

2023-0004 A

# LAND PARTITION LOCATED IN

ALL OF SEC. 27; ALL OF SEC. 28; SE 1/4 SEC. 29; NE 1/4 SEC. 32;  
ALL OF SEC. 33; ALL OF SEC. 34 T27S R6W W.M.  
ALSO IN THE NW 1/4 SEC. 3 AND ALL OF SEC. 4, T28S R6W W.M.  
DOUGLAS COUNTY OREGON  
DECEMBER 2022

Douglas County Official Records 2023-001035  
Daniel J. Loomis, County Clerk



NO FEE  
01/31/2023 11:10:30 AM  
PLAT-PAR Cnt=1 Stn=33 HAJOHNST  
This is a no fee document

PUBLIC RECORD REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY  
DATED OCTOBER 26, 2022, ORDER No. 7399-4006861

19. RESERVATION OF A 1-ACRE TRACT TO BE USED FOR BURIAL PURPOSED, RECORDED: JUNE 3, 1859 IN BK 1 PG 444 – NOT PLOTTABLE
20. EASEMENT: BK 91, PG 240, RECORDER'S NO. 76023, BK 170, PG 231, RECORDER'S NO. 95184, AND IN BK 288, PG 678, RECORDER'S NO. 269425 IN FAVOR OF: THE CALIFORNIA OREGON POWER COMPANY FOR: RIGHT OF WAY – NOT PLOTTABLE
21. RESERVATION OF SPRING USE AND PIPELINE EASEMENT RECORDED: BK 139, PG 621, RECORDER'S NO. 64513 - NOT PLOTTABLE
22. EASEMENT: BK 249, RECORDERS' NOS. 207348 AND 207349 IN FAVOR OF: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR: RIGHT OF WAY – NOT PLOTTABLE
23. EASEMENT: RECORDING INFORMATION: BK 321, PG 762, RECORDER'S NO. 320105, AND IN BK 327, PG 264, RECORDER'S NO. 327829 IN FAVOR OF: EL PASO NATURAL GAS COMPANY FOR: PIPELINE – NOT PLOTTABLE
24. AGREEMENT FOR USE OF SPRING: BK 460, PG 472, RECORDER'S NO. 71-1233 – NOT PLOTTABLE
25. EASEMENT: 73-7042, 73-7043, 73-7044 AND 73- 7045 IN FAVOR OF: UMPQUA BASIN WATER ASSOCIATION, INC. FOR: WATER SYSTEM
26. EASEMENT: BK 531, PG 179, RECORDER'S NO. 73-14618 IN FAVOR OF: SOUTHERN OREGON BROADCASTING CO. FOR: TELEVISION CABLE AND RELATED FACILITIES THE ABOVE EASEMENT WAS ASSIGNED TO MCCAW COMMUNICATIONS OF SOUTHERN OREGON BY INSTRUMENT RECORDED IN BK 838, PG 457, RECORDER'S NO. 83-754, RECORDS OF DOUGLAS COUNTY, OREGON. – NOT PLOTTABLE
27. EASEMENT: BK 538, PG 105, RECORDER'S NO. 74-1140 IN FAVOR OF: DOUGLAS ELECTRIC COOPERATIVE, INC. FOR: ELECTRIC TRANSMISSION AND DISTRIBUTION LINES – NOT PLOTTABLE
28. WELL AND PIPELINE EASEMENT GRANTED TO DOUGLAS COUNTY IN INSTRUMENT, INCLUDING TERMS AND PROVISIONS THEREOF. RECORDED: BOOK 841, PAGE 98, RECORDER'S NO. 83-1989 – NOT PLOTTABLE
29. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: BK 965, PG 131, RECORDER'S NO. 86-15150 IN FAVOR OF: UMPQUA BASIN WATER ASSOCIATION, INC. FOR: WATER SYSTEM (SEC 29, 50' LONG, TOO SHORT TO SHOW)
30. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: BOOK 1041, PG 845, RECORDER'S NO. 88-17292 IN FAVOR OF: AMERICAN TELEPHONE AND TELEGRAPH COMPANY FOR: RIGHT OF WAY – NOT PLOTTABLE
31. ENCROACHMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF: BETWEEN: NORTHWEST PIPELINE CORPORATION AND: DANIEL ROBERT LANG RECORDING INFORMATION: BOOK 1069, PAGE 449, RECORDER'S NO. 89-11789
32. MEMORANDUM OF LICENSE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF: BETWEEN: DANIEL ROBERT LANG AND: EDGE WIRELESS LLC RECORDING INFORMATION: BOOK 1817, PAGE 787, RECORDER'S NO. 2001-27512 – NOT PLOTTABLE
33. RIGHT OF ENTRY AND AGREEMENT AND THE TERMS AND CONDITIONS THEREOF: BETWEEN: DANIEL ROBERT LANG AND: COOS COUNTY RECORDING INFORMATION: BOOK 1845, PAGE 592, RECORDER'S NO. 2002-5880 – NOT PLOTTABLE
34. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: BOOK 1845, PAGE 600, RECORDER'S NO. 2002-5881, AND RE-RECORDED APRIL 20, 2006 AS RECORDER'S NO. 2006- 9992 IN FAVOR OF: COOS COUNTY FOR: NATURAL GAS UTILITY PIPELINE
35. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: BOOK 1845, PAGE 608, RECORDER'S NO. 2002-5883, AND RE-RECORDED APRIL 20, 2006 AS RECORDER'S NO. 2006- 9994 IN FAVOR OF: COOS COUNTY FOR: DELIVERY STATION AND APPURTENANCES  
NOTE: THE ABOVE EASEMENT WAS ASSIGNED TO NORTHWEST PIPELINE CORPORATION BY INSTRUMENT RECORDED FEBRUARY 2, 2004 AS RECORDER'S NO. 2004-2595, AND RE-RECORDED JUNE 13, 2006 AS RECORDER'S NO. 2006-14762, RECORDS OF DOUGLAS COUNTY, OREGON.
36. FIRE SITING STANDARDS COVENANT, INCLUDING TERMS AND PROVISIONS THEREOF. RECORDED: BOOK 1892, PAGE 186, RECORDER'S NO. 2002-20428 – NOT PLOTTABLE
37. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: APRIL 20, 2006 AS RECORDER'S NO. 2006-9993, AND RE-RECORDED MAY 27, 2015 AS RECORDER'S NO. 2015-8155 IN FAVOR OF: COOS COUNTY FOR: NATURAL GAS UTILITY PIPELINE
38. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: APRIL 4, 2006 AS RECORDER'S NO. 2006-8463 IN FAVOR OF: PACIFICORP FOR: RIGHT OF WAY
39. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: NOVEMBER 8, 2007 AS RECORDER'S NO. 2007-24059 IN FAVOR OF: PACIFICORP FOR: RIGHT OF WAY (TOO SMALL TO PLOT, SEC. 3, T28-6)
40. UNRECORDED EASEMENT AGREEMENT, AS DISCLOSED IN INSTRUMENT, INCLUDING TERMS AND PROVISIONS THEREOF. RECORDED: MARCH 27, 2015 AS RECORDER'S NO. 2015-5169 NOT PLOTTABLE  
NOTE: THE BENEFICIAL INTEREST IN THE ABOVE EASEMENT WAS CONVEYED TO CCO TRANSFERS, LLC BY INSTRUMENT RECORDED MARCH 27, 2015 AS RECORDER'S NO. 2015-5169, RECORDS OF DOUGLAS COUNTY, OREGON.
41. UNRECORDED LEASE IN FAVOR OF TOWER PROPERTY, AS DISCLOSED BY THE DOUGLAS COUNTY TAX ROLLS. (AFFECTS SE 1/4 OF THE SW 1/4 OF SECTION 28)
42. UNRECORDED LEASES OR PERIODIC TENANCIES, IF ANY.

