

NW CORNER LOT 33
TRACT 1, PLAT 1 ROSEBURG ORCHARD'S COMPANY
VOLUME 4, PAGE 60

WEST BOUNDARY LOT 33
TRACT 1 PLAT 1
ROSEBURG ORCHARD'S COMPANY
VOLUME 4, PAGE 60

NW CORNER PARCEL 3
MINOR LAND PARTITION M84-13

UNIT 1:
ORIGINAL AREA: 0.44 ACRES±
ADJUSTED AREA: 0.20 ACRES±
SEE SHEET 2 FOR DETAILS NOT SHOWN

SW CORNER PARCEL 3
MINOR LAND PARTITION M84-13

UNIT 2:
UNSURVEYED
ORIGINAL AREA: 1.70 ACRES±
ADJUSTED AREA: 1.94 ACRES±

SCHEMATIC DIAGRAM
SEE SHEET 2 FOR DETAILS NOT SHOWN
SCALE: 1 INCH = 50 FEET

LOT 16

LOT 13

LOT 12

LOT 11

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

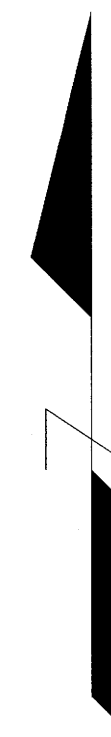
LOT 2

NEWTON CREEK HOMESITES BLOCK 1
VOLUME 8, PAGE 55

JOHNSON STREET
60' R/W

KNOLL AVENUE
60' R/W

FILED
Date: 2-18-2026 By: [Signature]
This survey consists of
Map: M186-66A-B
Narrative: _____
Corner Rpt: _____
DOUGLAS COUNTY
SURVEYOR



BASIS OF BEARINGS:

OREGON COORDINATE REFERENCE SYSTEM (OCRS)
COTTAGE GROVE - CANYONVILLE ZONE
NAD83 (2011) EPOCH 2010.00

LEGEND:

- ⊙ FOUND 5/8" IRON ROD PER M84-13
- FOUND 5/8" IRON ROD WITH PLASTIC CAP INSCRIBED "BENTZ SUR. INC." PER M113-7
- FOUND 5/8" IRON ROD WITH ALUMINUM CAP INSCRIBED "SHANER ENGINEERING" PER M79-17
- ▣ FOUND 5/8" IRON ROD WITH CAP INSCRIBED "IE ENGINEERING" PER PARTITION PLAT 2017-0026
- CALCULATED POINT, NOTHING FOUND OR SET
- SET 5/8" X 30 IRON ROD WITH PLASTIC CAP INSCRIBED "LAND MARK SURVEYING"

DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. M25-038

RESTRICTIVE COVENANT RECORDING NO.: 2026-001555

APPROVAL:

[Signature]
DOUGLAS COUNTY PLANNING DIRECTOR

2/18/2026
DATE

APPLICANT: WALT GAYNER
1224 NE WALNUT ST. PMB 287
ROSEBURG, OR 97470

OWNER:
UNITS 1 & 2: DOUGLAS COUNTY FARMERS CO-OP
P.O. BOX 820
ROSEBURG, OR 97470

UNIT 1:
ZONING: GENERAL COMMERCIAL (C-3)
COMP. PLAN: COMMERCIAL (CO)
MAP ID: 27-06W-01DD-04100
PROPERTY ID: R70926

UNIT 2:
ZONING: GENERAL COMMERCIAL (C-3)
COMP. PLAN: COMMERCIAL (CO)
MAP ID: 27-06W-01DD-04200
PROPERTY ID: R70933

Sheet 1 of 2

BOUNDARY LINE ADJUSTMENT
Situated in the Southeast 1/4 of Section 1
Township 27 South, Range 6 West of the Willamette Meridian,
Douglas County, Oregon
January 15, 2026

REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]
OREGON
AUGUST 17, 2009
BARTTON M. HEICHEL
1640PLS
RENEWS JUNE 30, 2027

FOR: Douglas County Farmers Co-Op
P.O. Box 820
Roseburg, OR 97470

LM Land Mark
Surveying, Inc.

