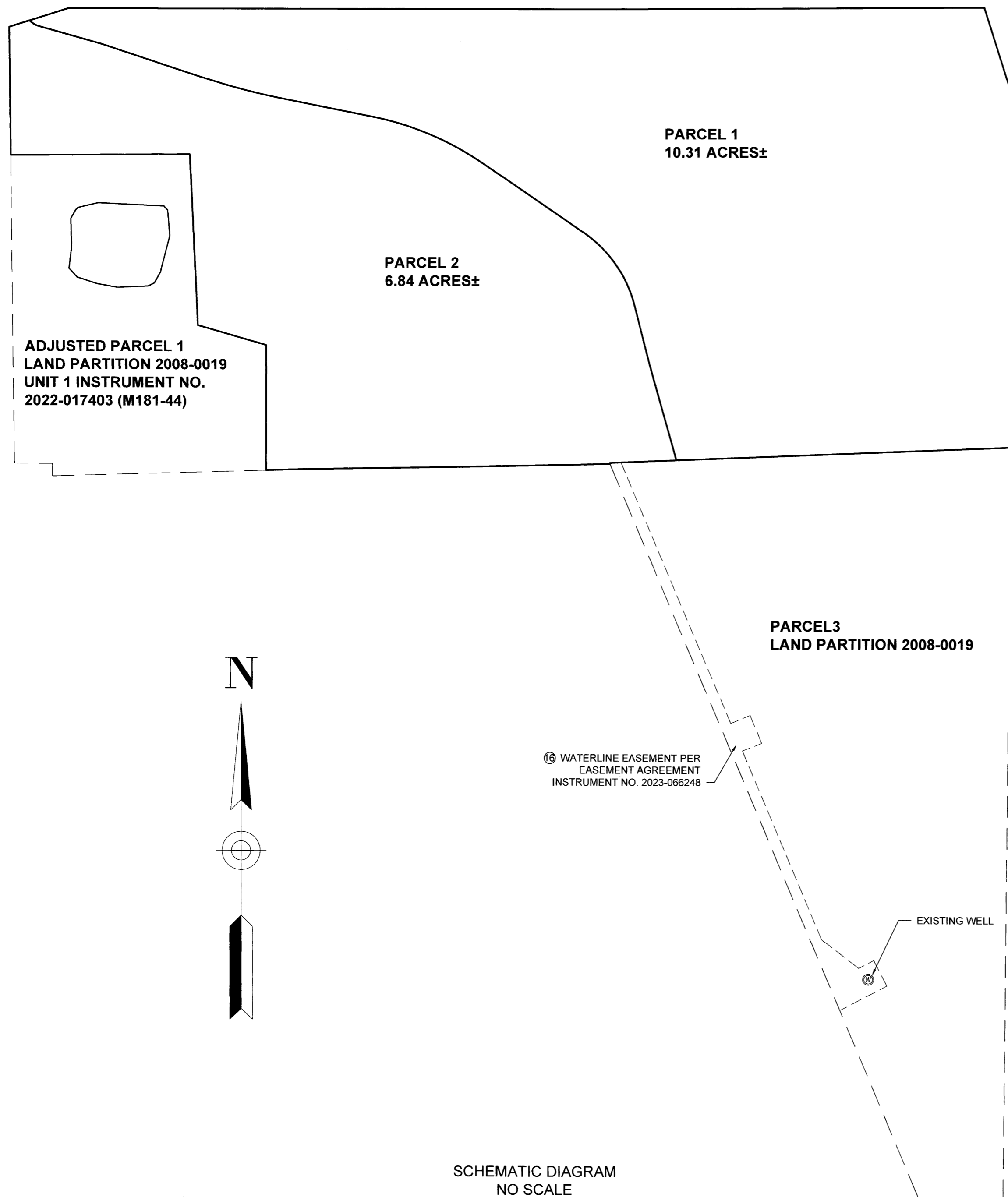


2023-0019 A

2023-0019 A

NORTH UMPQUA HIGHWAY STATE HIGHWAY 138E
RIGHT-OF-WAY VARIES



SCHEMATIC DIAGRAM
NO SCALE
SEE SHEETS 2 AND 3

LEGEND:

