

NARRATIVE:
 THE PURPOSE OF THE SURVEY WAS TO MONUMENT THE CORNERS OF PARCEL 1 AND THE DIVIDING LINE BETWEEN PARCELS 2 & 3 OF THE PARTITION OF THE PROPERTY DESCRIBED IN DEED REFERENCE #1994-7326. THE CORNERS OF PARCEL 1 WERE SET IN ACCORDANCE WITH THE PRELIMINARY AND THE CLIENT'S INSTRUCTIONS.

THE EAST CORNER BETWEEN PARCELS 2 & 3 WAS SET ON LINE BETWEEN THE W1/16 COMMON TO SECTIONS 12 & 13 AND THE CW 16 OF SECTION 13 AT AS DIRECTED BY THE CLIENT.

THE WEST CORNER BETWEEN THE TWO PARCELS WAS ESTABLISHED ON THE RIGHT OF WAY OF BUCKHORN COUNTY ROAD NO. 17. THE RIGHT OF WAY WAS DETERMINED BY COMPUTING CENTER LINE PER RECORD INFORMATION AND HOLDING THE RIGHT OF WAY MONUMENT 35' RIGHT OF ENGINEER'S STATION 392+92.99 AND ROTATING TO MATCH THE MONUMENT 35' RIGHT OF STATION 369+68.49. {369+67.50}.

PARTITIONER: VINCENT EIFERT
 235 PLEASANT AVE.
 ROSEBURG, OR 97470

LEGAL OWNER: EIFERT LOVING TRUST DATED MARCH 4, 1994
 8719 BUCKHORN RD
 ROSEBURG, OR 97470

WATER: WATER RIGHTS
SEWER: SEPTIC
ZONE: FF/FG (FARM FOREST/FARM GRAZING)
COMP. PLAN: FFT/AGG (FARM FOREST TRANSITIONAL/ AGRICULTURAL)

PLANNING DEPT. FILE # 20-0032 & 20-0089

Douglas County Official Records 2021-010746
 Daniel J. Loomis, County Clerk

NO FEE
 00540876202100107460030031 05/18/2021 09:51:48 AM
 PLAT-PAR Cnt=1 Stn=33 HAJOHNST
 This is a no fee document

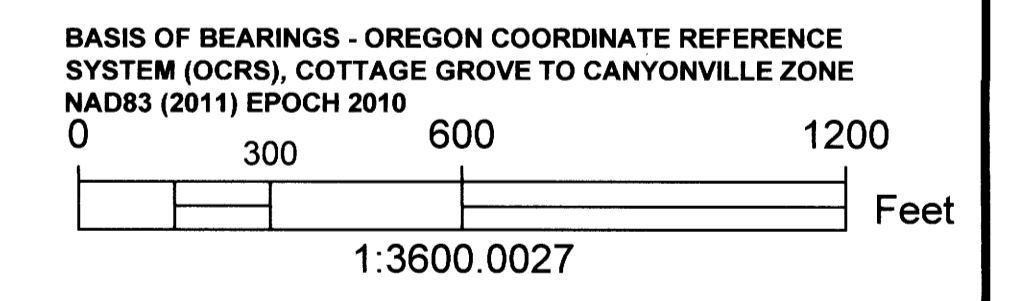
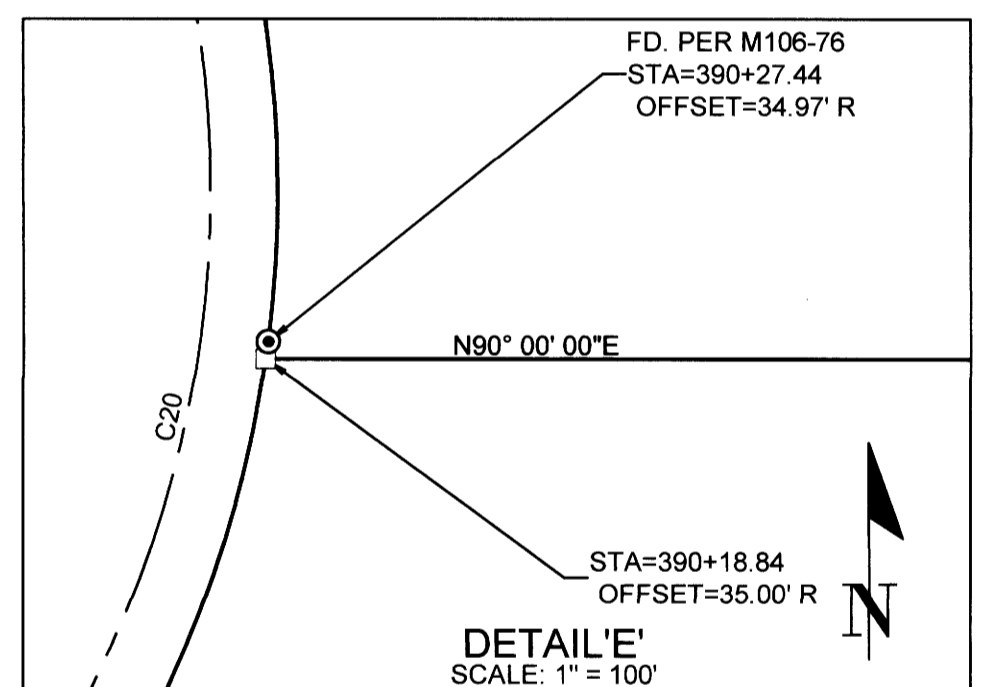
Utility Easement Line Table