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

LM Proj. No. 2025-0025

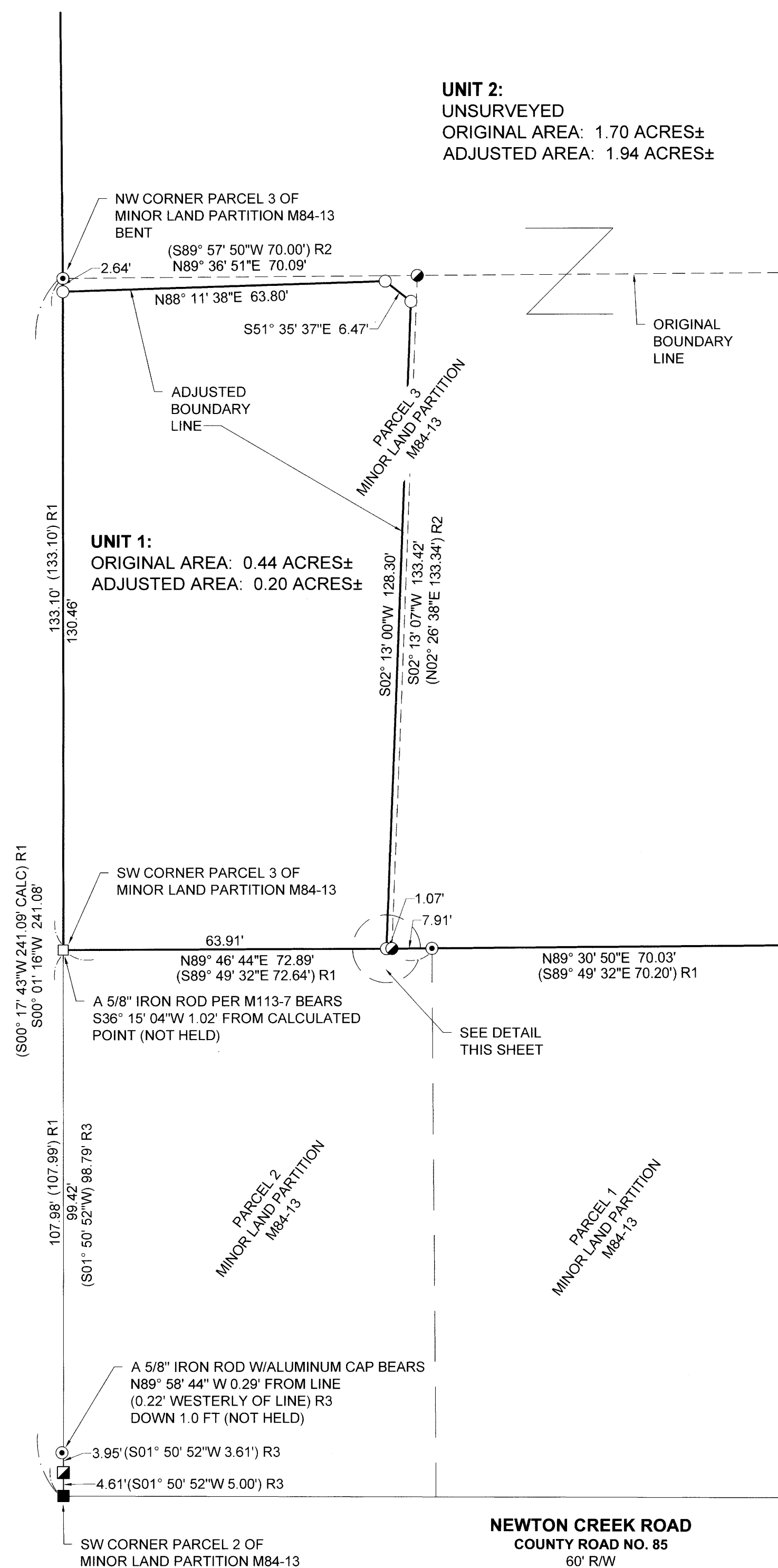
MAP FILE: M186-66A

MAP FILE: M186-66A

MAP FILE M186-66B

UNIT 2:
UNSURVEYED
ORIGINAL AREA: 1.70 ACRES±
ADJUSTED AREA: 1.94 ACRES±

UNIT 1:
ORIGINAL AREA: 0.44 ACRES±
ADJUSTED AREA: 0.20 ACRES±



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE COMMON BOUNDARY LINE BETWEEN 2 PARCELS OF LAND IN ACCORDANCE WITH THE DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. M25-038.

ORIGINAL UNIT 1 IS REFERENCED AS PARCEL 1 IN EXHIBIT "A" OF INSTRUMENT NO. 2015-17197, DEED RECORDS OF DOUGLAS COUNTY, OREGON.

ORIGINAL UNIT 2 IS REFERENCED AS PARCEL 3 IN EXHIBIT "A" OF INSTRUMENT NO. 2015-17197, DEED RECORDS OF DOUGLAS COUNTY, OREGON AND ALSO BEING PARCEL 3 OF MINOR LAND PARTITION RECORDED IN BOOK 6, PAGE 80, PARTITION PLAT RECORDS OF DOUGLAS COUNTY, OREGON AND BEING FILED AS M84-13, OFFICIAL SURVEY RECORDS OF DOUGLAS COUNTY, OREGON.

