

Douglas County Official Records
Daniel J. Loomis, County Clerk 2023-006149
NO FEE
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06/07/2023 01:04:59 PM
PLAT-PAR Cnt=1 Stn=33 AKEWING
This is a no fee document

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

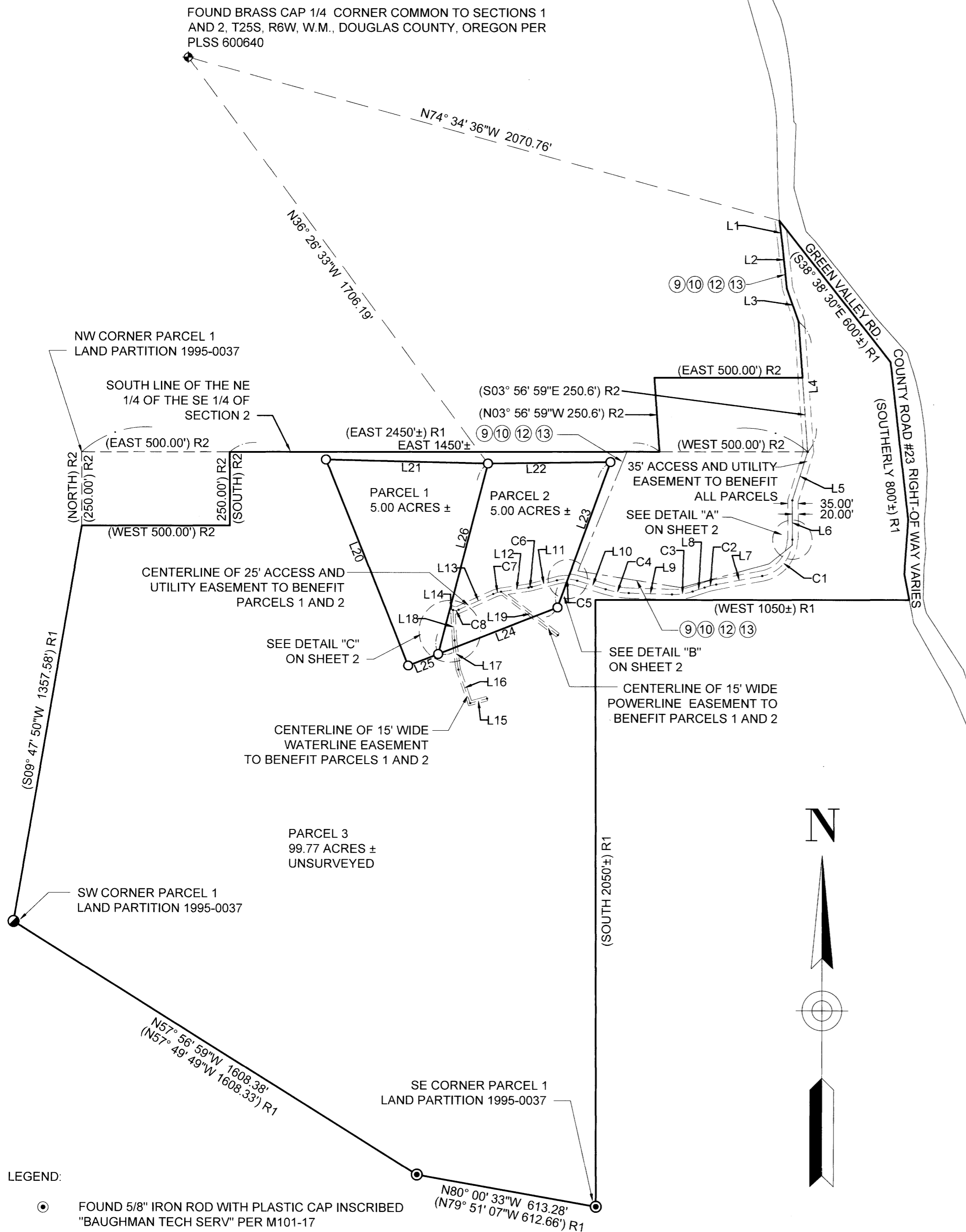
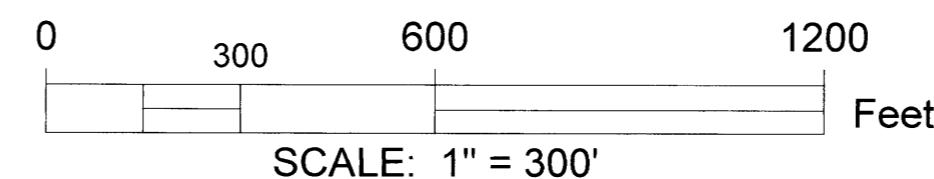
Parcel Line Table		
Line #	Length	Direction
L20	749.99'	N21° 48' 21"W
L21	546.77'	S88° 40' 52"E
L22	413.14'	N89° 13' 29"E
L23	523.98'	S19° 50' 27"W
L24	431.87'	S68° 40' 37"W
L25	108.40'	S68° 40' 37"W
L26	665.63'	S14° 32' 05"W

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