Line #	Direction	Length
U18	N47° 34' 58"E	96.91'
U19	N23° 24' 46"E	33.18'
U20	N01° 04' 07"E	47.65'
U21	N03° 23' 05"W	98.45'
U22	N13° 08' 26"W	68.44'

- LEGEND**
- ⊙ 5/8" IRON ROD OR AS NOTED
 - FOUND 5/8" IRON ROD PER COUNTY ROAD#17
 - ◆ FOUND BRASS CAP AS NOTED
 - 2 1/2" IRON PIPE (BENT), WITH BRASS CAP FOUND NEAR PIPE
 - SET 5/8" x 30" IRON ROD WITH PLASTIC CAP STAMPED "LAND MARK SURVEYING, INC." (DATE SET 4/27/2021)
 - CALCULATED POINT, NOTHING FOUND OR SET

RECORD INFORMATION
 () BLM DEPENDENT RESURVEY ACCEPTED MARCH 30, 2001
 [] M106-76
 { } DOUGLAS COUNTY ROAD DEPARTMENT PLANS FOR COUNTY ROAD #17, SHEETS 05450593, 06100646, 06460693.

SURVEYOR'S CERTIFICATE
 I, Barton Heichel 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 as a portion of Deed Reference #1994-7326 as recorded in the Deed Records of Douglas County, Oregon being Government Lots 4 & 5 of Section 13 and the NE1/4 of Section 14 lying East of Buckhorn County Road Number 17, Township 27 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

