

MAP FILE M186-62

FILED
 Date: 1-21-26 By: KC
 This survey consists of:
 Map: M186-62
 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. M25-057

M157-3 IS HELD FOR THE BOUNDARY BETWEEN LOTS 90 AND 91 AND THE 40' PLATTED ROAD PER TRACT 1, PLAT 1, ROSEBURG ORCHARD'S COMPANY, DOUGLAS COUNTY, OREGON, VOLUME 4, PAGE 60.

THE BOUNDARY LINE IS ADJUSTED AND MONUMENTS ARE SET AS SHOWN.

LEGEND:

- FOUND 5/8" IRON ROD WITH PLASTIC CAP INSCRIBED "LAND MARK PLS 2287" PER M157-3
- FOUND 3/4" IRON PIPE PER TRACT 1, PLAT 1, ROSEBURG ORCHARD'S COMPANY, VOLUME 4, PAGE 60
- FOUND 5/8" IRON ROD W/PLASTIC CAP INSCRIBED "D.A. EDWARDS-LS 2339" PER M127-63
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP INSCRIBED "LAND MARK SURVEYING"

RECORD INFORMATION:

- () RECORD DATA PER M157-3
- { } RECORD DATA PER M127-63

OWNER:

UNIT 1: NINA KOT
 1212 BROADWAY
 ALAMEDA, CA 94501

MAP ID: 27-05W-05-00300
 PROPERTY ID: R71479
 COMP. PLAN: FARM FOREST TRANSITIONAL (FFT)
 ZONING: FARM FOREST (FF)

UNIT 2: DM RANDALL LOVING TRUST DATED 11/15/2001
 1224 NE WALNUT ST. PMB #112
 ROSEBURG, OR 97470

MAP ID: PART OF 27-05W-05-00200
 PROPERTY ID: PART OF R65687
 COMP. PLAN: FARM FOREST TRANSITIONAL (FFT)
 ZONING: FARM FOREST (FF)

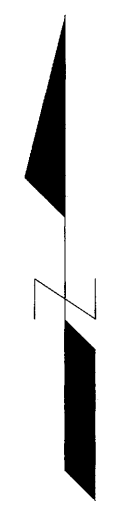
DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. M25-057

BOUNDARY LINE ADJUSTMENT AND CONVEYANCE RECORDING NO. 2026-000262

APPROVAL:

