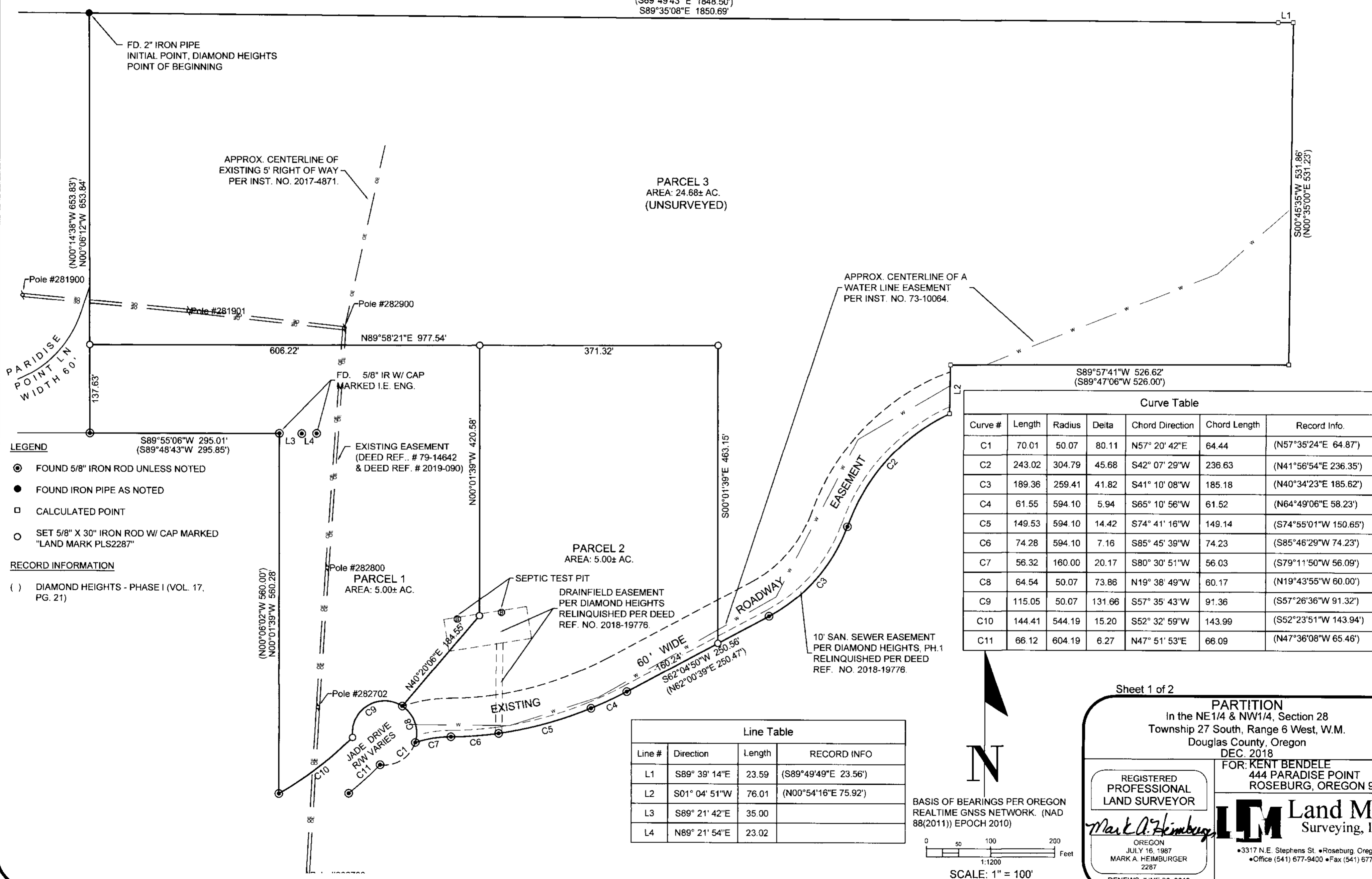


2019-0018 A

(S89°49'43" E 1848.50')
 S89°35'08" E 1850.69'