- ⊙ EXISTING WELL
- ⊕ EASEMENTS OF RECORD DISCLOSED IN PUBLIC RECORDS REPORT BY WESTERN TITLE & ESCROW DATED JUNE 6, 2023, ORDER NO. WT0252288

Douglas County Official Records 2023-006997
 Daniel J. Loomis, County Clerk
 NO FEE
 00588011202300069970030039
 06/29/2023 08:52:50 AM
 PLAT-PAR Cnt=1 Strn=40 JLG00DWI
 This is a no fee document

Sheet 1 of 3

LAND PARTITION
 In the SW 1/4 of Section 13 and the SE 1/4 of Section 14
 Township 26 South, Range 4 West, W.M.
 Douglas County, Oregon
 June 20, 2023

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Barton M. Heichel

OREGON
 AUGUST 17, 2009
 BARTON M. HEICHEL
 1640 PLS

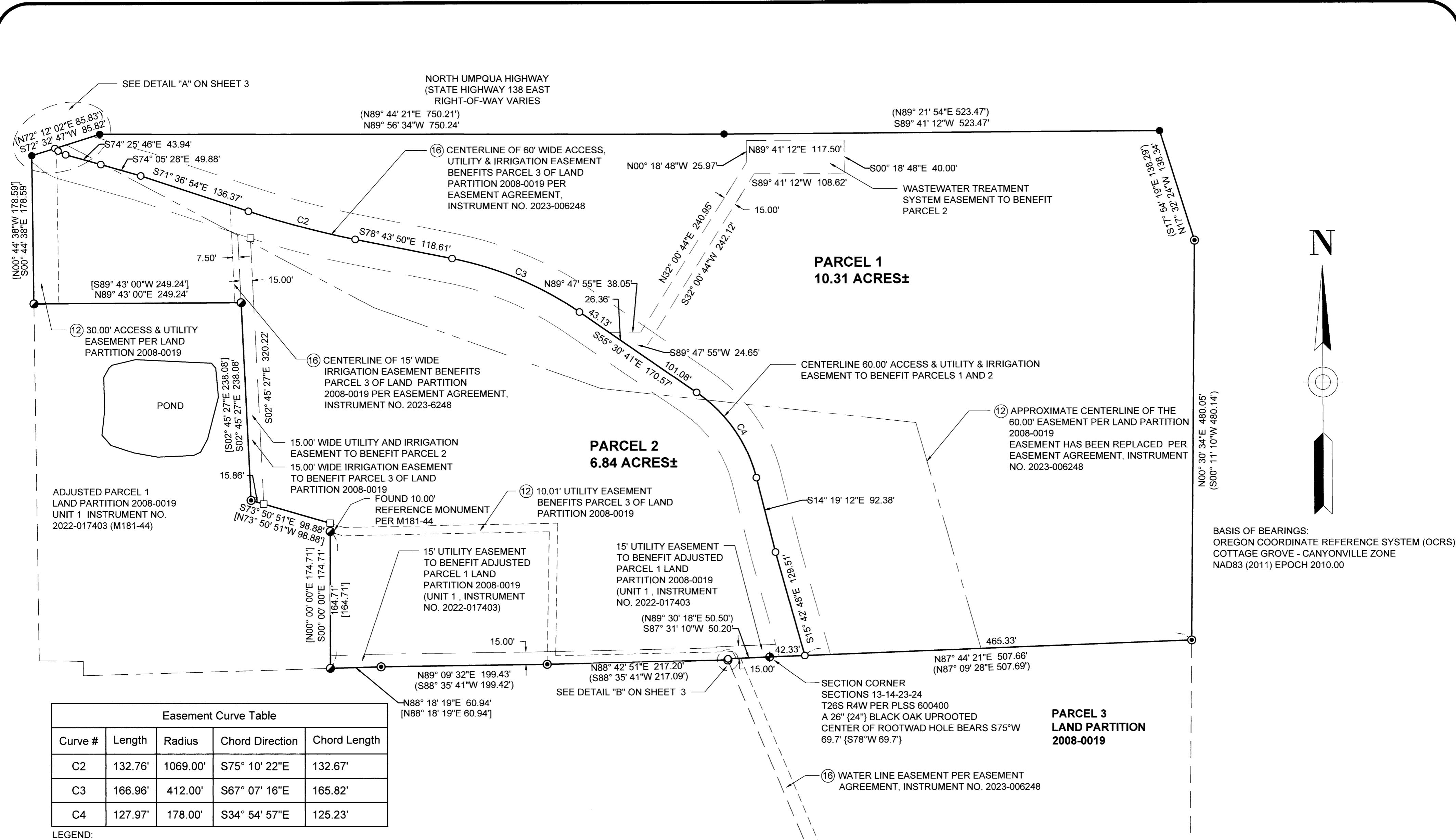
RENEWS JUNE 30, 2025

FOR: Gordon and Paul Farrar
 22433 SE 296th Street
 Black Diamond, WA 98010

LM Land Mark
 Surveying, Inc.

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

LM Proj. No. 2023-0007



Easement Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C2	132.76'	1069.00'	S75° 10' 22"E	132.67'
C3	166.96'	412.00'	S67° 07' 16"E	165.82'
C4	127.97'	178.00'	S34° 54' 57"E	125.23'

- LEGEND:
- FOUND 5/8" IRON ROD PER LAND PARTITION 2008-0019
 - FOUND 5/8" IRON ROD PER M181-44
 - FOUND 5/8" IRON ROD PER DOUGLAS COUNTY ROAD DEPARTMENT NORTH UMPQUA HWY COUNTY ROAD #4 1973 SHEET 9
 - ⊕ FOUND 5/8" IRON ROD WITH ALUMINUM CAP DOUGLAS COUNTY SURVEYOR'S OFFICE 2023 T26S R4W S13-14-23-24
 - CALCULATED POINT, NOTHING FOUND OR SET
 - SET 5/8" X 30" IRON ROD WITH PLASTIC CAP INSCRIBED "LAND MARK SURVEYING, INC"
