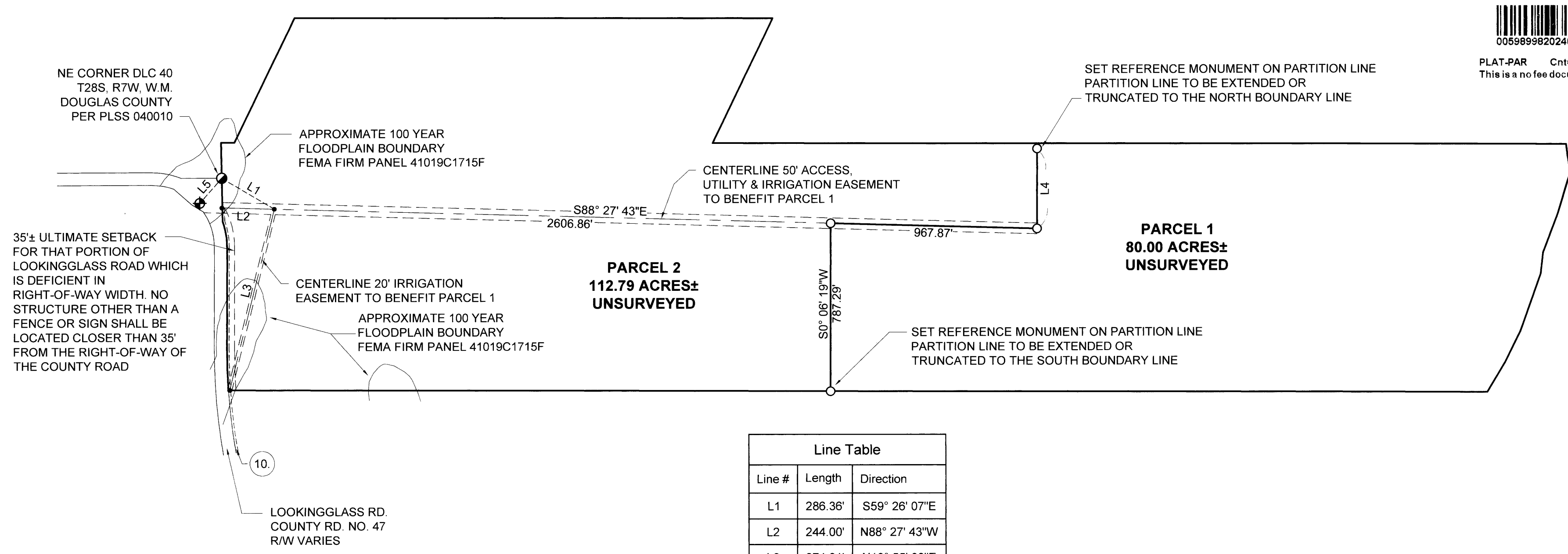


Douglas County Official Records 2024-001757  
Daniel J. Loomis, County Clerk  
NO FEE  
02/20/2024 11:06:29 AM  
PLAT-PAR Cnt=1 Stn=43 MTMEYER  
This is a no fee document



Line Table		
Line #	Length	Direction
L1	286.36'	S59° 26' 07"E
L2	244.00'	N88° 27' 43"W
L3	874.81'	N13° 55' 33"E
L4	376.62'	N00° 08' 00"E
L5	156.67'	S41° 17' 25"W

EASEMENTS OF RECORD DISCLOSED IN PUBLIC RECORDS REPORT BY WESTERN TITLE & ESCROW DATED JANUARY 9, 2024, ORDER NO. WT0258898

- 6. INSTRUMENT NO. 66-12762, RECORDED NOVEMBER 18, 1966  
GRANTEE: LOOKINGGLASS WATER ASSOCIATION, INC  
40' WIDE WATERLINE EASEMENT AND 10' WIDE CONSTRUCTION EASEMENT - LOCATION INDETERMINATE
- 7. INSTRUMENT NO. 73-16603, RECORDED NOVEMBER 14, 1973  
GRANTEE: PACIFIC NORTHWEST BELL TELEPHONE  
10' WIDE COMMUNICATIONS EASEMENT - LOCATION INDETERMINATE
- 8. INSTRUMENT NO. 73-16604, RECORDED NOVEMBER 14, 1973  
GRANTEE: PACIFIC NORTHWEST BELL TELEPHONE COMPANY  
10' WIDE COMMUNICATIONS EASEMENT - LOCATION INDETERMINATE
- 10. INSTRUMENT NO. 90-18024, RECORDED DECEMBER 6, 1990  
10' WIDE WATERLINE EASEMENT - APPROXIMATE LOCATION AS SHOWN
- 13. INSTRUMENT NO. 95-5729, RECORDED MARCH 23, 1995  
GRANTEE: DOUGLAS ELECTRIC COOPERATIVE, INC.  
POWER LINE EASEMENT - LOCATION AS SHOWN
- 14. INSTRUMENT NO. 95-5730, RECORDED MARCH 23, 1995  
GRANTEE: DOUGLAS ELECTRIC COOPERATIVE, INC.  
POWER LINE EASEMENT - LOCATION INDETERMINATE
- 15. INSTRUMENT NO. 95-5735, RECORDED MARCH 23, 1995  
GRANTEE: DOUGLAS ELECTRIC COOPERATIVE, INC.  
POWER LINE EASEMENT - LOCATION INDETERMINATE DOES NOT AFFECT PARCEL

**NARRATIVE:**

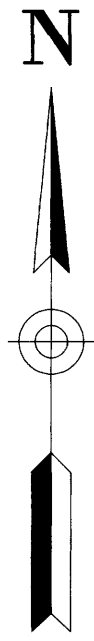
THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT PROPERTY DESCRIBED IN INSTRUMENT NUMBER 2019-7764 INTO 2 PARCELS IN ACCORDANCE WITH THE DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 23-053.