LEGEND

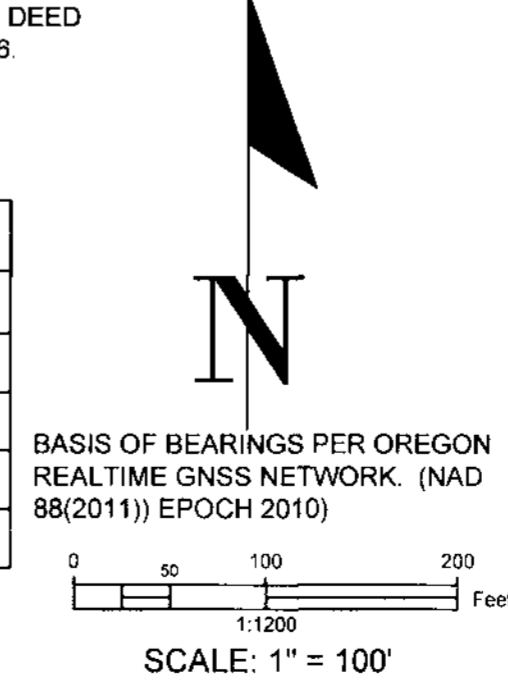
- FOUND 5/8" IRON ROD UNLESS NOTED
- FOUND IRON PIPE AS NOTED
- CALCULATED POINT
- SET 5/8" X 30" IRON ROD W/ CAP MARKED "LAND MARK PLS2287"

RECORD INFORMATION

() DIAMOND HEIGHTS - PHASE I (VOL. 17, PG. 21)

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Record Info.
C1	70.01	50.07	80.11	N57° 20' 42"E	64.44	(N57°35'24"E 64.87')
C2	243.02	304.79	45.68	S42° 07' 29"W	236.63	(N41°56'54"E 236.35')
C3	189.36	259.41	41.82	S41° 10' 08"W	185.18	(N40°34'23"E 185.62')
C4	61.55	594.10	5.94	S65° 10' 56"W	61.52	(N64°49'06"E 58.23')
C5	149.53	594.10	14.42	S74° 41' 16"W	149.14	(S74°55'01"W 150.65')
C6	74.28	594.10	7.16	S85° 45' 39"W	74.23	(S85°46'29"W 74.23')
C7	56.32	160.00	20.17	S80° 30' 51"W	56.03	(S79°11'50"W 56.09')
C8	64.54	50.07	73.86	N19° 38' 49"W	60.17	(N19°43'55"W 60.00')
C9	115.05	50.07	131.66	S57° 35' 43"W	91.36	(S57°26'36"W 91.32')
C10	144.41	544.19	15.20	S52° 32' 59"W	143.99	(S52°23'51"W 143.94')
C11	66.12	604.19	6.27	N47° 51' 53"E	66.09	(N47°36'08"W 65.46')

Line Table			
Line #	Direction	Length	RECORD INFO
L1	S89° 39' 14"E	23.59	(S89°49'49"E 23.56')
L2	S01° 04' 51"W	76.01	(N00°54'16"E 75.92')
L3	S89° 21' 42"E	35.00	
L4	N89° 21' 54"E	23.02	



2019-0018 A.