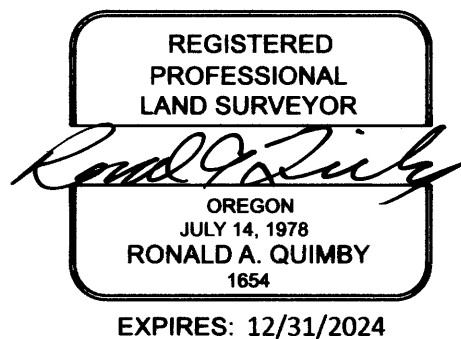
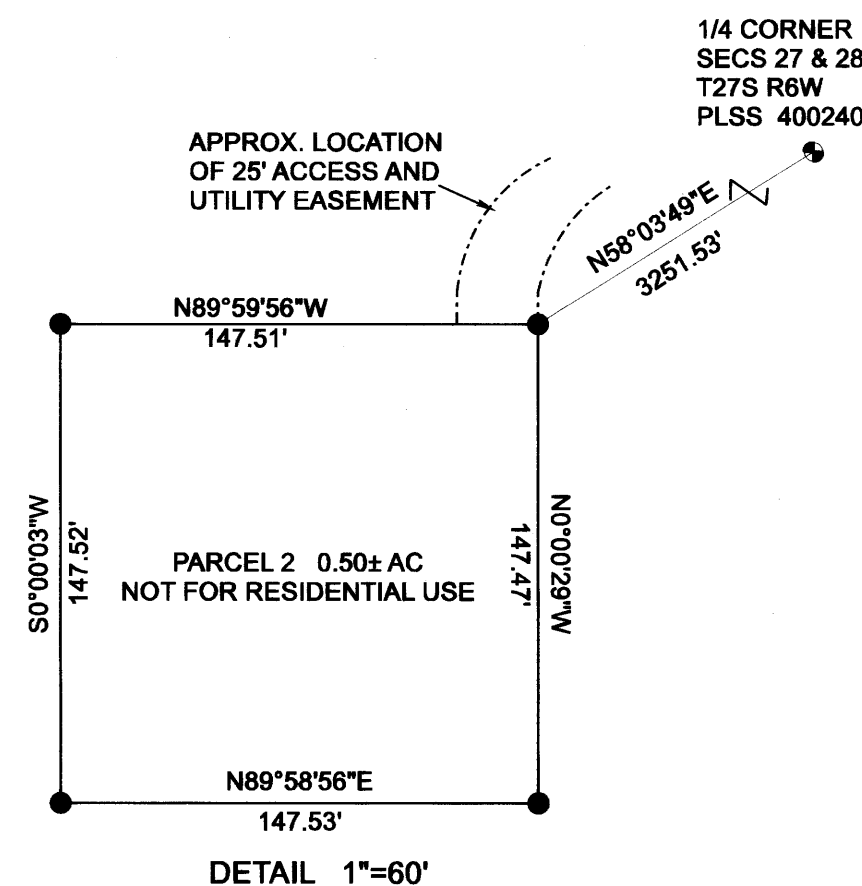
### LEGEND

- SET 5/8"X30 REBAR WITH YELLOW PLASTIC CAP STAMPED "DOUG. CO. SURVEYOR
- BRASS CAP
- - - ACCESS EASEMENT
- - - EASEMENTS
- Ⓢ EASEMENT No. PER TITLE REPORT