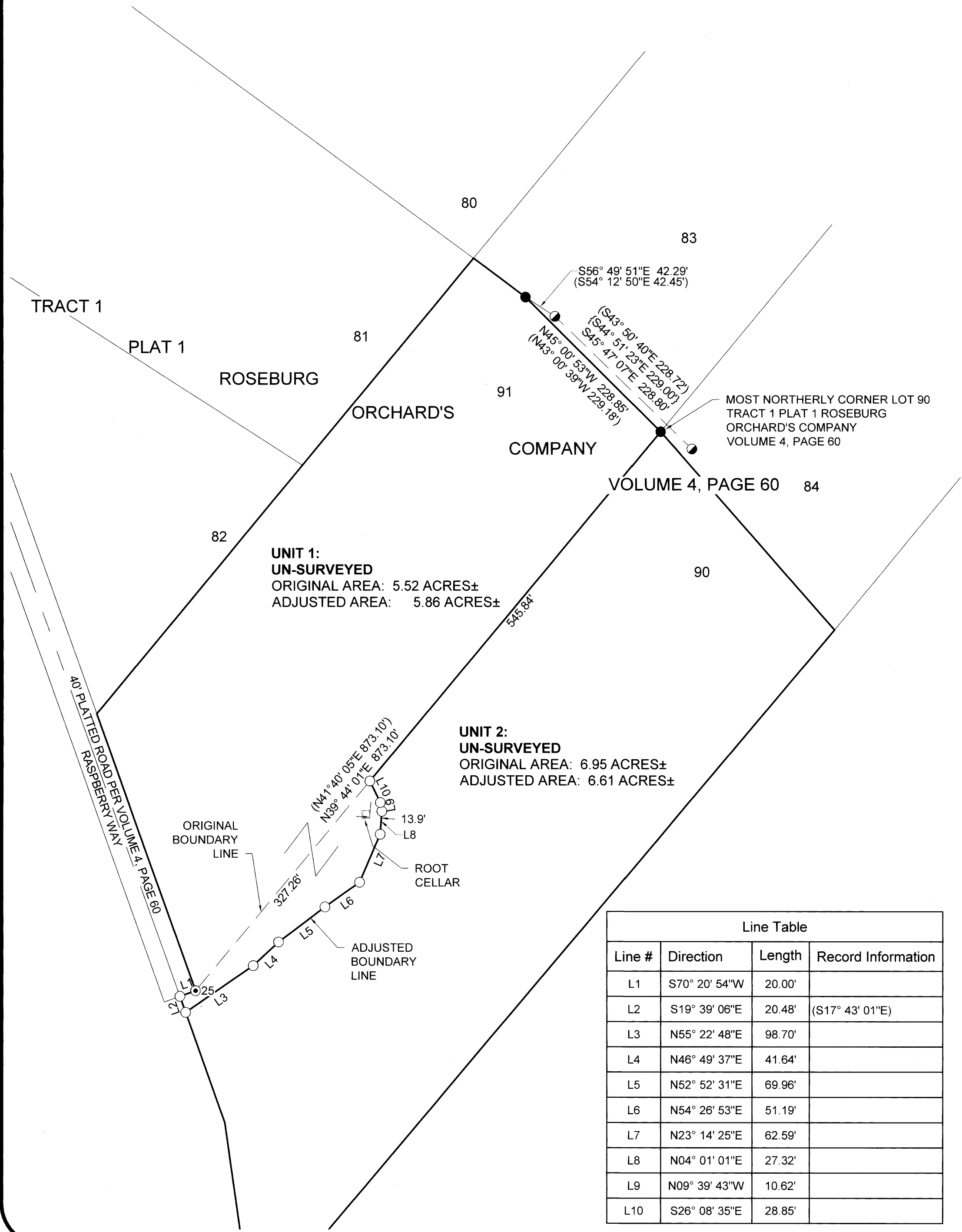
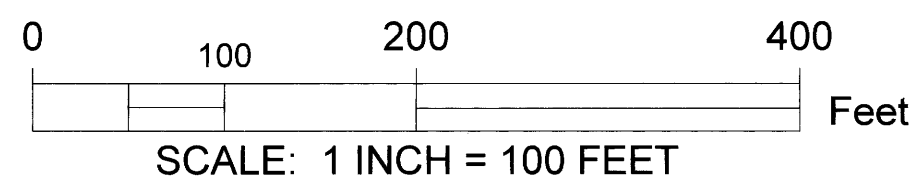
[Signature]
 DOUGLAS COUNTY PLANNING DIRECTOR

1/21/26
 DATE



BASIS OF BEARINGS:

OREGON COORDINATE REFERENCE SYSTEM (OCRS)
 COTTAGE GROVE - CANYONVILLE ZONE
 NAD 83 (2011) EPOCH 2010.00



UNIT 1:
 UN-SURVEYED
 ORIGINAL AREA: 5.52 ACRES±
 ADJUSTED AREA: 5.86 ACRES±

UNIT 2:
 UN-SURVEYED
 ORIGINAL AREA: 6.95 ACRES±
 ADJUSTED AREA: 6.61 ACRES±

Line Table			
Line #	Direction	Length	Record Information
L1	S70° 20' 54"W	20.00'	
L2	S19° 39' 06"E	20.48'	(S17° 43' 01"E)
L3	N55° 22' 48"E	98.70'	
L4	N46° 49' 37"E	41.64'	
L5	N52° 52' 31"E	69.96'	
L6	N54° 26' 53"E	51.19'	
L7	N23° 14' 25"E	62.59'	
L8	N04° 01' 01"E	27.32'	
L9	N09° 39' 43"W	10.62'	
L10	S26° 08' 35"E	28.85'	

Sheet 1 of 1

BOUNDARY LINE ADJUSTMENT
 Situated in the West 1/2 of Section 5
 Township 27 South, Range 5 West of the Willamette Meridian
 Douglas County, Oregon
 December 16, 2025

FOR: Nina Kot
 1212 Broadway
 Alameda, CA 94501

REGISTERED PROFESSIONAL LAND SURVEYOR
Barton M. Heichel
 OREGON
 AUGUST 17, 2009
 BARTON M. HEICHEL
 1640PLS
 RENEWS JUNE 30, 2027

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

LM Proj. No. 2025-0068

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