MONUMENTS WERE SET AS SHOWN.

PARCELS 1 AND 2 ARE UNSURVEYED

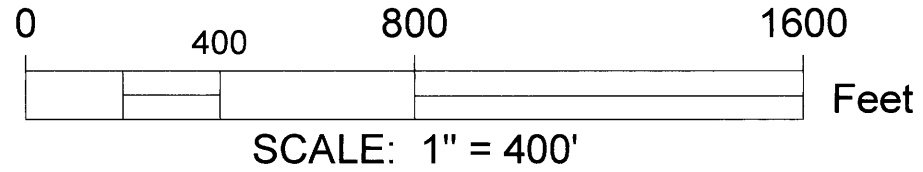
**LEGEND:**

- FOUND BRASS CAP MARKED "COUNTY SURVEYOR'S OFFICE 1962" NE CORNER DLC #40 PER PLSS 040010
- ⊕ FOUND DOUGLAS COUNTY SURVEYOR'S OFFICE BRASS CAP STAMPED "CHING 1985". NAVD 88 ELEV.: 570.68' PER CORPSCON 6 TRANSLATION
- EASEMENT GEOMETRY POINT
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP INSCRIBED "LAND MARK SURVEYING, INC"
- # APPROXIMATE EASEMENT LOCATION PER PUBLIC RECORDS REPORT BY WESTERN TITLE AND ESCROW DATED JANUARY 9, 2024, ORDER NO. WT0258898



**BASIS OF BEARINGS:**

OREGON COORDINATE REFERENCE SYSTEM (OCRS)  
COTTAGE GROVE - CANYONVILLE ZONE  
NAD83 (2011) EPOCH 2010.00



Sheet 1 of 2

**LAND PARTITION**  
located in the S1/2 of Section 1, T.28S., R.7W., W.M. and  
in the NW 1/4 of Section 6, T.28S., R.6W., W.M.,  
Douglas County, Oregon  
January 12, 2024

FOR: Mark and Kelly Bennett  
8382 Lookingglass Road  
Roseburg, OR 97471

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Bart M. Heichel*

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

Land Mark Surveying, Inc.  
P.O. Box 13 • Roseburg, Oregon 97470  
Office (541) 677-9400 • Cell (541) 637-6999  
bart@landmarksurveyinginc.com

LM Proj. No. 2023-0087

**SURVEYOR'S CERTIFICATE:**

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

THAT PROPERTY DESCRIBED IN INSTRUMENT NUMBER 2019-7764, OFFICIAL DEED RECORDS OF DOUGLAS COUNTY, OREGON.

Bartton M. Heichel  
BARTTON M. HEICHEL, P.L.S. 1640PLS

2/12/24  
DATE

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENT THAT MARK BENNETT AND KELLY BENNETT, CO-TRUSTEES OF THE BENNETT FAMILY TRUST, 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 THE PARCELS.

Mark Bennett  
MARK BENNETT  
(CO-TRUSTEE OF THE BENNETT FAMILY TRUST)

02/12/2024  
DATE

Kelly Bennett  
KELLY BENNETT  
(CO-TRUSTEE OF THE BENNETT FAMILY TRUST)

2-12-24  
DATE

**ACKNOWLEDGMENT:**

STATE OF OREGON  
COUNTY OF DOUGLAS SS

KNOW ALL PEOPLE BY THESE PRESENT, ON THIS 12<sup>th</sup> DAY OF February, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED MARK BENNETT AND KELLY BENNETT, CO-TRUSTEES OF THE BENNETT FAMILY TRUST 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.

NOTARY PUBLIC (PRINTED NAME): REBECCA MARIE DUTTON

COMMISSION NUMBER: 1026031

MY COMMISSION EXPIRES: JULY 13, 2026

SIGNATURE: Rebecca Marie Dutton

OWNER: BENNETT FAMILY TRUST  
PARTITIONER: MARK AND KELLY BENNETT  
8382 LOOKINGGLASS RD.  
ROSEBURG, OR 97471  
WATER: UMPQUA BASIN WATER ASSOCIATION  
SEWER: SUBSURFACE  
COMP PLAN: AGRICULTURE (AGG) & FARM FOREST TRANSITIONAL (FFT)  
ZONING: EXCLUSIVE FARM USE - GRAZING (FG) & FARM FOREST (FF)

**PLANNING DEPART. FILE NO. 23-053**

**APPROVALS:**

[Signature] 2/20/2024  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

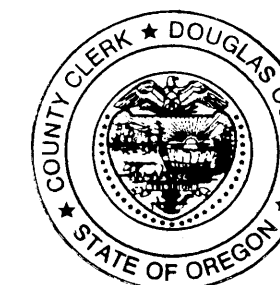
[Signature] 2/20/24  
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 2-20-24  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 20 DAY OF February, 2024

[Signature] 2-20-24  
DOUGLAS COUNTY CLERK DATE



Sheet 2 of 2

**LAND PARTITION**  
located in the S1/2 of Section 1, T.28S., R.7W., W.M. and  
in the NW 1/4 of Section 6, T.28S., R.6W., W.M.,  
Douglas County, Oregon  
January 12, 2024

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Bartton M. Heichel

OREGON  
AUGUST 17, 2009  
BARTTON M. HEICHEL  
1640PLS

RENEWS JUNE 30, 2025

FOR: Mark and Kelly Bennett  
8382 Lookingglass Road  
Roseburg, OR 97471

**LM Land Mark**  
Surveying, Inc.

•P.O. Box 13 •Roseburg, Oregon 97470  
•Office (541) 677-9400 •Cell (541) 637-6999  
bart@landmarksurveying.com

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