 - ⊕ EASEMENTS OF RECORD DISCLOSED IN PUBLIC RECORDS REPORT BY WESTERN TITLE & ESCROW DATED JUNE 6, 2023, ORDER NO. WT0252288

RECORD INFORMATION:

{ } RECORD DATA PER LAND PARTITION 2008-0019
 [] RECORD DATA PER M181-44
 { } RECORD DATA PER PLSS 600400 T26S, R4W W. M.

SEPTIC SYSTEM/DRAINFIELD STATEMENT

For the construction, maintenance, use, and repair of an individual onsite wastewater treatment system (hereinafter called the system) appurtenant to Parcel 2 and shown hereon.

Grantors, for themselves and the heirs, successors and assigns, covenant and agree that the above referenced identified Parcel 2 individual onsite wastewater treatment easement shall not be used for any conflicting use or purpose detrimental to said system or contrary to laws and rules of governmental agencies applicable to said system.

Sheet 2 of 3

LAND PARTITION
 In the SW 1/4 of Section 13 and the SE 1/4 of Section 14
 Township 26 South, Range 4 West, W.M.
 Douglas County, Oregon
 June 20, 2023

FOR: Gordon and Paul Farrar
 22433 SE 296th Street
 Black Diamond, WA 98010

REGISTERED PROFESSIONAL LAND SURVEYOR
Bartton M. Heichel
 OREGON
 AUGUST 17, 2009
 BARTTON M. HEICHEL
 1640 PLS
 RENEWS JUNE 30, 2025

LM Land Mark
 Surveying, Inc.
 3317 N.E. Stephens St.
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DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS that Gordon P. Farrar, the owner of the land represented hereon on Sheet 1 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 the same to be partitioned into 2 parcels as shown on Sheet 1 and do hereby create the easements as shown on Sheet 1.

