

MAP FILE M186-52

FILED  
Date: 12-17-2025 By: [Signature]  
This survey consists of:  
Map: M186-52  
Narrative:  
Corner Rpt:  
DOUGLAS COUNTY SURVEYOR

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE COMMON BOUNDARY LINE BETWEEN 2 UNITS OF LAND IN ACCORDANCE WITH THE DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. M25-046.

THE 2 UNITS OF LAND INVOLVED ARE LOTS 2 AND 3, BY-A RIVER-MEADOWS, VOLUME 8, PAGE 23, SUBDIVISION PLAT RECORDS OF DOUGLAS COUNTY, OREGON.

FOUND MONUMENTS ARE HELD.

THE SW CORNER OF LOT 3 IS DETERMINED BY HOLDING THE FOUND MONUMENT AT THE SE CORNER OF SAID LOT AND PROJECTING A LINE THROUGH THE FOUND MONUMENTS ALONG THE SOUTH BOUNDARY OF LOT 3 THE RECORD DISTANCE PER VOLUME 8, PAGE 23.

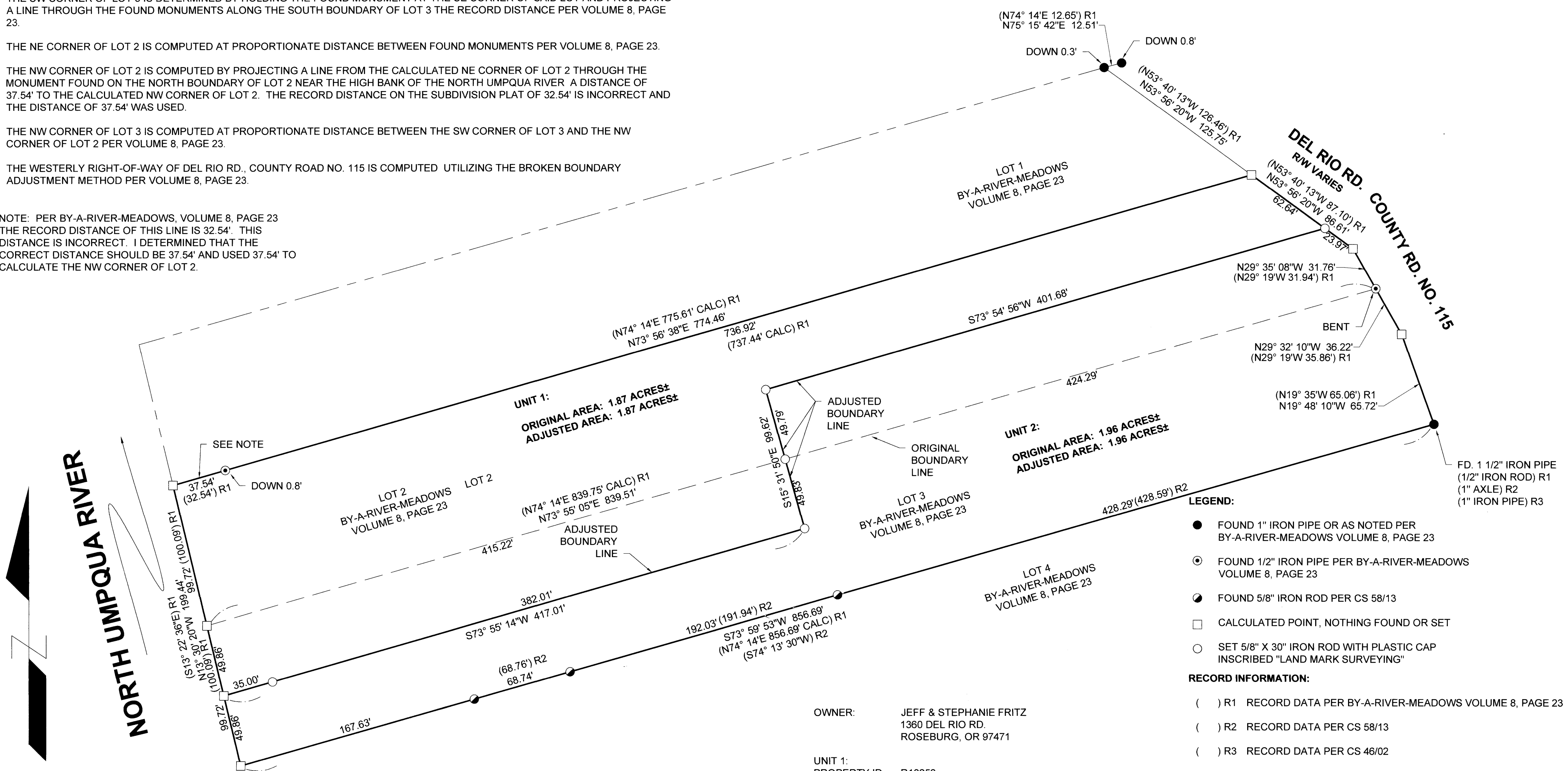
THE NE CORNER OF LOT 2 IS COMPUTED AT PROPORTIONATE DISTANCE BETWEEN FOUND MONUMENTS PER VOLUME 8, PAGE 23.

