



Line Table: Access and Utility Easement			
Line #	Length	Direction	Record Information
L1	85.80'	N06° 50' 45"W	(S06° 43' 35"E 85.80') R1
L2	144.69'	N05° 50' 56"W	(S05° 43' 46"E 144.69') R1
L3	119.13'	N19° 36' 21"W	(S19° 29' 11"E 119.13') R1
L4	439.96'	N04° 04' 09"W	(S03° 56' 59"E 439.96') R1
L5	172.49'	N17° 24' 04"E	
L6	133.20'	N00° 05' 02"W	
L7	157.88'	S79° 16' 18"W	
L8	42.34'	S71° 26' 47"W	
L9	146.36'	N88° 16' 30"W	
L10	99.89'	N73° 09' 01"W	
L11	87.77'	S75° 00' 51"W	
L12	93.55'	S81° 21' 18"W	
L13	128.37'	S65° 30' 02"W	
L14	11.06'	N70° 20' 23"W	

Curve Table: Access and Utility Easement				
Curve #	Radius	Length	Chord Direction	Chord Length
C1	125.00'	173.13'	S39° 35' 38"W	159.62'
C2	300.00'	40.97'	S75° 21' 32"W	40.94'
C3	200.00'	70.79'	S81° 35' 09"W	70.42'
C4	300.00'	79.19'	N80° 42' 45"W	78.96'
C5	125.00'	69.45'	N89° 04' 05"W	68.56'
C6	100.00'	11.07'	S78° 11' 04"W	11.06'
C7	100.00'	27.67'	S73° 25' 40"W	27.58'
C8	25.00'	19.27'	S87° 34' 50"W	18.79'

ENCUMBRANCES PER WESTERN TITLE & ESCROW COMPANY PUBLIC RECORDS REPORT, ORDER NO. WT0248424, DATED FEBRUARY 23, 2023

- 6 RECORDING NUMBER 73-14867
ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT TO BENEFIT DOUGLAS ELECTRIC COOPERATIVE, INC. (LOCATION INDETERMINATE)
- 7 RECORDING NUMBER 75-259
ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT TO BENEFIT DOUGLAS ELECTRIC COOPERATIVE, INC. (LOCATION INDETERMINATE)
- 8 RECORDING NUMBER 77-7540
30 FOOT ROADWAY EASEMENT (DOES NOT AFFECT PARCELS)
- 9 RECORDING NUMBER 82-7220
30 FOOT ROADWAY EASEMENT (AS SHOWN)
- 10 RECORDING NUMBER 83-2939
30 FOOT ROADWAY EASEMENT (AS SHOWN)
- 11 RECORDING NUMBER 88-9417
40 FOOT WATER PIPELINE EASEMENT (DOES NOT AFFECT PARCELS)
- 12 RECORDING NUMBER 95-8011
30 FOOT ROADWAY EASEMENT AS SHOWN ON LAND PARTITION 1995-0037 (AS SHOWN)
- 13 RECORDING NUMBER 95-9626
30 FOOT ROADWAY EASEMENT (AS SHOWN)

SURVEYOR'S NOTATIONS
ENCUMBRANCE PER PUBLIC RECORDS REPORT ISSUED BY WESTERN TITLE & ESCROW, ORDER NO. WT0248424, DATED FEBRUARY 23, 2023

BASIS OF BEARINGS: OREGON COORDINATE REFERENCE SYSTEM (OCRS)
COTTAGE GROVE TO CANYONVILLE ZONE
NAD 83 (2011 EPOCH 2010.00)

Line Table: Utility Easements		
Line #	Length	Direction
L15	59.24'	S74° 42' 16"W
L16	120.12'	N19° 28' 24"W
L17	99.84'	N07° 29' 22"W
L18	102.34'	N02° 58' 01"W
L19	241.04'	N52° 45' 13"W