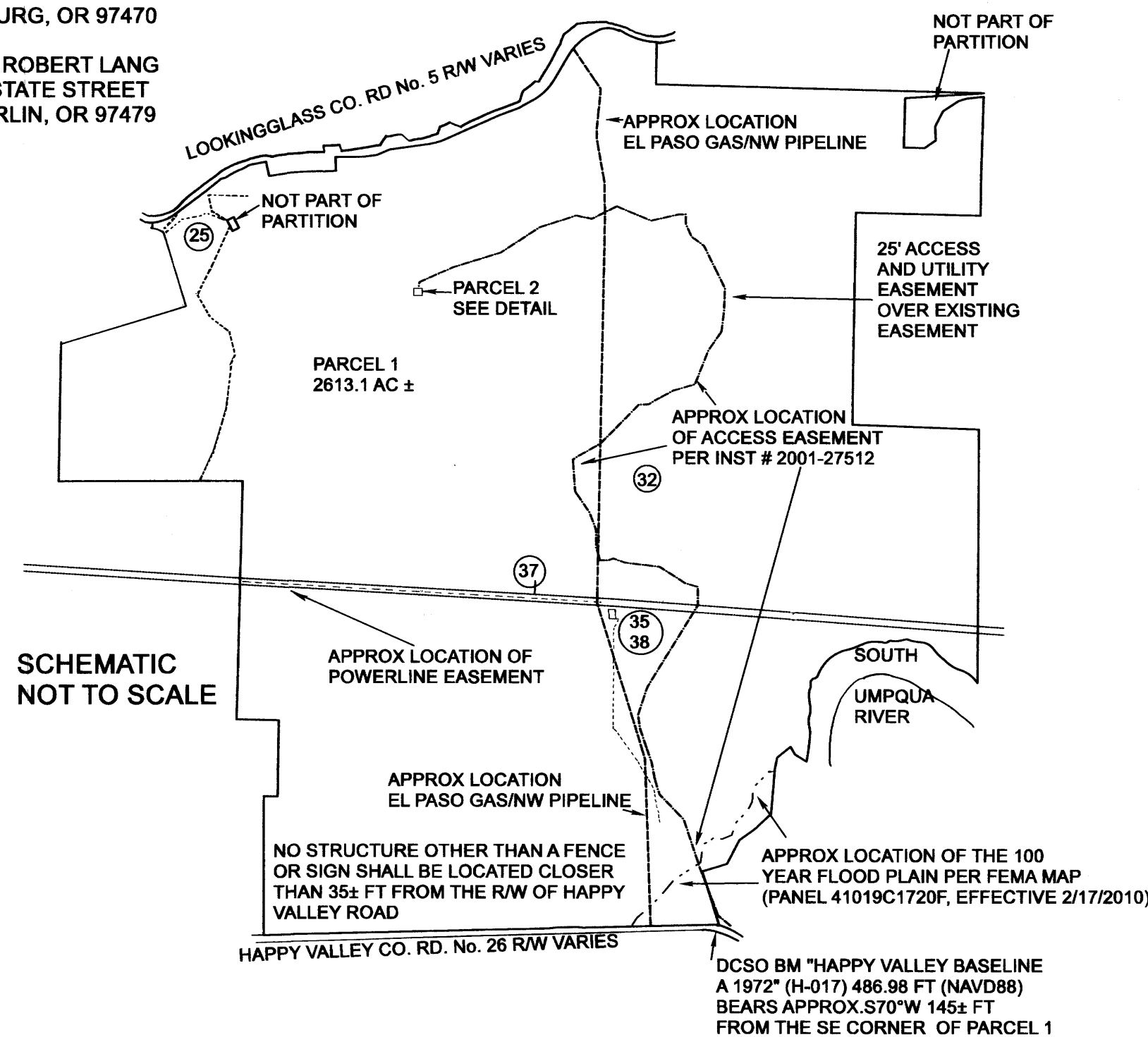
BASIS OF BEARING:  
OCS COORDINATE SYSTEM  
COTTAGE GROVE-CANYONVILLE  
ZONE

PARTITIONER: DOUGLAS COUNTY LAND DEPT.  
1036 SE DOUGLAS AVE  
ROSEBURG, OR 97470

OWNER: DANIEL ROBERT LANG  
140 S. STATE STREET  
SUTHERLIN, OR 97479



DOUGLAS COUNTY  
SURVEYOR'S OFFICE  
RM 105 JUSTICE BUILDING  
ROSEBURG, OR 97470



2023-0004 A

# LAND PARTITION

LOCATED IN  
ALL OF SEC. 27; ALL OF SEC. 28; SE¼ SEC. 29; NE¼ SEC. 32;  
ALL OF SEC. 33; ALL OF SEC. 34 T27S R6W W.M.  
ALSO IN THE NW¼ SEC. 3 AND ALL OF SEC. 4, T28S R6W W.M.  
DOUGLAS COUNTY OREGON  
DECEMBER 2022

## SURVEYOR'S CERTIFICATE:

I, RONALD A. QUIMBY HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED  
PARCEL 2 AND MARKED WITH PROPER MONUMENTS SAID PARCEL.  
PARCEL 1 IS UNSURVEYED, OF WHICH THE FOLLOWING IS DESCRIBED AS:

THAT LAND IN INSTRUMENT NO. 1988-9071 OF THE DEED RECORDS OF DOUGLAS  
COUNTY, OREGON.