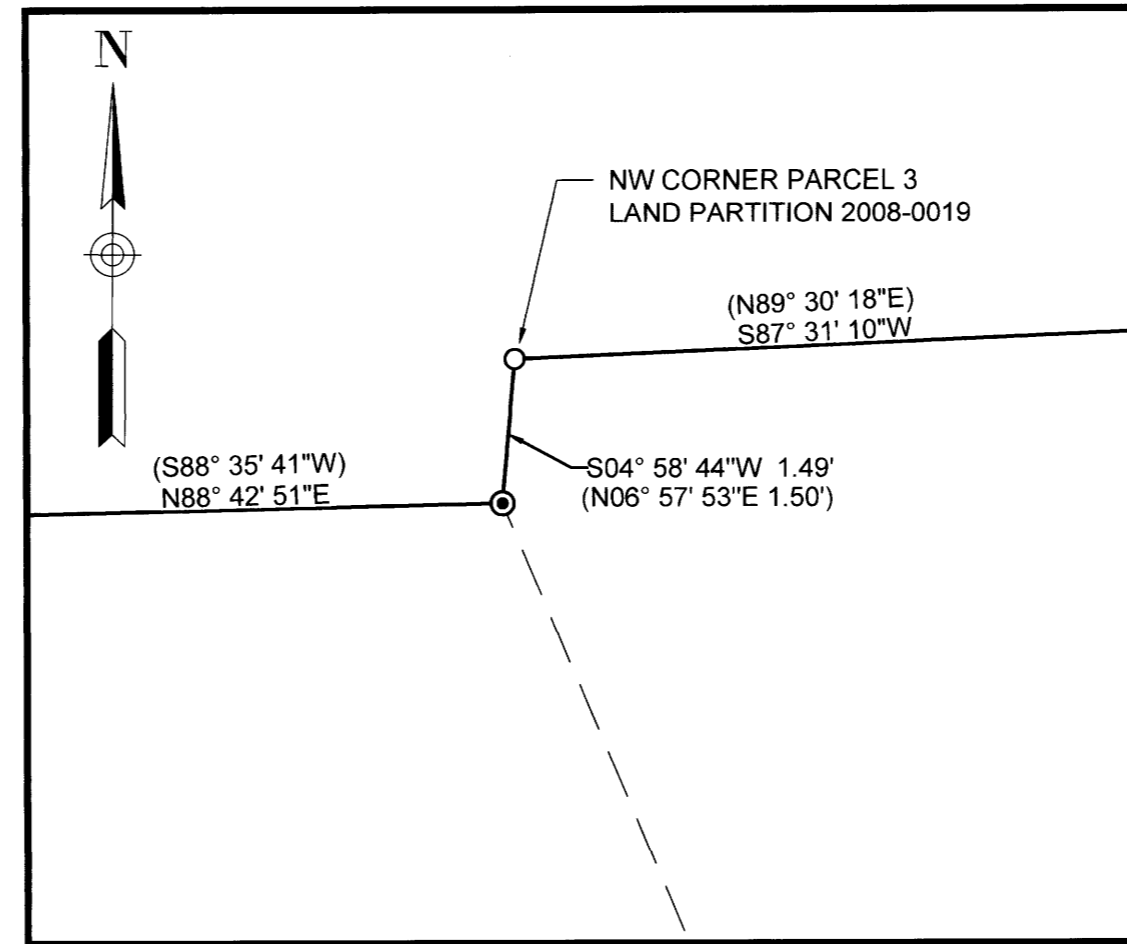
ACKNOWLEDGEMENT BY CONSENT AFFIDAVIT:

For the affidavit of Gordon P. Farrar consenting to this Land Partition see Instrument Number 2023-006996, Official Records of Douglas County, Oregon.

