

EASEMENTS OF RECORD DISCLOSED IN PUBLIC RECORDS REPORT BY WESTERN TITLE & ESCROW DATED December 16, 2021, ORDER NO. WT0230982.

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Qwest Communications Company, LLC, et al
 Purpose: as stated on document
 Recording Date: January 15, 2014
 Recording No: 2014-001539 (LOCATION UNKNOWN)

Line #	Length	Direction	RECORD INFO
L1	18.40	N89° 41' 51"E	(S89°51'W 18.4')
L2	49.72	S89° 40' 01"W	(S89°49'W 50.0')
L3	69.50	N89° 57' 08"E	(N89°30'W 70.0')
L4	35.36	N00° 27' 52"W	((S0°15'22"E 35.43'))
L5	30.00	S51° 12' 35"E	
L6	46.98	N88° 48' 28"W	[(S87°49'E 37.6')]
L7	132.70	N24° 19' 42"W	
L8	39.42	N33° 39' 31"W	

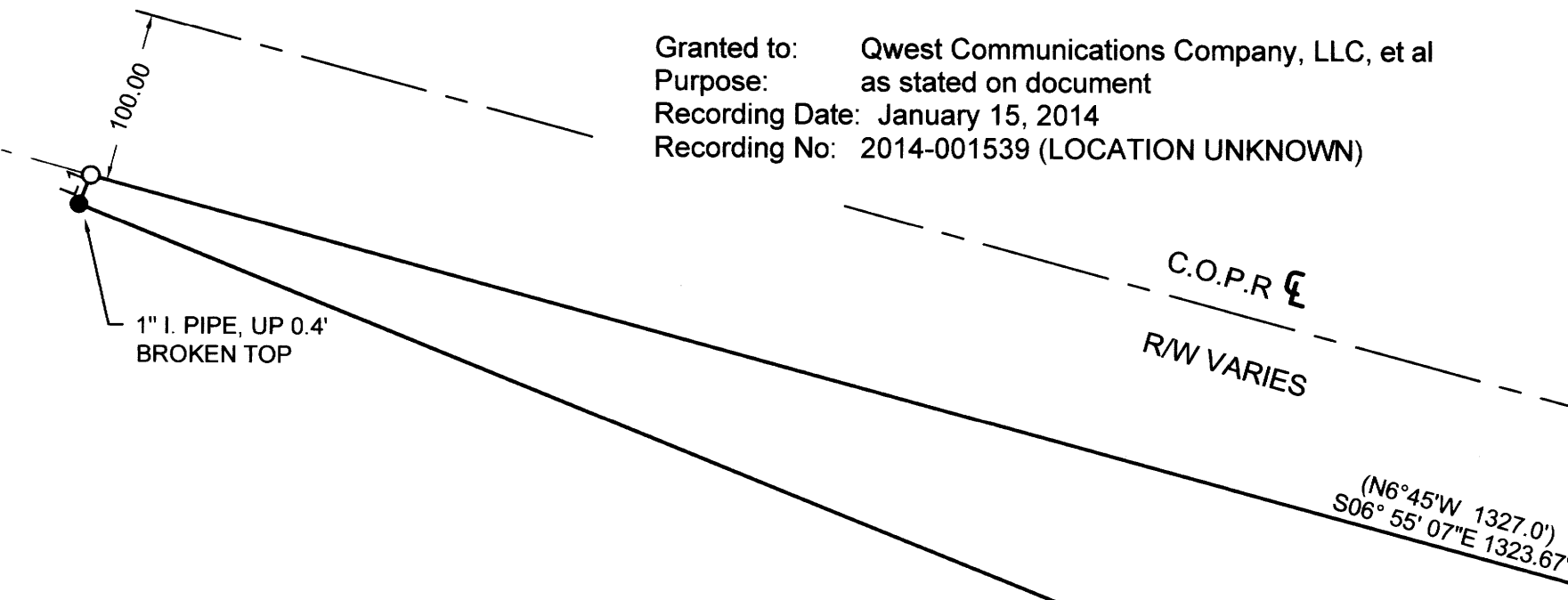
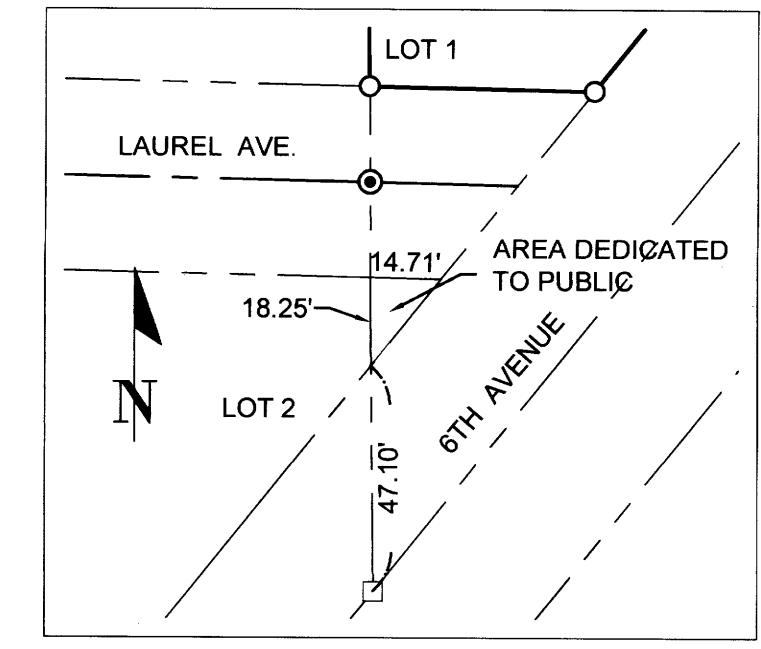
LEGEND

- FOUND 3/4" IRON PIPE UNLESS NOTED
- FOUND 5/8" IRON ROD W/ CAP STAMPED "SWEEDEN LS 2752"
- FOUND 5/8" IRON ROD W/ CAP STAMPED BENTZ SUR. INC." UNLESS NOTED
- CALCULATED POINT
- SET 5/8"x30" IRON ROD W/ CAP STAMPED "LAND MARK SURVEYING, INC."

