

2022-0041A

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Douglas County Official Records 2022-014559  
Daniel J. Loomis, County Clerk

NO FEE  
00573912202200145590020023  
09/08/2022 09:36:01 AM  
PLAT-PAR Cnt=1 Stn=40 JLG00DWI  
This is a no fee document

**NARRATIVE:**  
THE PURPOSE OF THE SURVEY IS TO PARTITION THE PROPERTY DESCRIBED IN RECORDER'S NO. 2021-7289, DEED RECORDS OF DOUGLAS COUNTY, OREGON AS DEPICTED IN THE PLANNING DEPARTMENT'S FILE NO. 21-101.

THE EXTERIOR BOUNDARY OF THE PARENT PARCEL WAS DETERMINED HOLDING THE TWO FOUND IRON PIPES PER M26-35, AND DEED RECORD INFORMATION. THE DESCRIPTION OF THE THREE PARCELS, PER SAID DEED WERE NOT CONTIGUOUS AND CREATED GAPS AS SHOWN. PARCEL 1 WAS COMPUTED PER RECORD INFORMATION AND MONUMENTS SET.

EQUIPMENT: TRIMBLE S6 TOTAL STATION & R10 GNSS RECEIVER  
FIELD: A. WELCH & Z. HOLLAND  
OFFICE: M. HEIMBURGER

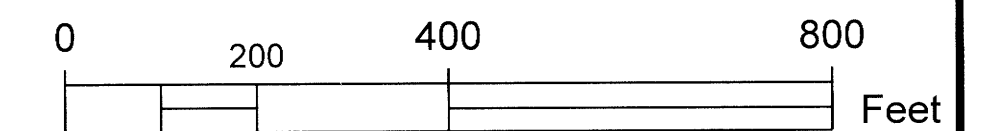
- LEGEND**
- ⊙ FD. 5/8" IRON ROD AS NOTED
  - FD. 1" IRON PIPE PER M26-35 UNLESS NOTED
  - ⊕ FD. BRASS CAP
  - CALCULATED POINT
  - SET 5/8" x 30" IRON ROD W/ CAP STAMPED "LAND MARK SURVEYING, INC."

- RECORD INFORMATION**
- ( ) R1 RECORDER'S NO. 2021-7289
  - ( ) R2 PARTITION 2007-0157
  - ( ) R3 M26-35

- //// GAP PER RECORDER'S NO. 2021-7289
- XXXX POSSIBLE GAP BETWEEN DEED 2021-7289 & 2008-5959.



BASIS OF BEARINGS - ORCS COTTAGE GROVE - CANYONVILLE ZONE PER G.P.S. OBSERVATIONS UTILIZING OREGON REALTIME GNSS NETWORK, NAD88 (2011) EPOCH 2010



Sheet 1 of 2  
SCALE: 1" = 200'

**PARTITION PLAT**  
In the SE 1/4, Section 25  
Township 27 South, Range 6 West, W.M.  
Douglas County, Oregon  
JULY, 2022