ALSO EXCEPTING THE FOLLOWING PARCEL OF LAND:  
BEGINNING AT AN IRON BAR ON THE SOUTH RIGHT OF WAY LINE OF THE ROSEBURG-RESTON  
COUNTY ROAD FROM WHICH THE QUARTER SECTION CORNER BETWEEN SECTIONS 28  
AND 29, T. 27 S., R. 6 W., W.M. BEARS N.54°08'E. 1620.0 FEET; THENCE S.16°40'E. 1101.8 FEET TO  
AN IRON BAR; THENCE S.74°04'W. 1864.1 FEET TO AN IRON BAR ON THE NORTH AND SOUTH  
CENTER LINE THROUGH SEC. 29 OF SAID TOWNSHIP AND RANGE; THENCE N.2°10'E. 2132.5  
FEET TO AN IRON BAR ON THE SOUTH RIGHT OF WAY LINE OF THE ROSEBURG-RESTON  
COUNTY ROAD; THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF SAID COUNTY ROAD THE  
FOLLOWING COURSES; S.61°25'E. 216.5 FEET S.67°01'E. 364.3 FEET, S.65°15'E. 256.1 FEET, S.69°  
45'E. 299.4 FEET AND S.73°35'E. 372.3 FEET, TO THE PLACE OF BEGINNING CONTAINING 57.28  
ACRES MORE OR LESS IN THE SOUTHEAST QUARTER, SECTION 29, TOWNSHIP 27 SOUTH,  
RANGE 6 WEST, W. M., IN DOUGLAS COUNTY, OREGON.

CONTAINING APPROXIMATELY 2,613.6± ACRES PER ASSESSOR RECORDS

## DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT DANIEL ROBERT LANG IS THE OWNER  
OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT AND MORE PARTICULARLY  
DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND IN ACCORDANCE  
WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES, HAS CAUSED  
THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS  
LAND PARTITION PLAT. TOGETHER WITH THE 25 FT. ACCESS AND UTILITY EASEMENT  
TO BENEFIT PARCEL 2

  
DANIEL ROBERT LANG

1/27/23  
DATE

## ACKNOWLEDGEMENT:

STATE OF OREGON )  
COUNTY OF DOUGLAS )  
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 27 DAY OF January 2023  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY,  
PERSONALLY APPEARED DANIEL ROBERT LANG TO ME KNOW TO BE THE  
PERSONS DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION,  
WHO, BEING DULY SWORN DID SAY THAT HE EXECUTED SAID DOCUMENT FREELY  
AND VOLUNTARILY

Rita Lynn Brown  
NOTARY PUBLIC:(PRINTED NAME)

Rita Lynn Brown  
(SIGNATURE)

1028775  
COMMISSION No.


September 22, 2026  
MY COMMISSION EXPIRES


## ZONING & UTILITIES:

ZONING: AGG, FFT  
COMP. PLAN: FF, FG  
WATER: NO WATER  
SEWER: NO SEWER

PLANNING DEPARTMENT FILE No. 22-085

## APPROVALS:

 1/30/2023  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

 (deputy) 1/30/2023  
DOUGLAS COUNTY SURVEYOR DATE

## TAX COLLECTORS CERTIFICATE:

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

D. P. E. Wil 1-31-23  
DOUGLAS COUNTY TAX COLLECTOR DATE



FILED THIS 31<sup>st</sup> DAY OF January 2023

BY H. U. Johnston Deputy  
DOUGLAS COUNTY CLERK

## NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO CREATE A 0.50 ACRE  
PARCEL TO BENEFIT THE DOUGLAS FOREST PROTECTION  
AGENCY. THE NEW PARCEL ENCOMPASSES THE EXISTING  
EASEMENTS No. 27, 32, & 37 OF THE PUBLIC RECORD  
REPORT BY FIRST AMERICAN TITLE INSURANCE CO. DATED  
OCTOBER 26, 2022, ORDER No. 7399-4006861

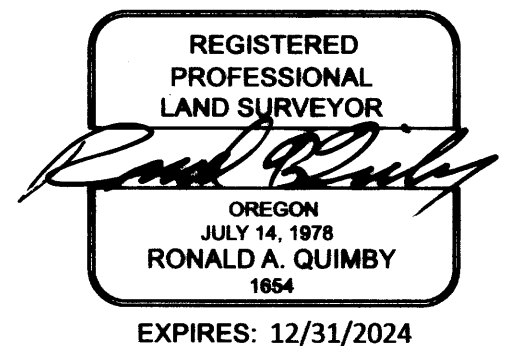
THE PERIMETER OF THE EXISTING BUILDINGS WAS DETERMINED  
AND THE 0.50 ACRE PARCEL WAS LAID OUT AROUND THE  
BUILDINGS.

FIELD CREW: STEPHEN FLAUSE AND JEFF LORSUNG, USING  
A LEICA TS10 TOTAL STATION.  
DRAFTING BY JEAN CRAWFORD

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SURVEYOR'S OFFICE  
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EXPIRES: 12/31/2024