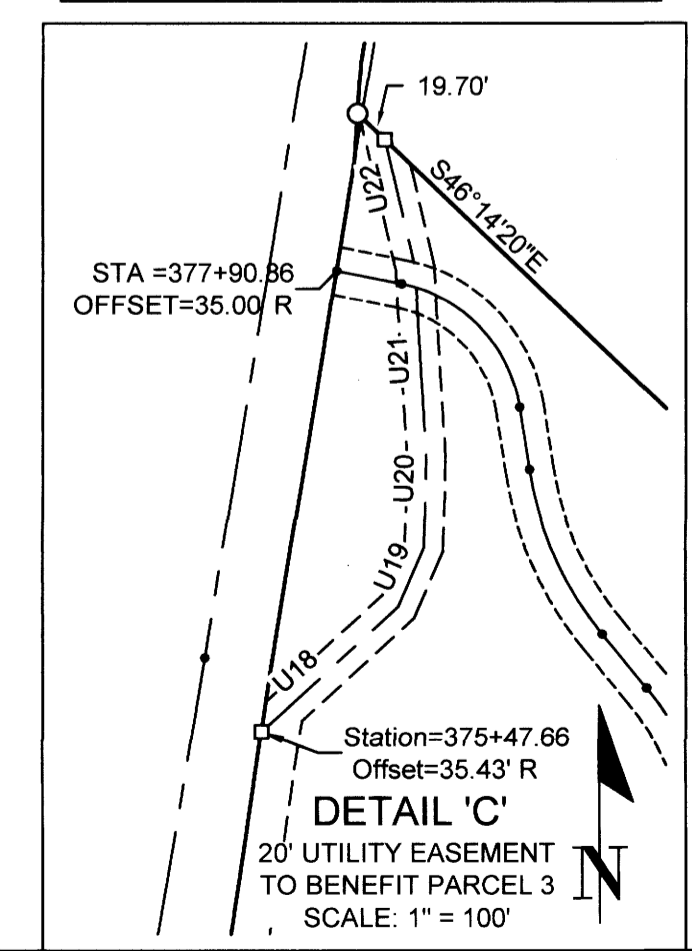


Curve Table: County Road #17

Curve #	Radius	Length	Chord Direction	Chord Dist.
C15	572.96'	354.12'	N16° 04' 45.60"E	348.51'
C16	954.93'	53.75'	N0° 00' 50.90"W	53.74'
C17	954.93'	160.14'	N6° 18' 44.79"E	159.95'
C18	11459.16'	361.67'	N10° 12' 44.79"E	361.65'
C19	716.20'	428.23'	N26° 26' 14.79"E	421.88'
C20	572.96'	626.96'	N12° 13' 07.29"E	596.15'

Line Table

Line #	Direction	Length	RECORD INFO
L16	S00° 00' 00"E	56.01'	
L17	N00° 29' 24"W	86.39'	(N00° 16' 27"W 86.34')



Sheet 1 of 3

LAND PARTITION
 BASED UPON MEASURE 49 AUTHORIZATION
 In the NW 1/4, Sec. 13 & NE 1/4, Sec. 14, T. 27 S., R. 4 W., W.M.
 Douglas County, Oregon
 APRIL 27, 2021