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Mark A. Heimburger*

OREGON  
JULY 16, 1987  
MARK A. HEIMBURGER  
2287

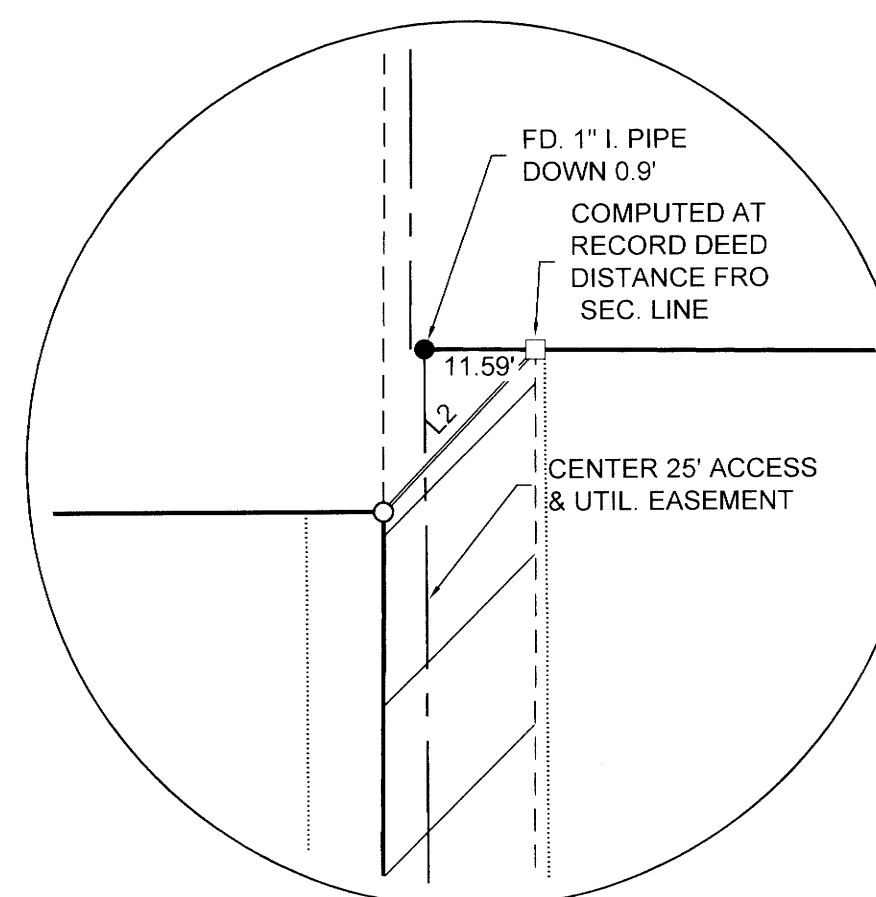
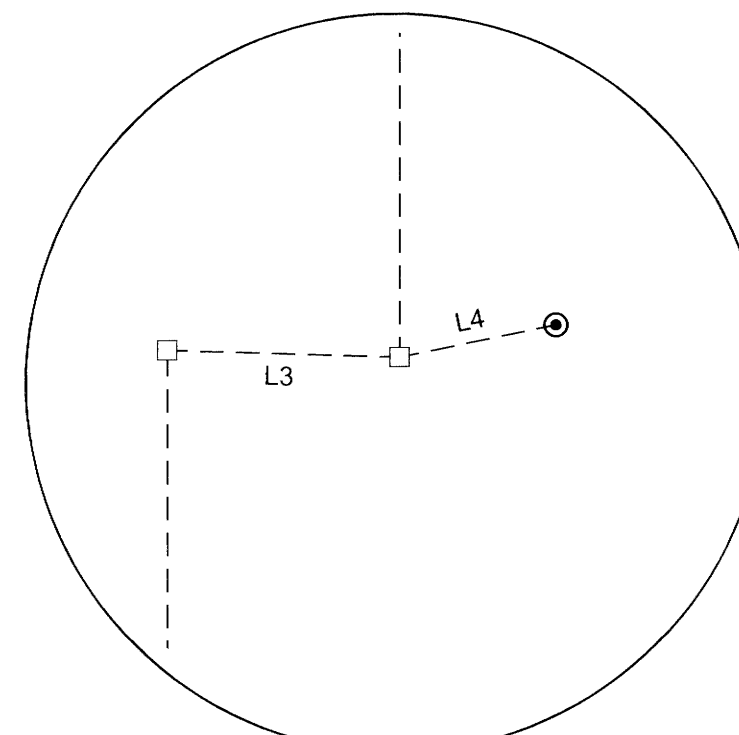
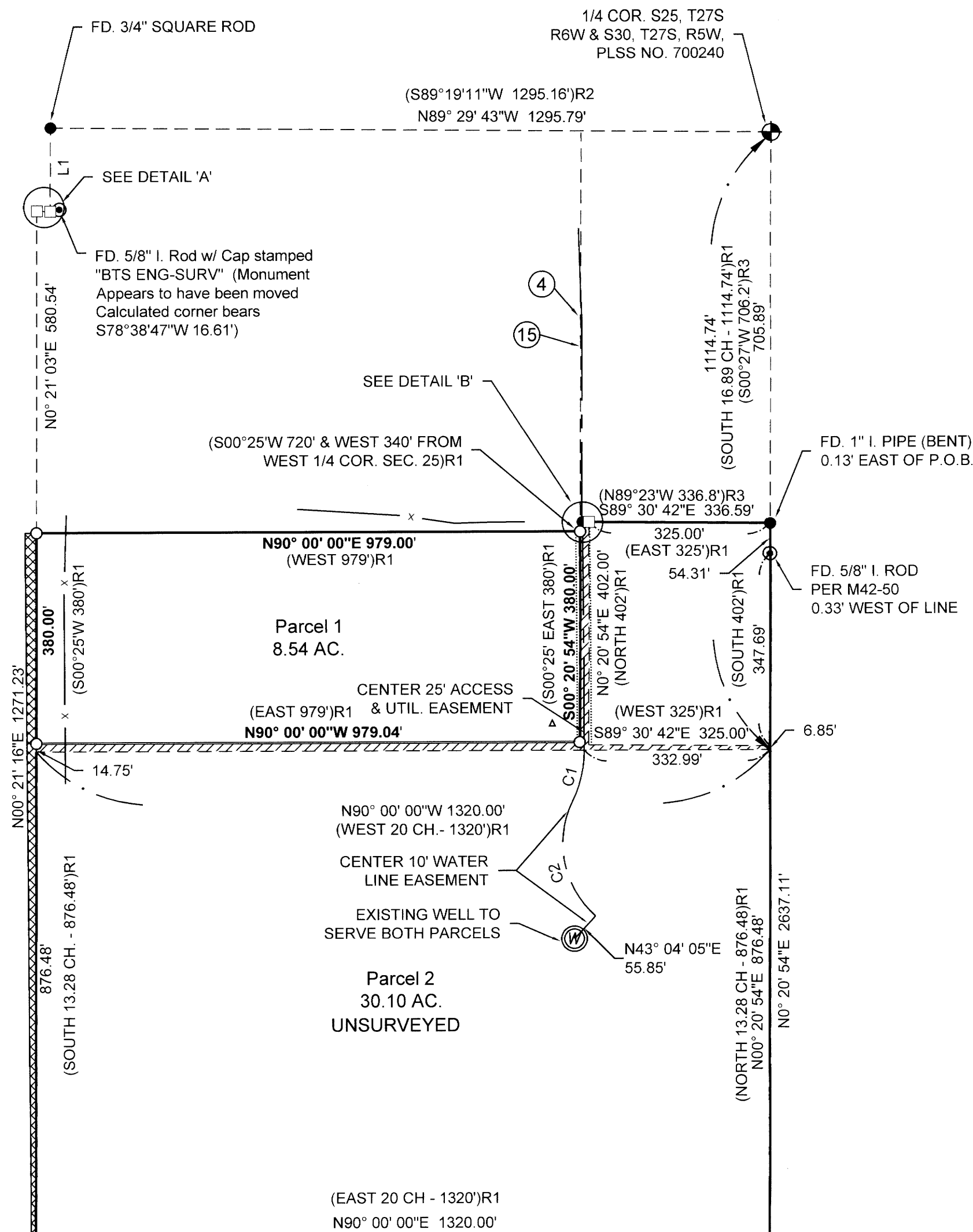
RENEWS JUNE 30, 2023