Sheet 1 of 2

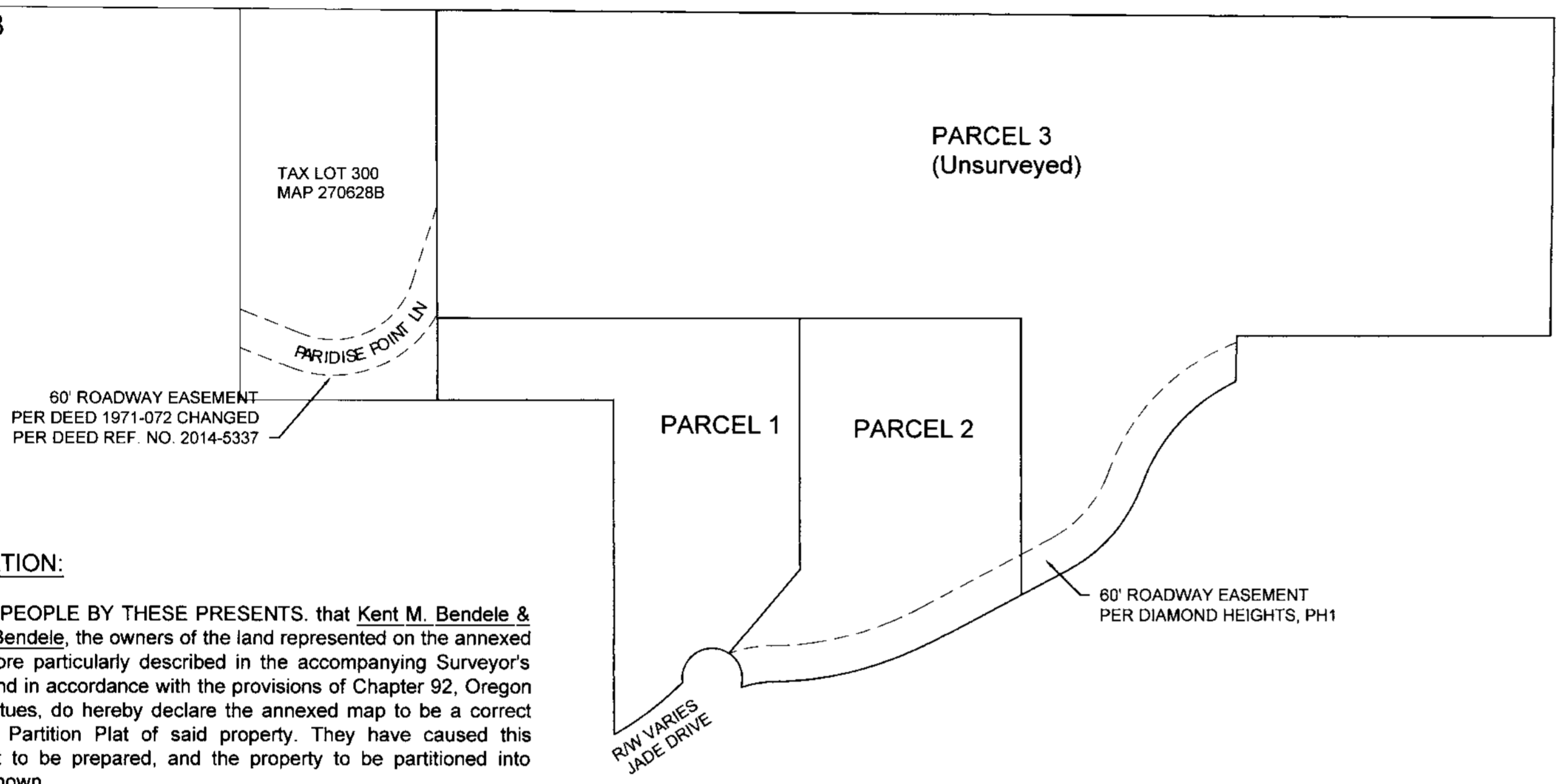
PARTITION
 In the NE1/4 & NW1/4, Section 28
 Township 27 South, Range 6 West, W.M.
 Douglas County, Oregon
 DEC. 2018
 FOR: KENT BENDELE
 444 PARADISE POINT
 ROSEBURG, OREGON 97471

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

LM Land Mark Surveying, Inc.
 •3317 N.E. Stephens St. •Roseburg, Oregon 97470
 •Office (541) 677-9400 •Fax (541) 677-9401

RENEWS JUNE 30, 2019
 LM Proj. No. 2019-0078

2021
29/28



OWNER & PARTITIONER: Kent M. & Tammie E. Bendele
 444 Paradise Point Ln.
 Roseburg, Oregon 97471

NO. OF PARCELS: 3

PROPERTY ID: R145534, and R30973
 WATER: WELL U.B.W.A.
 SANITARY: SEPTIC

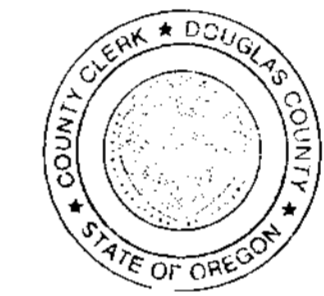
ZONING: R5
 COMP PLAN: RC5 (COMMITTED RESIDENTIAL - 5 ACRE)
 DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 18-047

APPROVALS

[Signature] 6/25/19
 DOUGLAS COUNTY Planning Director Date

[Signature] 6/26/2019
 Douglas County Surveyor Date

I hereby certify that all taxes and special assessments or other charges required by law have been paid.



[Signature] 6/26/2019
 Douglas County Tax Collector Date

Filed this 27th day of June 2019
[Signature] 6/27/19
 Douglas County Clerk

SURVEYOR'S CERTIFICATE

I, Mark A. Heimburger do hereby certify that I have correctly surveyed and monumented with proper monuments, the lands so indicated on the annexed plat and that the boundary which is described in Deed Reference #2015-4996 as recorded in the Deed Records of Douglas County, Oregon being Tract 'A', Diamond Heights, Phase 1, Volume 17, Page 21, Douglas County, Oregon.