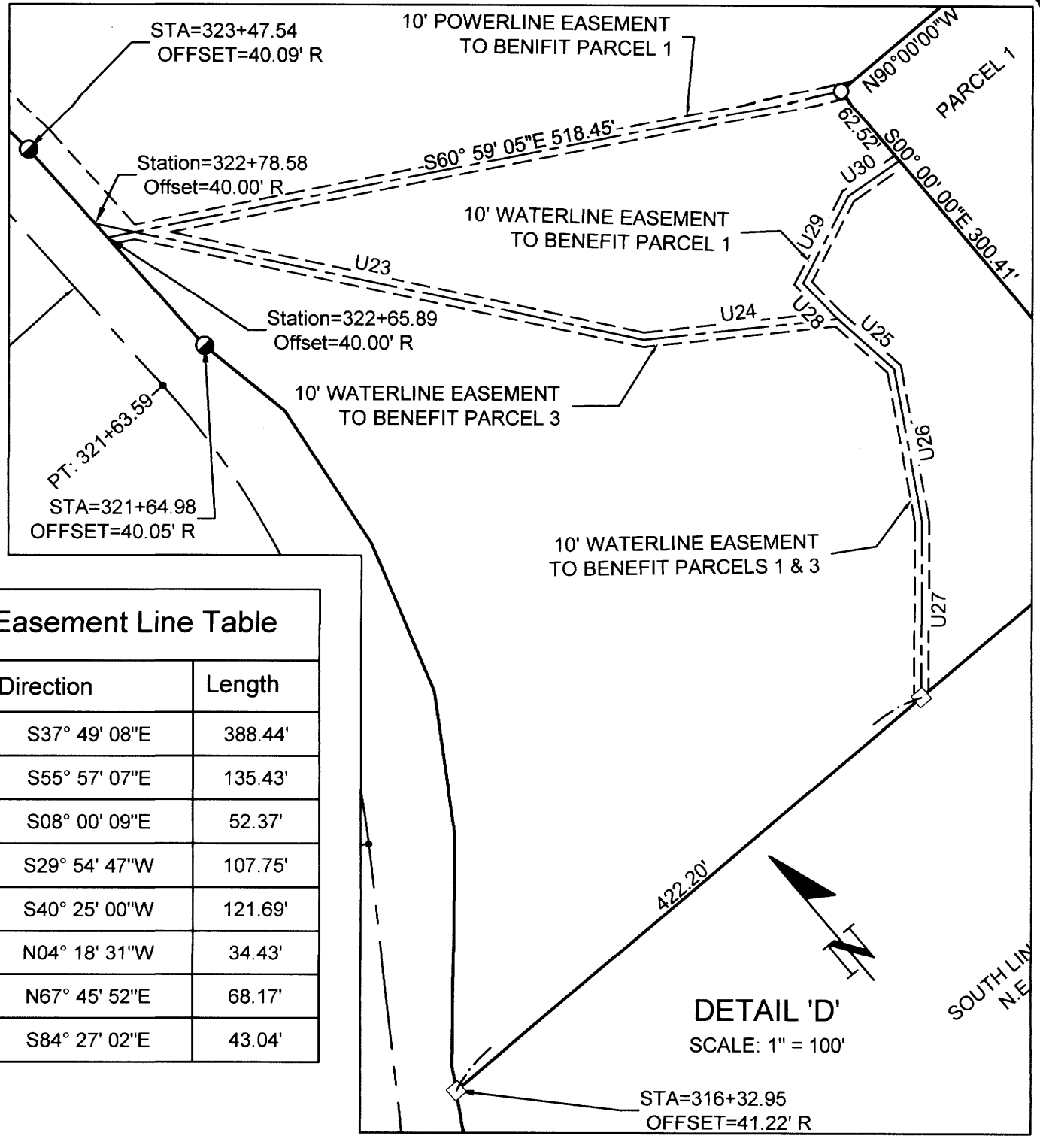
FOR: Vincent Eifert
 235 Pleasant Ave.
 Roseburg, OR 97470