SURVEYOR'S CERTIFICATE:

I, Barton M. Heichel, do hereby certify that I have correctly surveyed and monumented with proper monuments, the lands so indicated on the annexed plat and that the boundary which is described in Exhibit 'B' of Instrument Number 2022-017403, Official Records of Douglas County, Oregon

Barton M. Heichel
Barton M. Heichel, P.L.S. 1640PLS



DETAIL "B"
SCALE: 1" = 2'

APPROVALS:

[Signature] 6/28/2023
Douglas County Planning Director Date

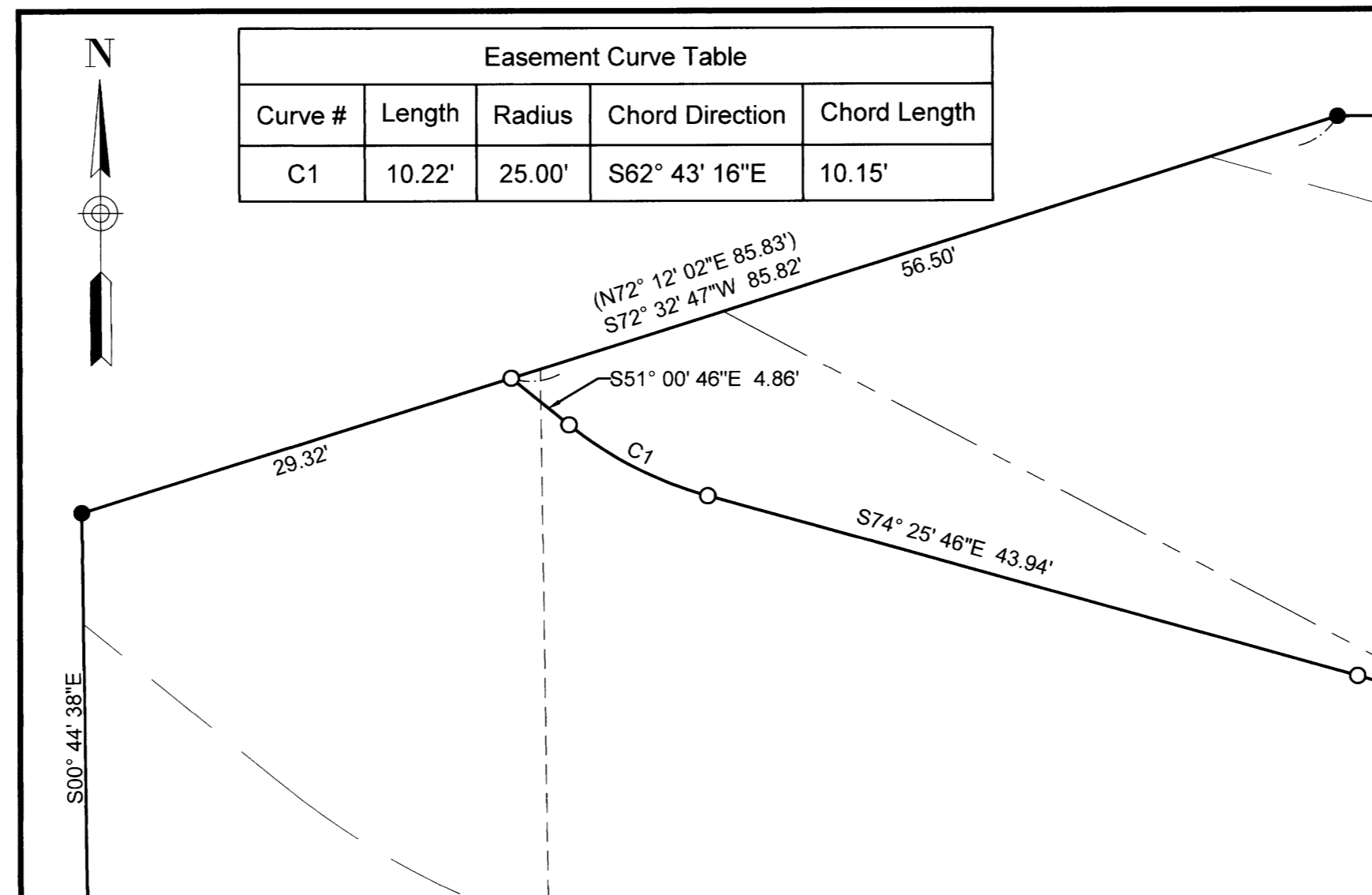
[Signature] 6-29-23
Douglas County Surveyor Date

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

[Signature] 6-29-23
Douglas County Tax Collector Date

Filed this 29th day of June 2023.

