

MAP FILE M169-29

FILED

Date: 5-14-2015 By: JC
This survey consists of:
Map: M169-29
Narrative:
Corner Rpt:

DOUGLAS COUNTY
SURVEYOR

NARRATIVE

The purpose of the survey was to adjust the common boundary line between properties described in Deed Reference Numbers 2007-23507 and 2014-8357 of the Deed Records of Douglas County, Oregon.

Adequate corners were found per M82-11 and M131-69 to monument the Adjusted Boundary. The Northwest corner of Parcel 2 was set at the intersection of the North line projected to the West boundary of Parcels 2 and 3. The Southwesterly corner of Parcel 2 was set at the location as tied in a previous survey of Parcel 3. The Lot was then divided as directed by the client.

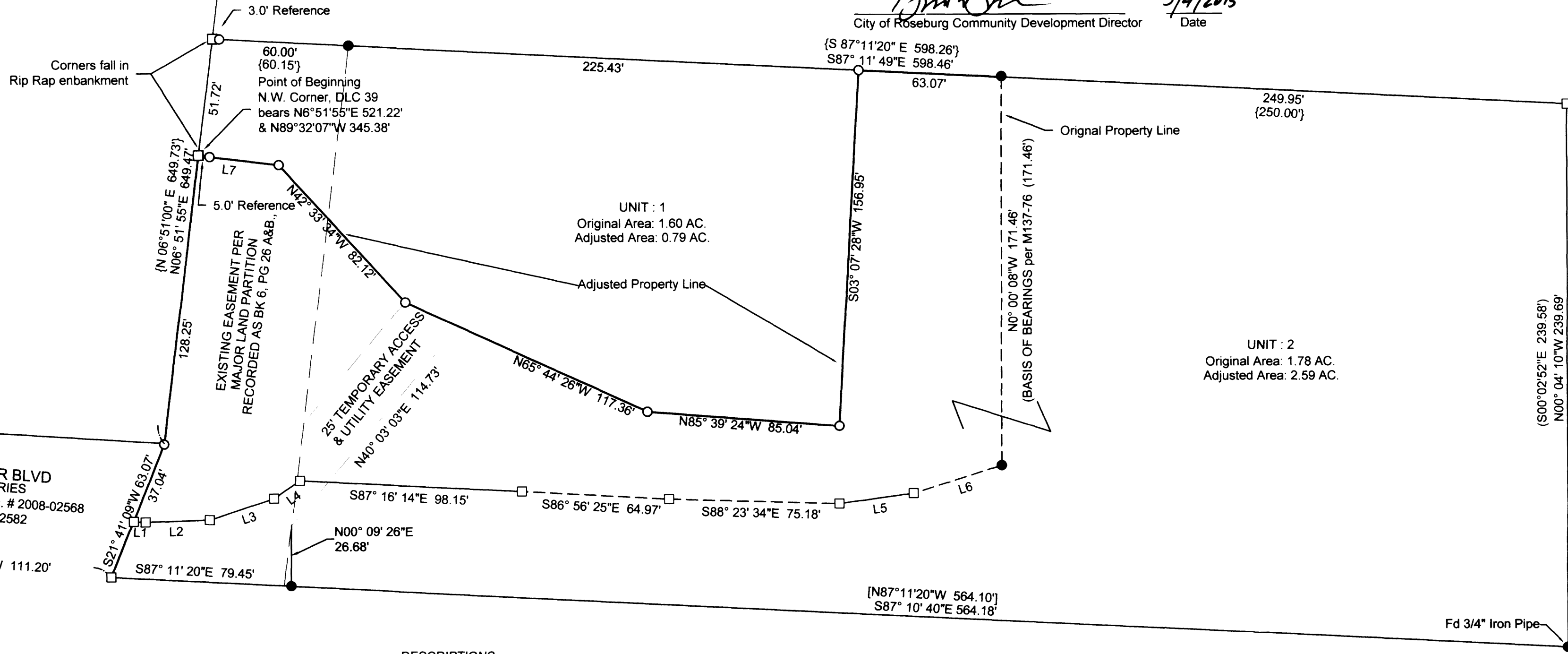
Equipment: Trimble S6 Total Station
Field Personnel: Bart Heichel, Tony Welch
Office Calculations: Heimbürger

APPROVALS:
Bart Heichel 5/4/2015
City of Roseburg Community Development Director Date

Line Table			
Line #	Direction	Length	RECORD INFO
L1	S87° 14' 02"E	5.24	
L2	N87° 57' 28"E	28.30	[N 87°39'39" E 28.35']
L3	N71° 35' 43"E	29.87	[N 71°4' 7'20" E 29.86']
L4	N55° 33' 11"E	13.91	[N 55°33'11" E 13.91']
L5	N82° 09' 46"E	33.13	[N 82°09'46" E 33.13']
L6	N72° 34' 36"E	40.80	[N 72°34'36" E 40.80']
L7	N83° 15' 55"W	35.63	

NE STEPHENS STREET
R/W VARIES

EDENBOWER BLVD
R/W VARIES
Dedication per Rec. # 2008-02568
& 2008-02582



UNIT : 1
Original Area: 1.60 AC.
Adjusted Area: 0.79 AC.