REGISTERED PROFESSIONAL LAND SURVEYOR
 BARTTON M. HEICHEL
 AUGUST 17, 2009
 1640 PLS
 RENEWS JUNE 30, 2021

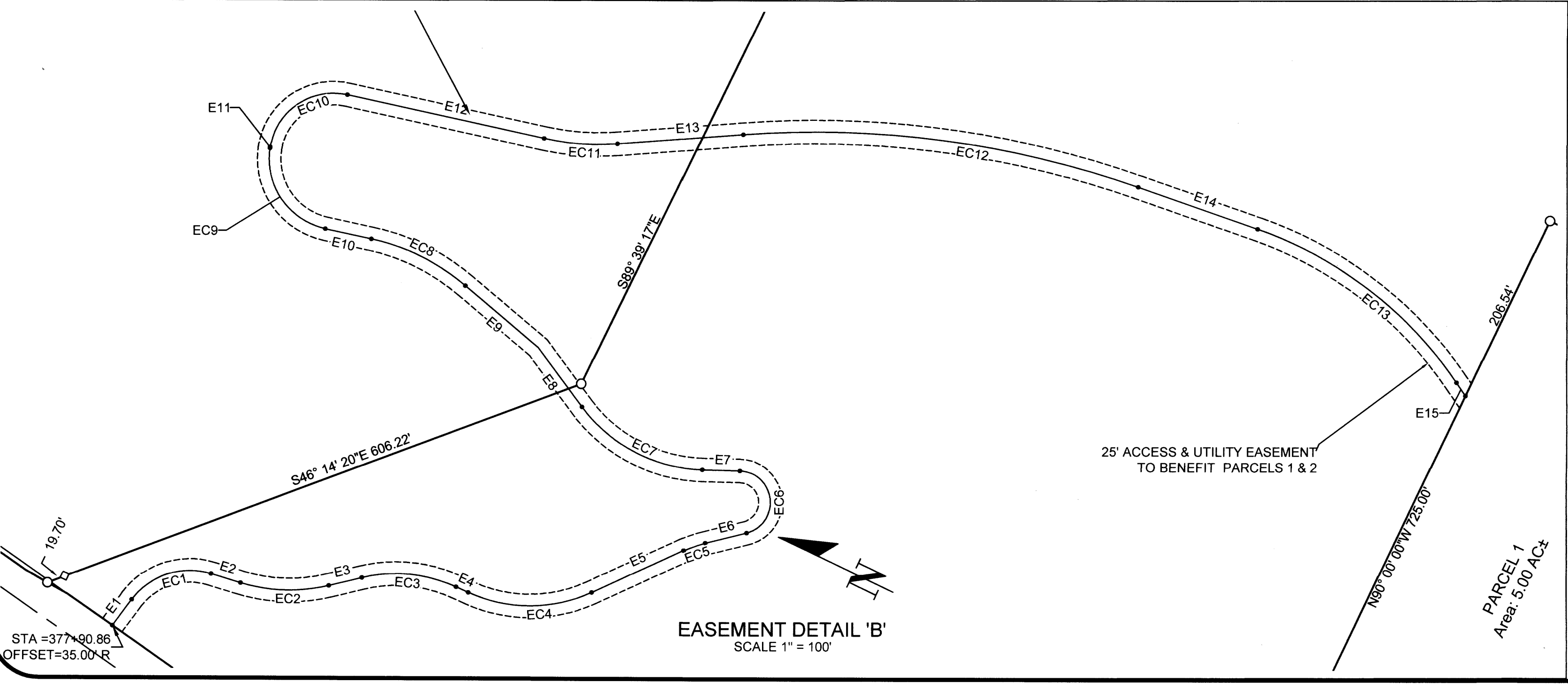
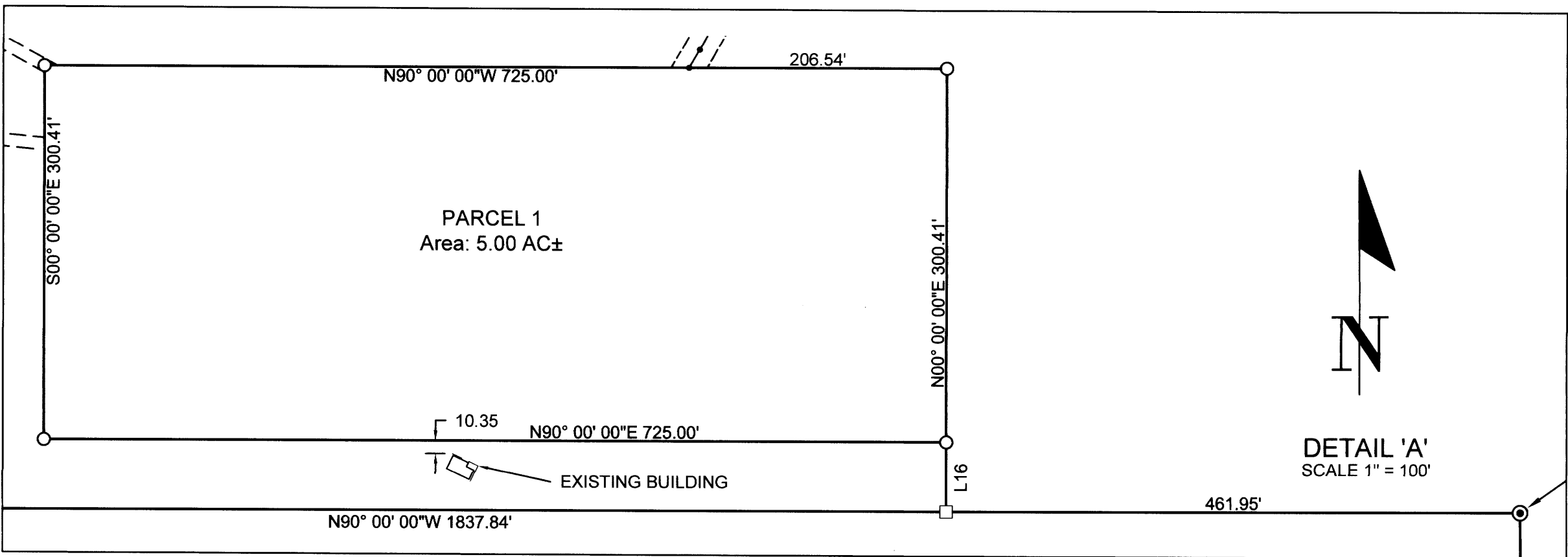
Land Mark Surveying, Inc.
 3329 N.E. Stephens St. • Roseburg, Oregon 97470
 •Office (541) 677-9400 •Fax (541) 677-9401
 LM Proj. No. 2021-0009