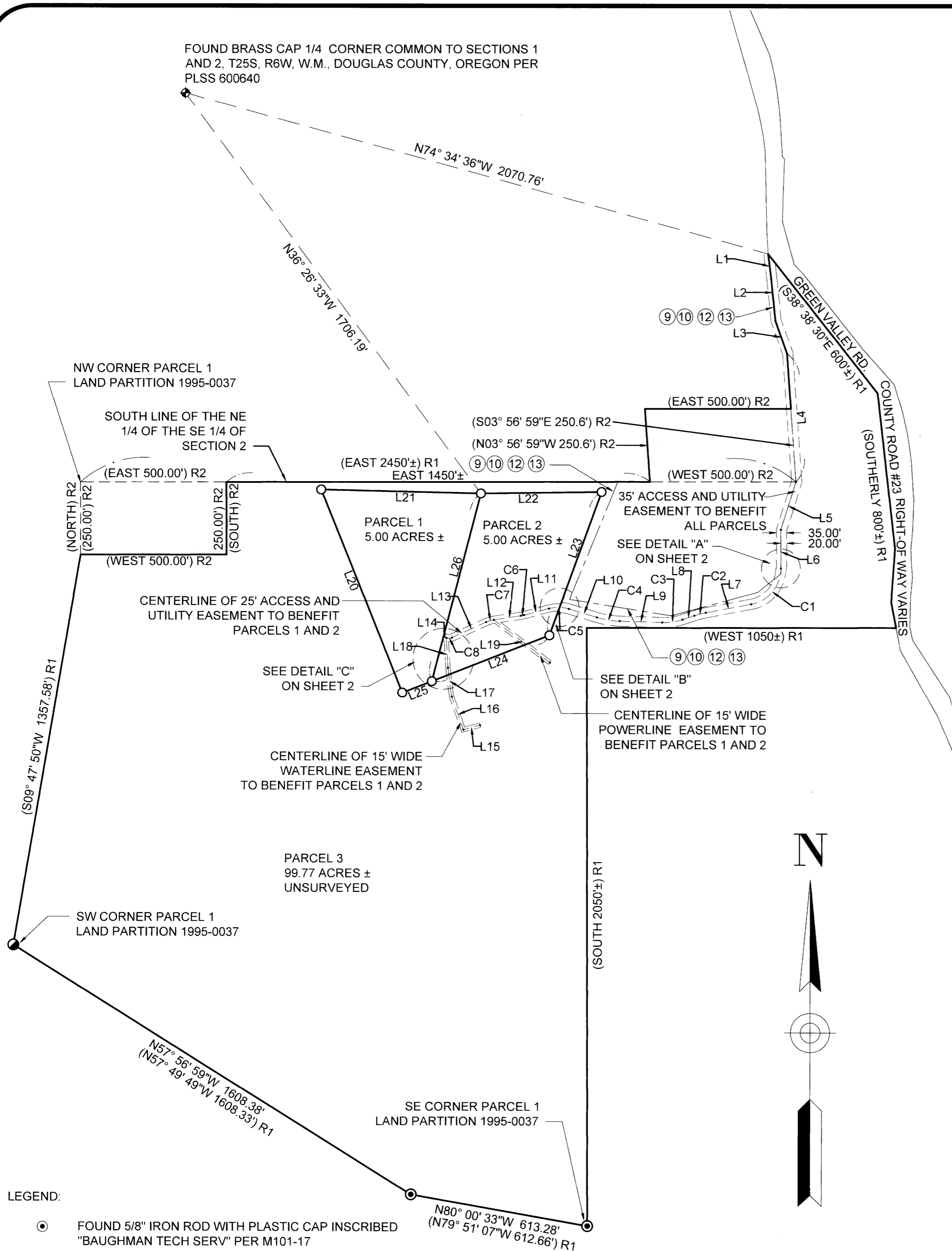
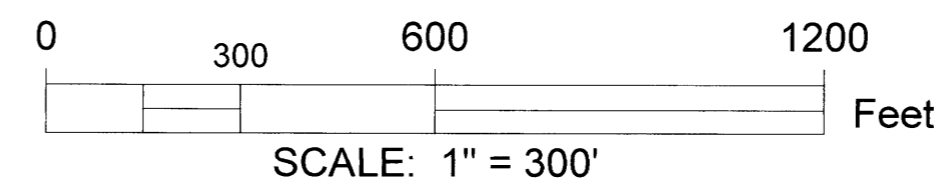
Parcel Line Table		
Line #	Length	Direction
L20	749.99'	N21° 48' 21"W
L21	546.77'	S88° 40' 52"E
L22	413.14'	N89° 13' 29"E
L23	523.98'	S19° 50' 27"W
L24	431.87'	S68° 40' 37"W
L25	108.40'	S68° 40' 37"W
L26	665.63'	S14° 32' 05"W