Narrative
 The purpose of the survey was to partition the property described in Deed Reference #2015-4996.

Found monuments per the official plat of Diamond Heights, Phase 1 were held for the parent parcel boundary. Monuments were placed to partition the Tract at the direction of the client.

Equipment: Trimble S6 Total Station, Trimble R10 GPS System
 Field Personnel: B. Heichel & A. Welch
 Office Calculations: M. Heimburger

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS, that Kent M. Bendele & Tammie E. Bendele, the owners of the land represented on the annexed map and more particularly described in the accompanying Surveyor's Certificate and in accordance with the provisions of Chapter 92, Oregon Revised Statutes, do hereby declare the annexed map to be a correct map of the Partition Plat of said property. They have caused this partition plat to be prepared, and the property to be partitioned into parcels as shown.

[Signature] 6-24-19
 Kent M. Bendele Date

[Signature] 6-24-19
 Tammie E. Bendele Date

ACKNOWLEDGMENT:
 STATE OF OREGON) SS
 COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 24 DAY OF June, 2019, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED KENT M. BENDELE & TAMMIE E. BENDELE, TO ME KNOWN TO BE THE PERSON DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT SHE EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET FORTH MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Rebecca Marie Dutton
 NOTARY PUBLIC, (PRINTED NAME)

COMMISSION NO. 977308

MY COMMISSION EXPIRES: July 30, 2022

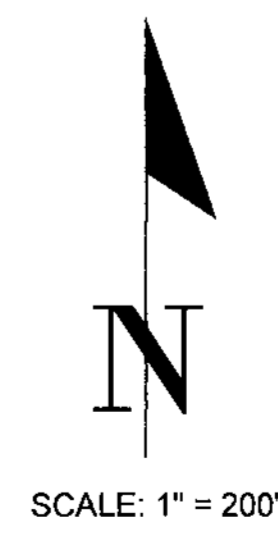
Rebecca Marie Dutton
 SIGNATURE

ENCUMBRANCES PER PUBLIC RECORDS REPORT
 First American Title Report dated June 21, 2019.

- EASEMENTS (PLOTTED):**
- Easement Agreement revision of Recorder's No. 1971-7002 per Recorder's No. 2014-5337 (PARADISE POINT LN.)
 - 5' Right of Way Easement 290 feet in length, more or less per Recorder's No. 2017-004871
 - Easement per Recorder's No. 2019-000090
- EASEMENT, RIGHT OF WAYS PER DIAMOND HEIGHTS, PHASE 1**
- Roadway easement, 60 feet in width
 - Sewer line and Drainfield easement to benefit Lot 6 (This drainfield and sewer line easement was released by document Recorder's No. 2018-19776)
 - Waterline easement per Recorder's No. 1973-10064.
- Location of fenceline along Northerly boundary (NOT PLOTTED)

- BLANKET - NON-PLOTTABLE EASEMENTS**
- Right of Way per Recorder's No. 79-14642 (Blanket Easement assumed to be along existing power lines.)
 - Right of Way Easement per Recorder's No. 90-16858

- COVENANTS & AGREEMENTS:**
- Covenants, conditions, restrictions and/or easements per Recorder's No. 70-1067
 Modification and/or amendment by instrument per Recorder's No. 83-15417
 - Road Maintenance Agreement per Recorder's No. 79-15629
 - Declaration of Covenants Establishing an Association to Own and Maintain a Private Roadway per Recorder's No. 83-15418.
 - Regulations and Assessments of Diamond Heights Road Owners Association, as set forth in Declaration per Recorder's No. 83-15418.
 - Covenants, conditions, restrictions and/or easements per Recorder's No. 88-08450
 - Covenants, conditions, restrictions and/or easements per Recorder's No. 93-21931
 - Road Maintenance Agreement per Recorder's No. 96-7852



Sheet 2 of 2

PARTITION
 In the NE 1/4 & NW 1/4, Section 28
 Township 27 South, Range 6 West, W.M.
 Douglas County, Oregon
 DEC. 2018

FOR: KENT BENDELE
 444 PARADISE POINT
 ROSEBURG, OREGON 97471

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
 OREGON
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 MARK A. HEIMBURGER
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RENEWS JUNE 30, 2019

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LM Proj. No. 2018-0080