FOUND MONUMENTS ARE HELD EXCEPT AS NOTED.

THE SOUTHWEST CORNER OF PARCEL 3 OF MINOR LAND PARTITION M84-13 IS COMPUTED ON-LINE AT PROPORTIONATE DISTANCE BETWEEN THE SW CORNER OF PARCEL 1 AND THE NW CORNER OF PARCEL 3 PER PER M84-13.

THE BOUNDARY LINES ARE ADJUSTED AND MONUMENTS ARE SET AS SHOWN.

LEGEND:

- FOUND 5/8" IRON ROD PER M84-13
- FOUND 5/8" IRON ROD WITH PLASTIC CAP INSCRIBED "BENTZ SUR. INC." PER M113-7
- FOUND 5/8" IRON ROD WITH ALUMINUM CAP INSCRIBED "SHANER ENGINEERING" PER M79-17
- ▣ FOUND 5/8" IRON ROD WITH CAP INSCRIBED IE ENGINEERING" PER PARTITION PLAT 2017-0026
- CALCULATED POINT, NOTHING FOUND OR SET
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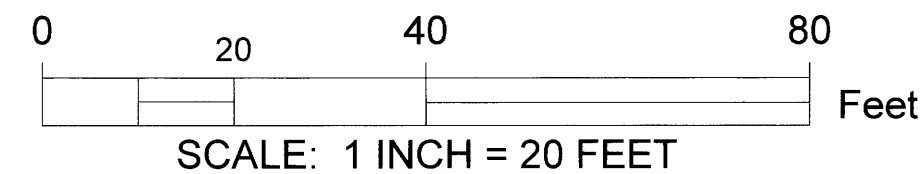
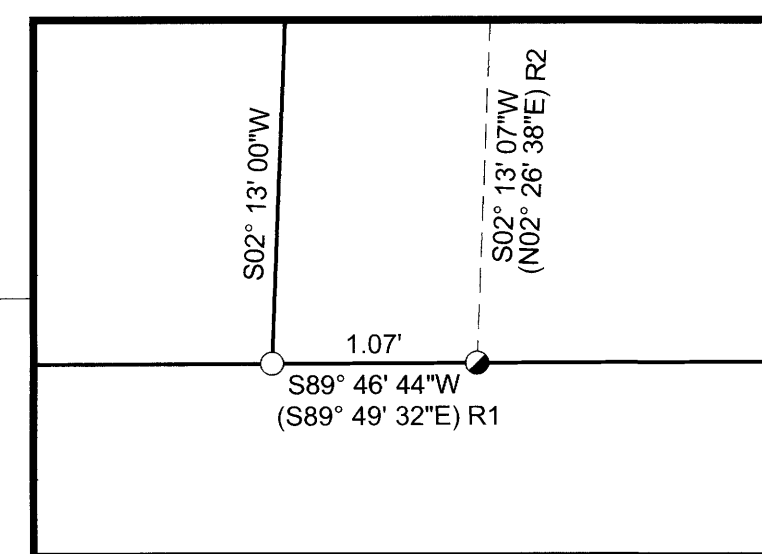
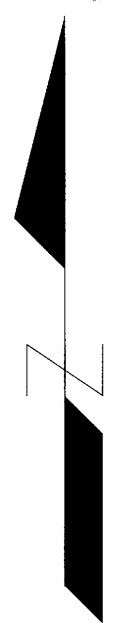
RECORD INFORMATION:

- () R1 RECORD DATA PER M84-13
- () R2 RECORD DATA PER M113-7
- () R3 RECORD DATA PER LAND PARTITION 2017-0026

BASIS OF BEARINGS:

OREGON COORDINATE REFERENCE SYSTEM (OCRS)
COTTAGE GROVE - CANYONVILLE ZONE
NAD83 (2011) EPOCH 2010.00

FILED
Date 2-18-2026 By DJ
This survey consists of
Map: M186-66 A&B
Name: _____
Corner: _____
DOUGLAS COUNTY
SURVEYOR



Sheet 2 of 2
BOUNDARY LINE ADJUSTMENT
Situated in the Southeast 1/4 of Section 1
Township 27 South, Range 6 West of the Willamette Meridian,
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January 15, 2026

FOR: Douglas County Farmers Co-Op
P.O. Box 820
Roseburg, OR 97470

REGISTERED PROFESSIONAL LAND SURVEYOR
Burt M. Heichel

OREGON
AUGUST 17, 2009
BARTON M. HEICHEL
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MAP FILE M186-66B