

SURVEYOR'S CERTIFICATE

I, Bartton M. Heichel do hereby certify that I have correctly mapped the lands so indicated on the annexed plat and that Parcels 1 and 2 have not been surveyed nor marked in any way and that the boundary is described in Instrument No. 2021-13851, Deed Records of Douglas County, Oregon.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS. that Logan R. Nash being the President/Secretary of Nash Home Group, LLC, 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. He has caused this partition plat to be prepared, the property to be partitioned into two (2) parcels and easements created to benefit Parcel 1 as shown.

Logan R. Nash
Logan R. Nash (President/Secretary of Nash Home Group, LLC)

8-22-22
Date

ACKNOWLEDGMENT:

STATE OF OREGON)
) SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 22nd DAY OF August 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED LOGAN R. NASH 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 & THE DAY AND YEAR FIRST ABOVE WRITTEN.

Rebecca Marie Dutton
NOTARY PUBLIC, (PRINTED NAME)

COMMISSION NO. 1026031

MY COMMISSION EXPIRES: July 13, 2026

Rebeccamarie Dutton
SIGNATURE

APPROVALS

[Signature] 8/25/2022
Douglas County Planning Director Date

[Signature] 8/24/22
Douglas County Surveyor Date

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

[Signature] 8-25-22
Douglas County Tax Collector Date

Filed this 25th day of August 2022.

[Signature]
Douglas County Clerk



Douglas County Official Records 2022-013987
Daniel J. Loomis, County Clerk



NO FEE
00573218202200139870020028
08/25/2022 02:39:23 PM
PLAT-PAR Cnt=1 Stn=40 JLG00DWI
This is a no fee document

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 Western Title and Escrow dated June 30, 2022 Order No. WT0240746. Unable to accurately plot any of the described easements.

- 6. Water Line Easement Volume 99 Page 491
- 9. Electric transmission and distribution line easement - Instrument No. 1973-13266
- 10. Non-Exclusive easement agreement - Instrument No. 1979-17515
- 11. Easement agreement -Instrument No. 1982-14099, Modified by Correction Instrument - Instrument No. 1983-6201
- 12. Non-Exclusive easement agreement - Instrument No. 1982-14100, Modified by Correction Instrument - Instrument No. 1983-6201 Modified by Easement Modifiation Agreement - Instrument No. 1990-18078

Partitioner: Logan R. Nash
821 Glennan Ponds Lane
Oakland, OR 97462

Legal Owner: Nash Home Group, LLC
821 Glennan Ponds Lane
Oakland, OR 97462

Water: Parcel 1: Well
Parcel 2: Spring

Sewer: Parcel 1 Septic
Parcel 2 Septic

Zone: FG - Exclusive Farm Use - Grazing
FF - Farm Forest

Comp. Plan: AGG - Agriculture
FFT - Farm Forest Transitional

Planning Department File # 21-084

Sheet 1 of 2

PARTITION PLAT
In the SE 1/4 & SW 1/4, Section 9
Township 24 South, Range 5 West, W.M.
Douglas County, Oregon
August 2022

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Bartton M. Heichel

OREGON
AUGUST 17, 2009
BARTTON M. HEICHEL
1640 PLS

RENEWS JUNE 30, 2023

FOR: Logan Nash
821 Glennan Ponds Lane
Oakland, OR 97462

LM Land Mark
Surveying, Inc.

