

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

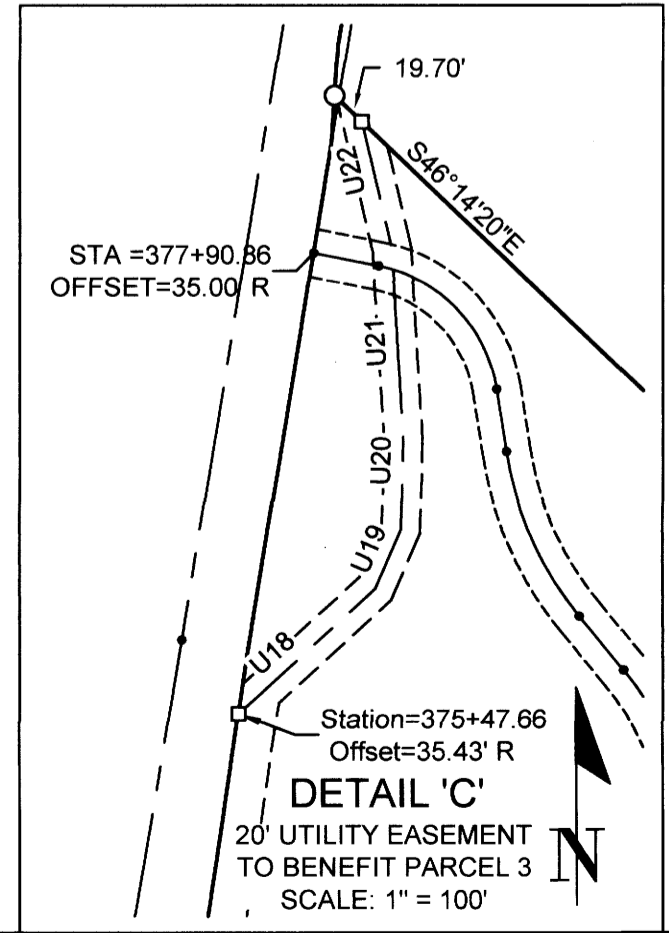
Douglas County Official Records 2021-010746
Daniel J. Loomis, County Clerk

NO FEE
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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

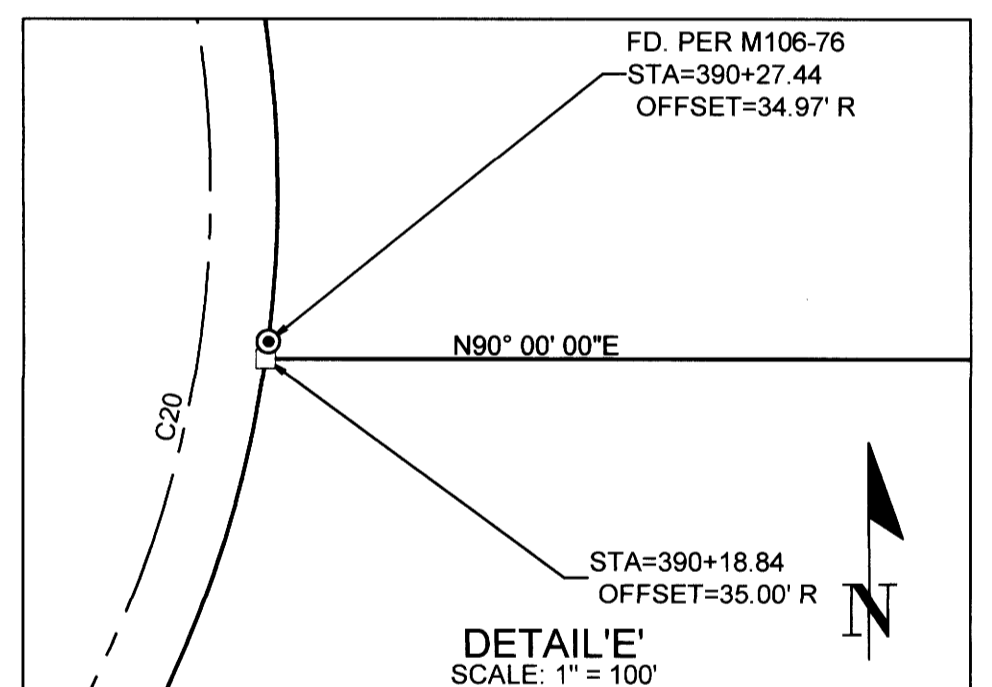
- ⊙ 5/8" IRON ROD OR AS NOTED
- ⦿ FOUND 5/8" IRON ROD PER COUNTY ROAD#17
- ⦿ FOUND BRASS CAP AS NOTED
- 2 1/2" IRON PIPE (BENT), WITH BRASS CAP FOUND NEAR PIPE
- SET 5/8" x 30" IRON ROD WITH PLASTIC CAP STAMPED "LAND MARK SURVEYING, INC." (DATE SET 4/27/2021)
- CALCULATED POINT, NOTHING FOUND OR SET

RECORD INFORMATION

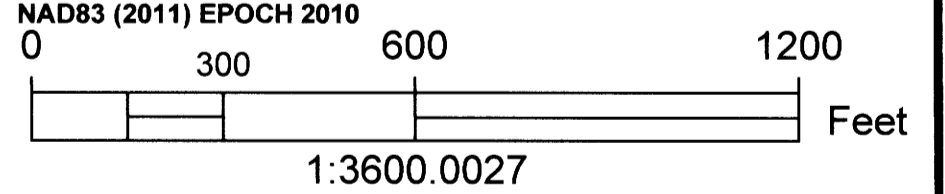
- () BLM DEPENDENT RESURVEY ACCEPTED MARCH 30, 2001
- [] M106-76
- { } DOUGLAS COUNTY ROAD DEPARTMENT PLANS FOR COUNTY ROAD #17, SHEETS 05450593, 06100646, 06460693.

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.



BASIS OF BEARINGS - OREGON COORDINATE REFERENCE SYSTEM (OCRS), COTTAGE GROVE TO CANYONVILLE ZONE NAD83 (2011) EPOCH 2010



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
Barton 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