FOR: Stephen & Linda Price  
1901 SE Strong Ave.  
Roseburg, OR 97470

**LM Land Mark**  
Surveying, Inc.

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

LM Proj. No. 2022-0039



**Parcel Line Table**

Line #	Length	Direction	RECORD INFO
L1	151.71	S00° 16' 21"W	(N00°26'53"E 151.71')R2
L2	23.22	S43° 24' 17"W	
L3	24.23	N88° 01' 02"W	
L4	16.61	N78° 38' 47"E	

**Curve Table**

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	96.07	211.78	25.99	N13° 24' 27"E	95.25
C2	226.03	173.61	74.60	N11° 05' 07"W	210.40

SEC. COR. S25 & 36, T27S, R6W AND S30 & 31, T27S, R5W  
FD. 5/8" I. ROD PER M42-50 PLSS NO. 700200

2022-0041B

**SURVEYOR'S CERTIFICATE:**

I MARK HEIMBURGER HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND SET PROPER MONUMENTS FOR PARCEL 1 ONLY AND THAT PARCEL 2 IS UNSURVEYED AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT BEING PARTITIONED:

THAT PROPERTY DESCRIBED IN RECORDER'S NUMBER 2021-7289 OFFICIAL DEED RECORDS OF DOUGLAS COUNTY, OREGON.

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENT THAT STEPHEN PRICE AND LINDA PRICE, 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, THE PROPERTY TO BE PARTITIONED INTO TWO PARCELS AND THE EASEMENTS CREATED TO BENEFIT BOTH PARCELS.