Curve Table: Easement					Curve Table: Easement				
Curve #	Radius	Length	Chord Direction	Chord Dist.	Curve #	Radius	Length	Chord Direction	Chord
EC1	77.65'	94.68'	S43° 44' 44.12"E	88.92'	EC8	230.00'	112.82'	N0° 36' 03.53"E	111.70'
EC2	178.94'	95.06'	S24° 02' 09.76"E	93.95'	EC9	75.73'	114.72'	N29° 56' 28.80"E	104.06'
EC3	153.78'	102.43'	S20° 10' 25.72"E	100.55'	EC10	68.18'	111.13'	S59° 58' 01.39"E	99.23'
EC4	156.95'	135.26'	S25° 46' 47.39"E	131.11'	EC11	268.62'	78.50'	S21° 38' 24.99"E	78.22'
EC5	127.62'	24.34'	S45° 00' 15.20"E	24.30'	EC12	1035.26'	427.67'	S18° 10' 38.26"E	424.63'
EC6	33.50'	96.23'	N58° 09' 59.18"E	66.40'	EC13	427.33'	272.41'	S11° 55' 10.49"W	267.83'
EC7	164.07'	149.16'	N1° 55' 04.08"E	144.08'					

Line Table: Easement			Line Table: Easement		
Line #	Direction	Length	Line #	Direction	Length
E1	S78° 40' 30"E	34.56'	E9	N14° 39' 14"E	101.88'
E2	S08° 48' 58"E	32.91'	E10	N13° 27' 07"W	50.23'
E3	S39° 15' 21"E	36.30'	E11	N73° 20' 05"E	1.09'
E4	S01° 05' 30"E	14.22'	E12	S13° 16' 08"E	214.21'
E5	S50° 28' 05"E	107.10'	E13	S30° 00' 42"E	133.62'
E6	S39° 32' 26"E	45.30'	E14	S06° 20' 34"E	134.79'
E7	N24° 07' 36"W	40.08'	E15	S30° 10' 55"W	16.90'
E8	N27° 57' 44"E	78.08'			



Utility Easement Line Table		
Line #	Direction	Length
U23	S37° 49' 08"E	388.44'
U24	S55° 57' 07"E	135.43'
U25	S08° 00' 09"E	52.37'
U26	S29° 54' 47"W	107.75'
U27	S40° 25' 00"W	121.69'
U28	N04° 18' 31"W	34.43'
U29	N67° 45' 52"E	68.17'
U30	S84° 27' 02"E	43.04'



- LEGEND**
- 5/8" IRON ROD OR AS NOTED
 - FOUND 5/8" IRON ROD PER COUNTY ROAD #17
 - FOUND BRASS CAP AS NOTED
 - 2 1/2" IRON PIPE (BENT), WITH BRASS CAP FOUND NEAR PIPE
 - SET 5/8" x 30" IRON ROD WITH PLASTIC CAP STAMPED "LAND MARK SURVEYING, INC." (DATE SET: 4/27/2021)
 - CALCULATED POINT, NOTHING FOUND OR SET

Sheet 2 of 3

LAND PARTITION
 BASED UPON MEASURE 49 AUTHORIZATION
 In the NW 1/4, Sec. 13 & NE 1/4, Sec. 14, T. 27 S., R. 4 W., W.M.
 Douglas County, Oregon
 APRIL 27, 2021

