG PLANNING DEPARTMENT RECORDED AS UTILITY EASEMENT DEED NO. 2025-012472.

--THE BASIS OF BEARINGS IS BETWEEN MONUMENTS NUMBER 102 & 105 PER DOUGLAS COUNTY SURVEY M177-69.

-- FOR THE BOUNDARY RESOLVE I HELD MONUMENTS AS SHOWN AND THE RECORD RESOLVE FROM DOUGLAS COUNTY RECORD SURVEY NO. M177-69.

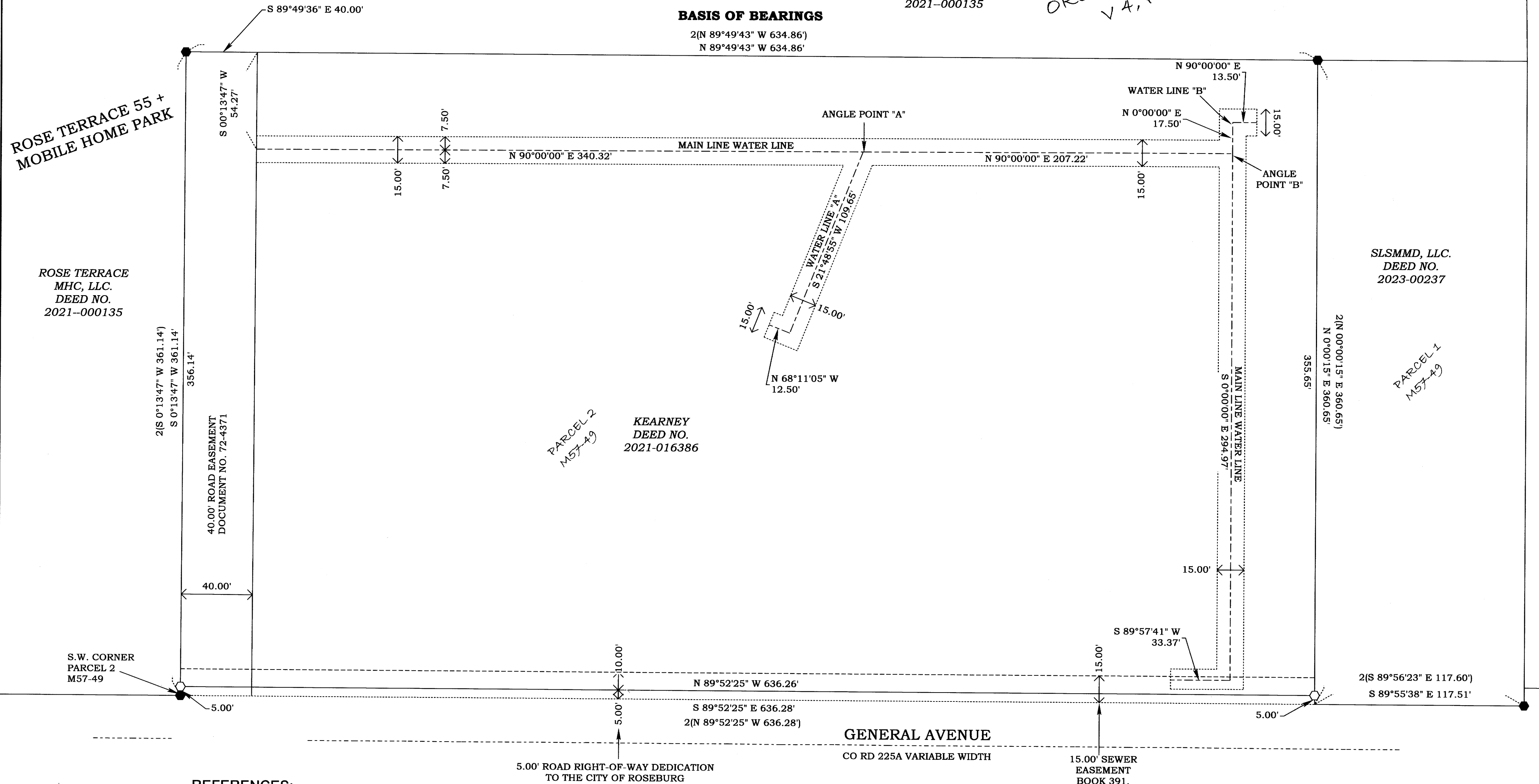
FILED
Date: 11-6-2025 By: JDT
This survey consists of:
Map: M186-A1
Narrative:
Corner Rpt:
DOUGLAS COUNTY SURVEYOR

ROSE TERRACE
MHC, LLC.
DEED NO.
2021-000135

EDENBOWER
ORCHARD TRACTS
V 4, PG 56

BASIS OF BEARINGS

2(N 89°49'43" W 634.86')
N 89°49'43" W 634.86'

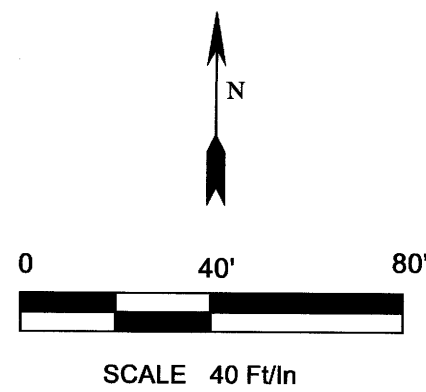


REFERENCES:

- SURVEYS**
1 = M57-49
2 = M177-69
3 = V4, P56
- DEEDS**
1 = 2021-016386

LEGEND

- FOUND MONUMENT PER M177-69
- #() RECORD SURVEY DATA
- SET A 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "TERREL PLS 65473"



REGISTERED PROFESSIONAL LAND SURVEYOR

James Dean Terrel

OREGON
SEPTEMBER 14, 2021
JAMES DEAN TERREL
65473PLS
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 AND UTILITIES EASEMENT FOR

KORY KEARNEY
IN THE NE 1/4 SECTION 1,
TOWNSHIP 27 SOUTH, RANGE 6 WEST, W.M.,
CITY OF ROSEBURG, DOUGLAS COUNTY, OREGON.

SHEET 1 OF 1	
DRAWN BY:	JDT
FIELD CREW:	JDT / DRD / LMR
EQUIPMENT:	TRIMBLE S7/TSC5/GPS
FIELD WORK:	AUG - SEPT, 2025
JOB:	2025092
FILE NAME:	2023055 Kearney.TRV
REVISION:	11-2-2025

MAP FILE M186-A1