RECORD INFORMATION

- () S. L. & W. CO. PLAT 'J', BLOCK 3 (VOL. 4, P. 52)
- [] RECORD SURVEY M111-43
- { } PARTITION 2006-0086
- (()) PARTITION 2007-0120
- [(] RECORD SURVEY M13-78

Douglas County Official Records 2022-002688
 Daniel J. Loomis, County Clerk
 02/02/2022 12:42:23 PM
 PLAT-PAR Cnt=1 Stn=40 JLG00DWI
 This is a no fee document



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS, that Tommy A. Pinedo and Anita M. Pinedo, the owners of the land represented on the annexed map and more particularly described in the accompanying Surveyor's Certificate, do hereby declare the annexed map to be a correct map of the Partition Plat of said property in accordance with the provisions of Chapter 92 of the Oregon Revised Statutes. They have caused this partition plat to be prepared, easements to be created, and the property to be partitioned into 2 parcels as shown. Declarants also hereby dedicate to the public the area of said Lot 1, Block 3, Sutherlin Land & Water Company, Plat 'J', lying South of the southerly Right of Way of Laurel Avenue and North of the northerly Right of Way of 6th Avenue as shown.

Tommy A. Pinedo 2/1/22 Date
 Tommy A. Pinedo
Anita M. Pinedo 2/1/22 Date
 Anita M. Pinedo

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 described as Lot 1, Block 3, Sutherlin Land & Water Company, Plat 'J'.

NARRATIVE:

The purpose of the survey was to determine the boundary of Lot 1, Block 3, Sutherlin Land & Water Company, Plat 'J' and Partition the subject property into 2 parcels as defined in the Preliminary Map approved by the City of Sutherlin, Planning Department.

The West boundary of said Lot 1 was determined holding found monuments per the original plat, the found monument at the intersection with center of Laurel Ave. per M111-43 and projecting the west line record distance to establish the center of 6th Avenue. The northerly Right of Way of 6th Avenue was held as the southerly boundary. The easterly boundary was established holding found monuments per the original plat, and again, projecting record distance to the center of 6th Avenue. The Northeast Corner of Lot 1 was computed at record angle and distance holding the West line of Lot 1 and the found 1" iron pipe at the Northwest corner.

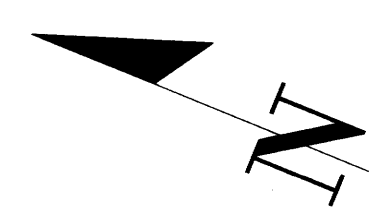
APPROVALS:

Bruce Ethel 2-2-2022 Date
 Director, City of Sutherlin, Planning Depart.
Mark A. Heimburger 2-2-22 Date
 Douglas County Surveyor

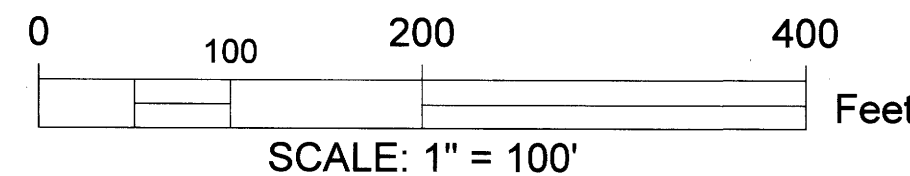
I hereby certify that all taxes and special assessments or other charges required by law have been paid.

D.P.E. Wil 2-2-22 Date
 Douglas County Tax Collector

Filed this 2nd day of February 2022
Don Sutherlin
 Douglas County Clerk



Basis of Bearing: NAD83 2011 (epoch 2010) Oregon Coordinate Reference System, Cottage Grove - Canyonville Zone, Per OAR 734.



ACKNOWLEDGMENT:

STATE OF OREGON) SS
 COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 1st DAY OF February 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED Tommy A. Pinedo and Anita M. Pinedo 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 Marie Dutton
 SIGNATURE

PLANNING DEPARTMENT FILE NO. 21-S010.

OWNER/PARTITIONER: Tommy A. Pinedo and Anita M. Pinedo
 151 W. 6th St.
 Sutherlin, OR 97479

ZONE: Residential Hillside (RH)
 COMP PLAN: Low Density Hillside
 WATER SUPPLY: CITY OF SUTHERLIN
 SANITATION: CITY OF SUTHERLIN

Sheet 1 of 1

LAND PARTITION
 In the EAST 1/2, Section 17
 Township 25 South Range 5 West W.M.
 Douglas County, Oregon
 Jan. 13, 2022

FOR: Tommy Pinedo
 151 W Sixth Avenue
 Sutherlin, Oregon 97479

REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 JULY 16, 1987
 MARK A. HEIMBURGER
 2287
 RENEWS JUNE 30, 2023

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

LM Proj. No. 2021-0064

2022-0004

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