FOR: Vincent Eifert
 235 Pleasant Ave.
 Roseburg, OR 97470

REGISTERED PROFESSIONAL LAND SURVEYOR
Burt M. Heichel

OREGON
 AUGUST 17, 2009
 BARTON M. HEICHEL
 1640 PLS
 RENEWS JUNE 30, 2021

3329 N.E. Stephens St. • Roseburg, Oregon 97470
 •Office (541) 677-9400 •Fax (541) 677-9401

LM Proj. No. 2021-0009

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS, that Justin W and Linda K. Eifert as trustees of the The Eifert Loving Trust dated March 4, 1994, the owner 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, the property to be partitioned into three (3) parcels and the easements created to benefit Parcels 1, 2 & 3 as shown.

Justin Eifert 5-3-21
Justin Eifert, Trustee Date
Linda Eifert 5-3-21
Linda Eifert, Trustee Date

ACKNOWLEDGMENT:
STATE OF OREGON) SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 3rd DAY OF May 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JUSTIN EIFERT AND LINDA EIFERT, AS TRUSTEES OF THE EIFERT LOVING TRUST, TO ME KNOWN TO BE THE PERSONS DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT THEY EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET FORTH MY HAND ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

Rebecca Marie Dutton
NOTARY PUBLIC, (PRINTED NAME)
COMMISSION NO. 977308
MY COMMISSION EXPIRES: July 30, 2022
Rebecca M Dutton
SIGNATURE



APPROVALS
[Signature] 5/17/2021
Douglas County Planning Director Date
[Signature] 5/17/2021
Douglas County Surveyor Date

I hereby certify that all taxes and special assessments or other charges required by law have been paid.
[Signature] 5-17-21
Douglas County Tax Collector Date
Filed this 18th day of MAY 2021. 9:51 AM
Hedi Johnston, Deputy 5/18/21
Douglas County Clerk

- EASEMENTS OF RECORD
THE FOLLOWING EASEMENTS OF RECORD ARE LISTED AS ENCUMBRANCES FOR THE TRACT BEING PARTITIONED PER THIS PLAT ON A PUBLIC RECORDS REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED MARCH 16, 2021 ORDER NO. 7399-3689264. UNABLE TO ACCURATELY PLOT ANY OF THE DESCRIBED EASEMENTS.
- 5. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN RECORDED: BOOK 98 RECORDER'S NO. 785
 - 6. RIGHT OF WAY, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN RECORDED: BOOK 144 PAGE 434, RECORDER'S NO. 68093
 - 7. RIGHT OF WAY, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN RECORDED: JUNE 16, 1965 RECORDER'S NO. 65-7431
 - 8. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN RECORDED: JULY 1, 1970 RECORDER'S NO. 70-7038
 - 9. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN RECORDED: OCTOBER 28, 1982 RECORDER'S NO. 82-11699
 - 10. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN RECORDED: AUGUST 21, 2019 RECORDER'S NO. 2019-13092 AND 2019-13093
 - 11. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN RECORDED: SEPTEMBER 25, 2020 RECORDER'S NO. 2020-16607
 - 12. GRANT OF WATER RIGHTS AND EASEMENTS, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN RECORDED: APRIL 19, 1990 RECORDER'S NO. 90-5063

Sheet 3 of 3
LAND PARTITION
BASED UPON MEASURE 49 AUTHORIZATION
In the NW 1/4, Sec. 13 & NE 1/4, Sec. 14, T. 27 S., R. 4 W., W.M.
Douglas County, Oregon
APRIL 27, 2021
FOR: Vincent Eifert
235 Pleasant Ave.
Roseburg, OR 97470
REGISTERED PROFESSIONAL LAND SURVEYOR
Bartton M Heichel
OREGON AUGUST 17, 2009
BARTTON M. HEICHEL
1640 PLS
RENEWS JUNE 30, 2021
LM Land Mark Surveying, Inc.
•3329 N.E. Stephens St. •Roseburg, Oregon 97470
•Office (541) 677-9400 •Fax (541) 677-9401
LM Proj. No. 2021-0009