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT PARCEL OF LAND DESCRIBED IN INSTRUMENT NUMBER 2020-12176, DEED RECORDS OF DOUGLAS COUNTY, OREGON.

PARCEL 3 IS UNSURVEYED

PARCELS 1 AND 2 ARE MONUMENTED AS SHOWN



LEGEND:

- FOUND 5/8" IRON ROD WITH PLASTIC CAP INSCRIBED "BAUGHMAN TECH SERV" PER M101-17
- FOUND 5/8" IRON ROD WITH PLASTIC CAP INSCRIBED "BAUGHMAN TECH SERV" PER M107-72
- ◆ FOUND BRASS CAP AS NOTED
- EASEMENT GEOMETRY POINT
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP INSCRIBED "LAND MARK SURVEYING, INC"

RECORD INFORMATION:

- () R1 RECORD DATA PER LAND PARTITION 1995-0037
- () R2 RECORD DATA PER INSTRUMENT NUMBER 2020-12176 DEED RECORDS OF DOUGLAS COUNTY, OREGON

Sheet 1 of 2

Land Partition Based Upon Measure 37/49 Claim Waiver
Located in the SW1/4 of Section 1, SE1/4 of Section 2, NE1/4 of Section 11 and the NW1/4 of Section 12,
Township 25 South, Range 6 West, W.M., Douglas County, Oregon
April 2023

REGISTERED PROFESSIONAL LAND SURVEYOR

Bart M. Heichel

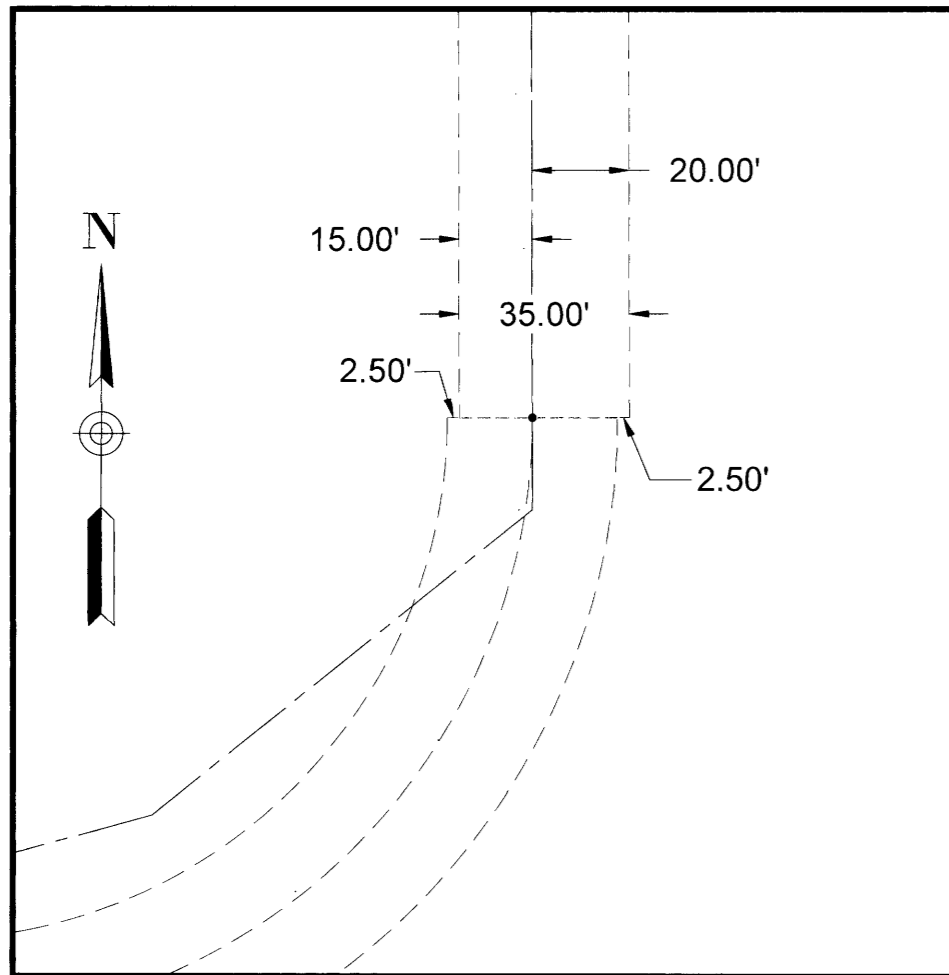
OREGON
AUGUST 17, 2009
BARTTOM M. HEICHEL
1640PLS
RENEWS JUNE 30, 2025