Stephen Price  
STEPHEN PRICE

9-6-22  
DATE

Linda Wayne Price  
LINDA PRICE

9-06-2022  
DATE

**ACKNOWLEDGMENT**

STATE OF OREGON SS  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENT, ON THIS 6<sup>th</sup> DAY OF September 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED STEPHEN PRICE AND LINDA PRICE 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 NUMBER 1026031

Rebecca Marie Dutton  
SIGNATURE

ENCUMBRANCES PER PUBLIC RECORDS REPORT PREPARED BY WESTERN TITLE & ESCROW ON JUNE 27, 2022 AS ORDER NO. WT0240549

- 4. Gateway Road Easement, recorded March 22, 1901 Recording No.: Volume 42, Pages 94-95. Modified and/or amended by instrument, recorded February 27, 1911 Recording No.: 10808 (Volume 67, Page 271)
- 5. Easement(s) for Grant of Right of Way In favor of The California Oregon Power Company for electric transmission and distribution lines recorded May 20, 1929 as Recording No. 76158 (Volume 91, Page 271)
- 6. Easement(s) for Grant of Right of Way in favor of The California Oregon Power Company for electric transmission and distribution lines recorded May 24, 1929 as Recording No. 76203 (Volume 91, Page 283)
- 7. Easement(s) for Grant of Right of Way in favor of The California Oregon Power Company for electric transmission and distribution lines recorded August 19, 1959 as Recording No. 266621 (Volume 286, Page 897).
- 8. Easement(s) for Grant of Right of Way in favor of The California Oregon Power Company for electric transmission and distribution lines recorded August 19, 1959 as Recording No. 266630 (Volume 286, Page 915)
- 9. Easement(s) for Right of Way Easement in favor of: Pacific Power & Light Co for electric transmission and distribution lines recorded July 24, 1962 as Recording No. 310477 (Volume 315, Page 701)
- 10. Easement(s) for Right of Way Easement in favor of: Pacific Power & Light Co. for electric transmission and distribution lines recorded July 24, 1962 as Recording No. 310491 (Volume 315, Page 751)
- 11. Terms, provisions and conditions of Easement, including, but not limited to, maintenance provisions, and a covenant to share the costs of maintenance, contained in instrument recorded August 17, 1977 Recording No.: 77-15562
- 12. Easement(s) in favor of State of Oregon through its Department of Environmental Quality for the purpose as stated on document recorded September 29, 1986 as Recording No. 86-13229
- 13. Easement(s) for Right-of-Way Easement in favor of: PacifiCorp, a corporation dba Pacific Power & Light Co for electric transmission and distribution lines recorded November 18, 1991 as Recording No. 91-17969.
- 14. Easement(s) for Right of Way Easement in favor of: PacifiCorp for electric transmission and distribution lines recorded April 6, 2007 as Recording No. 2007-008160.
- 15. Terms, provisions and conditions, including, but not limited to, maintenance provisions, and a covenant to share the costs of maintenance, contained in Easement Grant, recorded November 10, 2021 as Recording No. : 2021-021863

OWNER/PARTITIONER: STEPHEN & LINDA PRICE  
1901 SE STRONG AVE  
ROSEBURG, OR 97470

WATER: WELL TO SERVE BOTH PARCELS

SEWER: SUBSURFACE

COMP PLAN, PARCEL 1: COMMITTED RESIDENTIAL-5 AC. (RC5)  
PARCEL 2: FARM FOREST TRANSITIONAL (FFT)

ZONING, PARCEL 1: RURAL RESIDENTIAL- 5 AC. (5R)  
PARCEL 2: FARM FOREST (FF)

PLANNING DEPART. FILE NO. **21-101**

**APPROVALS:**

[Signature] 9/7/2022  
DOUGLAS CO. PLANNING DIRECTOR DATE

[Signature] 9-7-22  
DOUGLAS CO. SURVEYOR DATE

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

[Signature] 9-8-22  
DOUGLAS CO. TAX COLLECTOR DATE

FILED THIS 5<sup>th</sup> DAY OF September, 2022

[Signature] Deputy  
DOUGLAS COUNTY CLERK



Sheet 2 of 2

PARTITION PLAT  
In the SE 1/4, Section 25  
Township 27 South, Range 6 West, W.M.  
Douglas County, Oregon  
July 2022

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

[Signature]  
OREGON  
JULY 16, 1987  
MARK A. HEIMBURGER  
2287

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