[Signature] Deputy
Douglas County Clerk



DETAIL "A"
SCALE: 1" = 10'

LEGEND:

- FOUND 5/8" IRON ROD PER LAND PARTITION 2008-0019
- FOUND 5/8" IRON ROD PER M181-44
- FOUND 5/8" IRON ROD PER DOUGLAS COUNTY ROAD DEPARTMENT NORTH UMPQUA HWY COUNTY ROAD #4 1973 SHEET 9
- ⊕ FOUND 5/8" IRON ROD WITH ALUMINUM CAP DOUGLAS COUNTY SURVEYOR'S OFFICE 2023 T26S R4W S13-14-23-24
- CALCULATED POINT, NOTHING FOUND OR SET
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP INSCRIBED "LAND MARK SURVEYING, INC"

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION PARCEL 2 OF LAND PARTITION 2008-0019 AND MODIFIED BY M181-44 INTO 2 PARCELS PER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 23-008.

MONUMENTS FOUND PER LAND PARTITION 2008-0019 AND M181-44 WERE HELD

THE NORTHWEST CORNER OF PARCEL 3 OF LAND PARTITION 2008-0019 WAS PROPORTIONED PER LAND PARTITION 2008-0019.

MONUMENTS WERE SET AS SHOWN TO DIVIDE THE PARCEL INTO 2 PARCELS.

EASEMENTS OF RECORD DISCLOSED IN PUBLIC RECORDS REPORT BY WESTERN TITLE & ESCROW DATED JUNE 6, 2023, ORDER NO. WT0252288

6. VOLUME 98, PAGE 105 EASEMENT GRANTED TO THE CALIFORNIA OREGON POWER COMPANY FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES - LOCATION INDETERMINATE
7. VOLUME 223, PAGE 361 EASEMENT GRANTED TO THE CALIFORNIA OREGON POWER COMPANY FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES - LOCATION INDETERMINATE
8. INSTRUMENT NO. 1972-5183 EASEMENT GRANTED TO PACIFIC NORTHWEST BELL TELEPHONE COMPANY FOR UNDERGROUND COMMUNICATION FACILITIES - LOCATION INDETERMINATE
9. INSTRUMENT NO. 1974-11828 INGRESS AND EGRESS EASEMENT GRANTED TO GLEN W. WECKS AND DARLENE J. WECKS - DOES NOT AFFECT PARCEL
10. INSTRUMENT NO. 1975-7311 WATER TRANSMISSION LINE EASEMENT GRANTED TO LEWIS A. SUITER & MAXLEN M. SUITER AND L. A. SUITER & DIXIE G. SUITER - DOES NOT AFFECT PARCEL
12. EASEMENTS PER PARTITION PLAT 2008-0019 - LOCATIONS AS SHOWN
13. INSTRUMENT NO. 2021-17548 EASEMENT GRANTED TO PACIFICORP FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES - LOCATION INDETERMINATE
15. INSTRUMENT NO. 2022-014379 EASEMENT GRANTED TO DOUGLAS SERVICES, INC. FOR COMMUNICATION EQUIPMENT - LOCATION INDETERMINATE
16. INSTRUMENT NO. 2023-006248 EASEMENT AGREEMENT - BENEFITS PARCELS 2 AND 3 OF LAND PARTITION 2008-0019 - LOCATIONS AS SHOWN

Owner: Gordon P. Farrar
22433 SE 296th Street
Black Diamond, WA 98010

Water: Well

Sewer: Septic System

Zoning: Rural Residential - 2 Acres (RR)

Comp. Plan: Rural Residential - 2 Acres (RR2)

Planning Department File No. 23-008

Sheet 3 of 3

LAND PARTITION
In the SW 1/4 of Section 13 and the SE 1/4 of Section 14
Township 26 South, Range 4 West, W.M.
Douglas County, Oregon
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LM Proj. No. 2023-0007

2023-0019 C

2023-0019 C