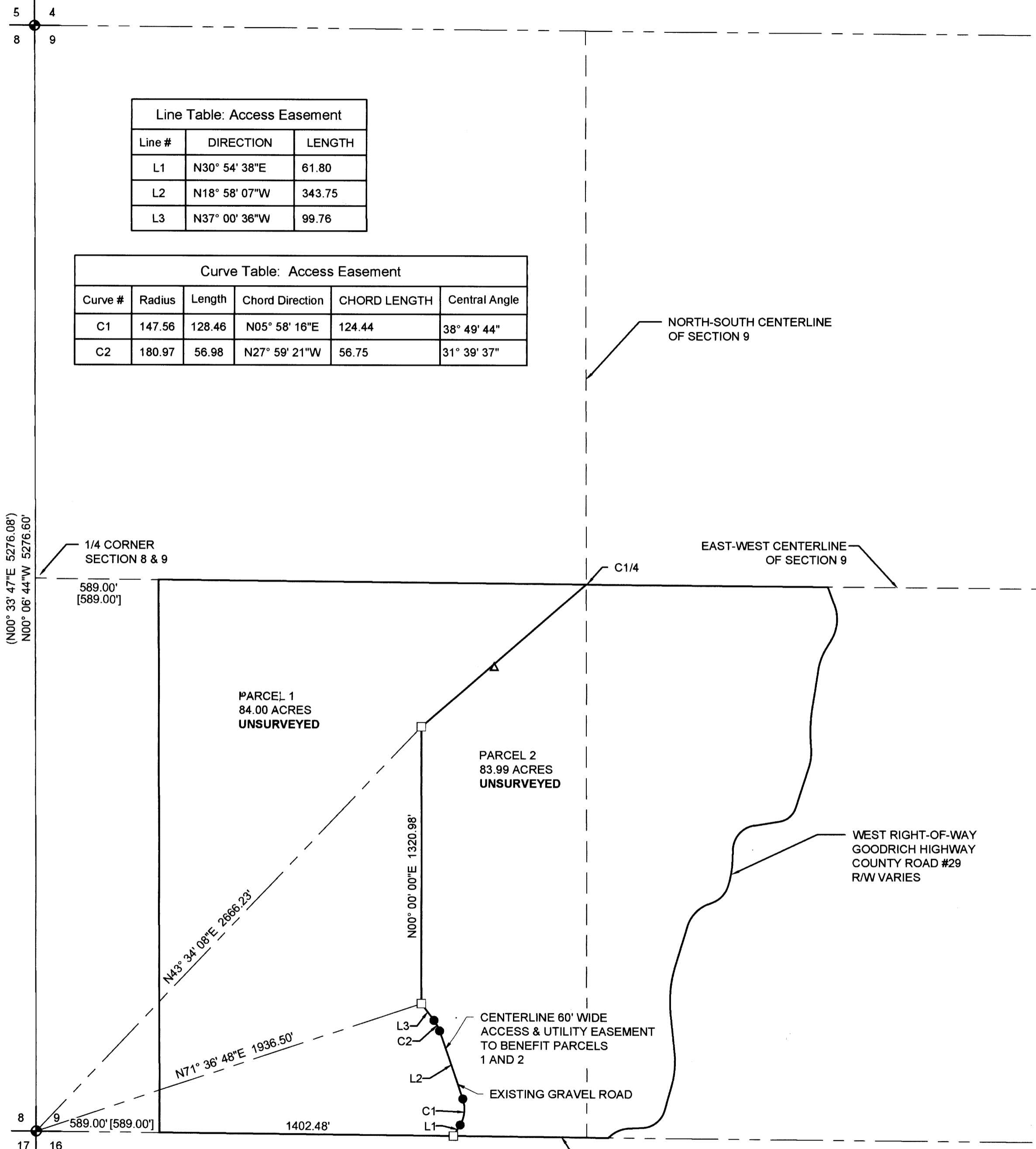
•3329 N.E. Stephens St. •Roseburg, Oregon 97470
•Office (541) 677-9400 •Fax (541) 677-9401

LM Proj. No. 2022-0028

2022-0038 A

2022-0038 A

FD. BRASS CAP SECTION CORNER
SECTIONS 4-5-8-9 T24S R5W
PER PLSS 300600



Line Table: Access Easement		
Line #	DIRECTION	LENGTH
L1	N30° 54' 38"E	61.80
L2	N18° 58' 07"W	343.75
L3	N37° 00' 36"W	99.76

Curve Table: Access Easement					
Curve #	Radius	Length	Chord Direction	CHORD LENGTH	Central Angle
C1	147.56	128.46	N05° 58' 16"E	124.44	38° 49' 44"
C2	180.97	56.98	N27° 59' 21"W	56.75	31° 39' 37"

NARRATIVE:

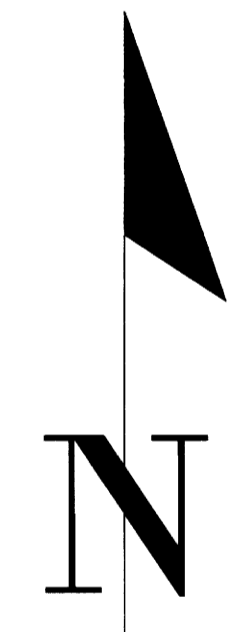
THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT LAND DESCRIBED IN INSTRUMENT NUMBER 2021-13851, DEED RECORDS OF DOUGLAS COUNTY, OREGON INTO 2 PARCELS AS PER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 21-084.

LEGEND:

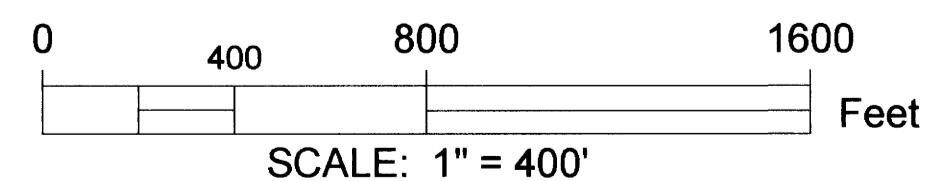
- ⊕ FOUND BRASS CAP AS NOTED
- CALCULATED POINT, NOTHING FOUND OR SET
- CENTERLINE ACCESS EASEMENT HORIZONTAL GEOMETRY POINT
- △ EXISTING SPRING

RECORD INFORMATION:

- () RECORD DATA PER M39-47
- [] RECORD DATA PER INSTRUMENT NO. 2021-13851



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



Sheet 2 of 2

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