FOR: Merry Sooter
3954 Green Valley Rd.
Oakland, Oregon 97462

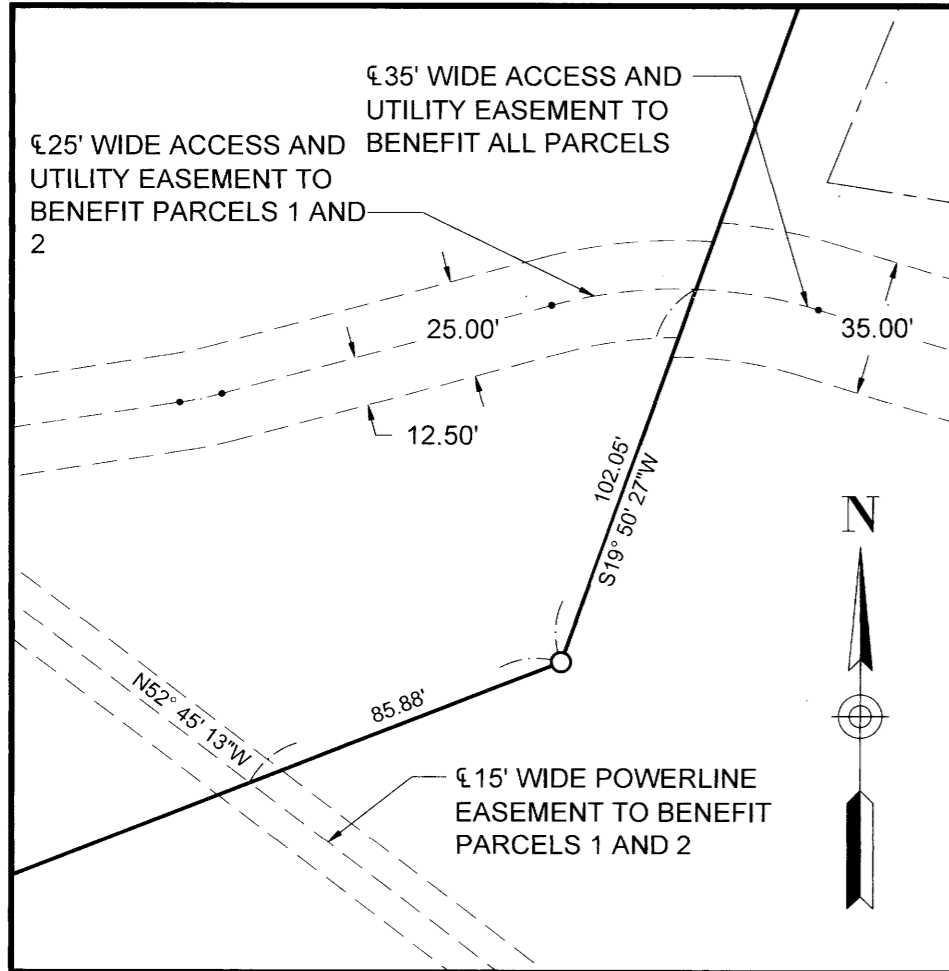
LM Land Mark
Surveying, Inc.