THE NW CORNER OF LOT 2 IS COMPUTED BY PROJECTING A LINE FROM THE CALCULATED NE CORNER OF LOT 2 THROUGH THE MONUMENT FOUND ON THE NORTH BOUNDARY OF LOT 2 NEAR THE HIGH BANK OF THE NORTH UMPQUA RIVER A DISTANCE OF 37.54' TO THE CALCULATED NW CORNER OF LOT 2. THE RECORD DISTANCE ON THE SUBDIVISION PLAT OF 32.54' IS INCORRECT AND THE DISTANCE OF 37.54' WAS USED.

THE NW CORNER OF LOT 3 IS COMPUTED AT PROPORTIONATE DISTANCE BETWEEN THE SW CORNER OF LOT 3 AND THE NW CORNER OF LOT 2 PER VOLUME 8, PAGE 23.

THE WESTERLY RIGHT-OF-WAY OF DEL RIO RD., COUNTY ROAD NO. 115 IS COMPUTED UTILIZING THE BROKEN BOUNDARY ADJUSTMENT METHOD PER VOLUME 8, PAGE 23.

NOTE: PER BY-A-RIVER-MEADOWS, VOLUME 8, PAGE 23 THE RECORD DISTANCE OF THIS LINE IS 32.54'. THIS DISTANCE IS INCORRECT. I DETERMINED THAT THE CORRECT DISTANCE SHOULD BE 37.54' AND USED 37.54' TO CALCULATE THE NW CORNER OF LOT 2.



- LEGEND:**
- FOUND 1" IRON PIPE OR AS NOTED PER BY-A-RIVER-MEADOWS VOLUME 8, PAGE 23
  - FOUND 1/2" IRON PIPE PER BY-A-RIVER-MEADOWS VOLUME 8, PAGE 23
  - FOUND 5/8" IRON ROD PER CS 58/13
  - CALCULATED POINT, NOTHING FOUND OR SET
  - SET 5/8" X 30" IRON ROD WITH PLASTIC CAP INSCRIBED "LAND MARK SURVEYING"
- RECORD INFORMATION:**
- ( ) R1 RECORD DATA PER BY-A-RIVER-MEADOWS VOLUME 8, PAGE 23
  - ( ) R2 RECORD DATA PER CS 58/13
  - ( ) R3 RECORD DATA PER CS 46/02

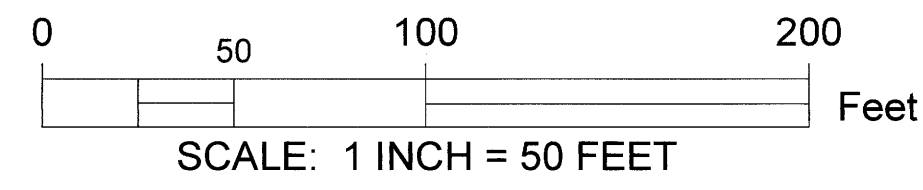
**BASIS OF BEARINGS:**  
OREGON COORDINATE REFERENCE SYSTEM (OCRS)  
COTTAGE GROVE - CANYONVILLE ZONE  
NAD83 (2011) EPOCH 2010.00

**APPROVAL:**  
[Signature]  
DOUGLAS COUNTY PLANNING DIRECTOR  
DATE: 12/17/2025

**OWNER:** JEFF & STEPHANIE FRITZ  
1360 DEL RIO RD.  
ROSEBURG, OR 97471

**UNIT 1:**  
PROPERTY ID: R18252  
MAP ID: 26-06W-23A-02300  
WATER: UMPQUA BASIN WATER ASSOCIATION  
SEWER: SUB-SURFACE SEPTIC SYSTEM  
ZONING: RURAL RESIDENTIAL - 2 ACRE (RR)  
COMP. PLAN: COMMITTED RESIDENTIAL - 2 ACRE (RC2)

**UNIT 2:**  
PROPERTY ID: R18260  
MAP ID: 26-06W-23A-02400  
WATER: UMPQUA BASIN WATER ASSOCIATION  
SEWER: SUB-SURFACE SEPTIC SYSTEM  
ZONING: RURAL RESIDENTIAL - 2 ACRE (RR)  
COMP. PLAN: COMMITTED RESIDENTIAL - 2 ACRE (RC2)



Sheet 1 of 1

**BOUNDARY LINE ADJUSTMENT**  
Situated in the Northeast 1/4 of Section 23  
Township 26 South, Range 6 West of the Willamette Meridian,  
Douglas County, Oregon  
November 16, 2025

FOR: Jeff & Stephanie Fritz  
1360 Del Rio Rd.  
Roseburg, OR 97471

REGISTERED PROFESSIONAL LAND SURVEYOR  
Bart M. Heichel

OREGON  
AUGUST 17, 2009  
BARTTON M. HEICHEL  
1640PLS

**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. 2025-0070

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