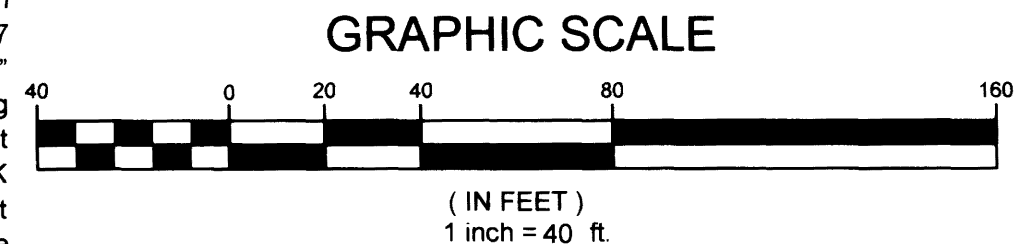
UNIT : 2
Original Area: 1.78 AC.
Adjusted Area: 2.59 AC.

NO. OF UNITS: 2
PROPERTY ID: R44238 & R44264
Owner Unit 1: DL3L, L.L.C.
P.O. Box 605
Winchester, OR 97495
Owner Unit 2: LIDO, L.L.C.
3329 NE Stephens St
Roseburg, OR 97470
City of Roseburg File No. AN-14-1 / ZC-14-3 / BLA-14-5

LEGEND:
● Found 5/8" Iron Rod unless noted.
○ Set 5/8" x 30" Iron Rod w/ Yellow Plastic Cap marked LANDMARK PLS 2287"
□ Calculated Point, Not found or set
RECORD INFORMATION:
() M137-76
[] M131-69
{ } M82-11

DESCRIPTIONS
UNIT 1: A unit of land being a portion of Parcel 2, Major Land Partition as recorded in Book 6, Page 26 of the Plat Records of Douglas County, Oregon being more particularly described as follows:
BEGINNING at a point on the West boundary of said Parcel 2 from which the Northwest Corner of D.L.C. Number 39, Township 27 South, Range 6 West, Willamette Meridian bears North 06°51'55" East 521.22 feet and North 89°32'07" West 345.38 feet; thence along the West boundary of said Parcel 2 North 06°51'55" East 51.72 feet to a point; thence leaving the West boundary of said Parcel 2 South 87°11'49" East 285.43 feet along the North line of said Parcel 2 to a 5/8 inch iron rod with a yellow plastic cap marked "LAND MARK PLS 2287"; thence leaving said North boundary South 03°07'28" West 156.95 feet to a 5/8 inch iron rod with a yellow plastic cap marked "LAND MARK PLS 2287"; thence North 85°39'24" West 85.04 feet to a 5/8 inch iron rod with a yellow plastic cap marked "LAND MARK PLS 2287"; thence North 42°33'34" West 82.12 feet to a 5/8 inch iron rod with a yellow plastic cap marked "LAND MARK PLS 2287"; thence North 83°15'55" West 35.63 feet to the POINT OF BEGINNING, containing 0.79 Acres more or less.

UNIT 2: A unit of land being a portion of Parcel 1 and Parcel 2, Major Land Partition as recorded in Book 6, Page 26 of the Plat Records of Douglas County, Oregon being more particularly described as follows:
BEGINNING at a point on the West boundary of said Parcel 2 from which the Northwest Corner of D.L.C. Number 39, Township 27 South, Range 6 West, Willamette Meridian bears North 06°51'55" East 521.22 feet and North 89°32'07" West 345.38 feet; thence along the West boundary of said Parcel 2 South 06°51'55" West 128.25 feet to a 5/8 inch iron rod with a yellow plastic cap marked "LAND MARK PLS 2287"; thence leaving said West line South 21°41'09" West 63.07 feet to a point on the South boundary of said Parcel 1; thence along the South boundary of said Parcel 1 South 87°11'20" East 564.18 feet to a 5/8 inch iron rod; thence South 87°10'40" East 564.18 feet to a 3/4 iron pipe at the Southeast corner of said Parcel 1; thence along the East line of said Parcel 1 North 00°04'10" West 239.69 feet to the Northwest corner of said Parcel 2; thence along the North line of said Parcel 1 and Parcel 2 North 87°11'49" West 313.02 feet to a 5/8 inch iron rod with a yellow plastic cap marked "LAND MARK PLS 2287"; thence leaving said North line South 03°07'28" West 156.95 feet to a 5/8 inch iron rod with a yellow plastic cap marked "LAND MARK PLS 2287"; thence North 85°39'24" West 85.04 feet to a 5/8 inch iron rod with a yellow plastic cap marked "LAND MARK PLS 2287"; thence North 65°44'26" West 117.36 feet to a 5/8 inch iron rod with a yellow plastic cap marked "LAND MARK PLS 2287"; thence North 42°33'34" West 82.12 feet to a 5/8 inch iron rod with a yellow plastic cap marked "LAND MARK PLS 2287"; thence North 83°15'55" West 35.63 feet to the POINT OF BEGINNING, containing 2.59 Acres more or less.



Sheet 1 of 1
BOUNDARY LINE ADJUSTMENT
In the SE 1/4, Section 1
Township 27 South, Range 06 West, W.M.
Douglas County, Oregon
January 7, 2015

LIDO LLC
3329 NE Stephens St.
Roseburg, Oregon 97470

REGISTERED PROFESSIONAL LAND SURVEYOR
Mark A. Heimbürger
OREGON
JULY 16, 1987
MARK A. HEIMBURGER
2287
RENEWS JUNE 30, 2015

LM Land Mark Surveying, Inc.
3317 N.E. Stephens St. • Roseburg, Oregon 97470
• Office (541) 677-9400 • Fax (541) 677-9401
LM Proj. No. 2014.0084

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