3317 N.E. Stephens St.
Roseburg, Oregon 97470
Office (541) 677-9400

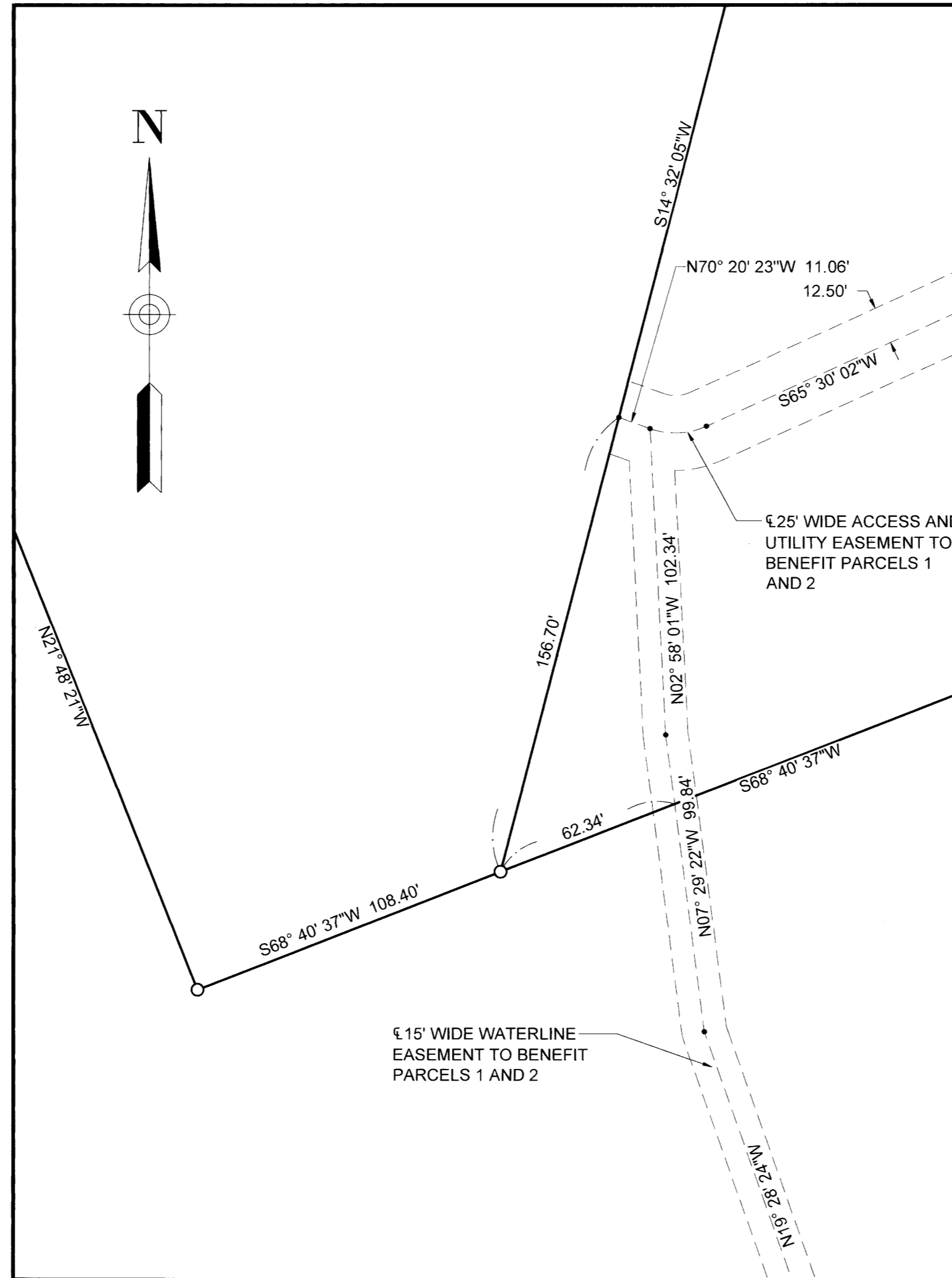
LM Proj. No. 2022-0049



DETAIL "A"
SCALE: 1" = 40'



DETAIL "B"
SCALE: 1" = 50'



DETAIL "C"
SCALE: 1" = 40'

OWNER/PARTITIONER: MERRY L. SOOTER
3954 GREEN VALLEY RD.
OAKLAND, OREGON 97462

WATER: WELL WITH EASEMENTS

SEWER: SUBSURFACE

COMP PLAN: FARM FOREST TRANSITIONAL (FFT)

ZONING: EXCLUSIVE FARM USE - GRAZING (FG)
FARM FOREST (FF)

PLANNING DEPART. FILE NO. 07-257

APPROVALS:

[Signature] 6/7/23
DOUGLAS CO. PLANNING DIRECTOR DATE

[Signature] 5-17-23
DOUGLAS CO. SURVEYOR DATE

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

[Signature] 6-7-23
DOUGLAS CO. TAX COLLECTOR DATE

FILED THIS 7th DAY OF June, 2023

[Signature]
DOUGLAS COUNTY CLERK



LEGEND:

- FOUND 5/8" IRON ROD WITH PLASTIC CAP INSCRIBED "BAUGHMAN TECH SERV" PER M101-17
- FOUND 5/8" IRON ROD WITH PLASTIC CAP INSCRIBED "BAUGHMAN TECH SERV" PER M107-72
- ◆ FOUND BRASS CAP AS NOTED
- EASEMENT GEOMETRY POINT
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP INSCRIBED "LAND MARK SURVEYING, INC"

SURVEYOR'S CERTIFICATE:

I, BARTTON M. HEICHEL HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND SET PROPER MONUMENTS FOR PARCELS 1 AND 2 ONLY AND THAT PARCEL 3 IS UNSURVEYED AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT BEING PARTITIONED:

THAT PROPERTY DESCRIBED IN INSTRUMENT NUMBER 2020-12176 OFFICIAL DEED RECORDS OF DOUGLAS COUNTY, OREGON.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT MERRY L. SOOTER, 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. SHE HAS CAUSED THIS PARTITION PLAT TO BE PREPARED, THE PROPERTY TO BE PARTITIONED INTO THREE PARCELS AND THE EASEMENTS CREATED TO BENEFIT THE PARCELS.

[Signature]
MERRY L. SOOTER

5-17-2023
DATE

ACKNOWLEDGMENT

STATE OF OREGON SS
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENT, ON THIS 17th DAY OF May 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED MERRY L. SOOTER 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.

[Signature]
NOTARY PUBLIC (PRINTED NAME)

COMMISSION NUMBER 1026031

[Signature]
SIGNATURE

Sheet 2 of 2

Land Partition Based Upon Measure 37/49 Claim Waiver
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Township 25 South, Range 6 West, W.M., Douglas County, Oregon
April 2023

REGISTERED PROFESSIONAL LAND SURVEYOR	FOR: Merry Sooter 3954 Green Valley Rd. Oakland, Oregon 97462
<i>[Signature]</i>	 Land Mark Surveying, Inc. 3317 N.E. Stephens St. Roseburg, Oregon 97470 Office (541) 677-9400 LM Proj. No. 2022-0049
OREGON AUGUST 17, 2009 BARTTON M. HEICHEL 1640PLS RENEWS JUNE 30, 2025	