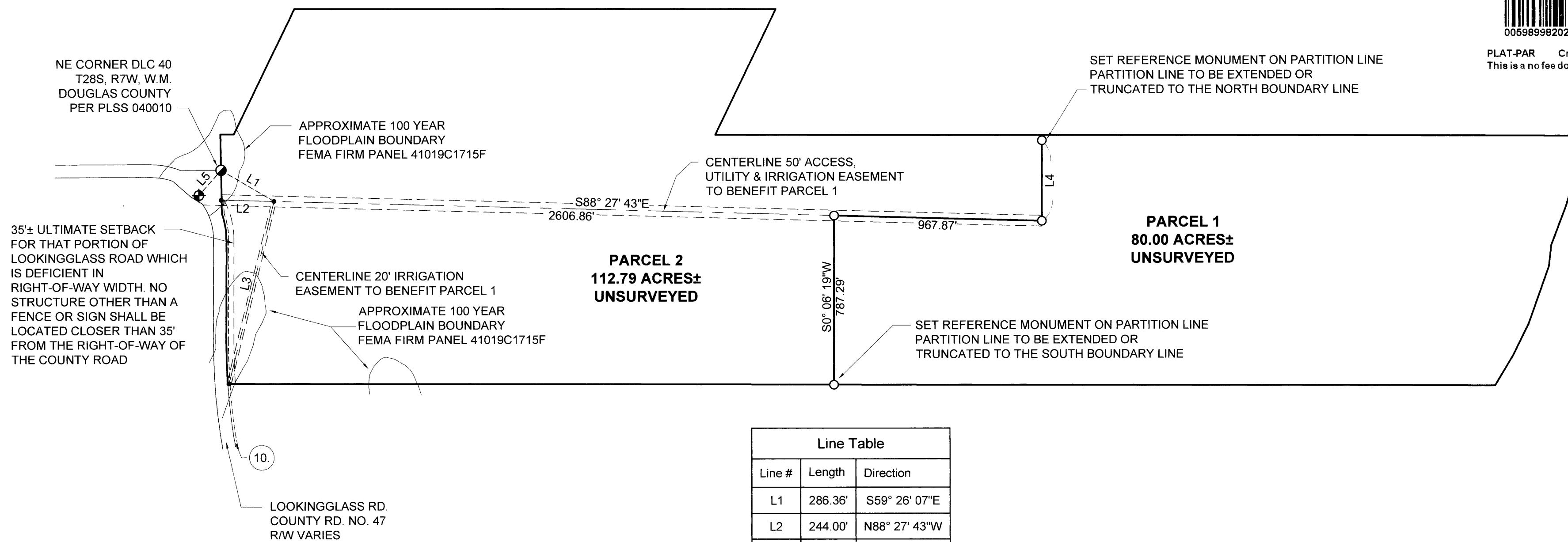


2024-0007A

Douglas County Official Records 2024-001757  
Daniel J. Loomis, County Clerk  
NO FEE  
0059898202400017570020020  
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:**

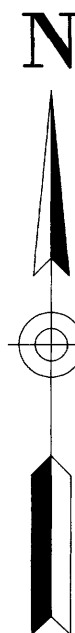
THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT PROPERTY DESCRIBED IN INSTRUMENT NUMBER 2019-7764 INTO 2 PARCELS IN ACCORDANCE WITH THE DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 23-053.

MONUMENTS WERE SET AS SHOWN.

PARCELS 1 AND 2 ARE UNSURVEYED

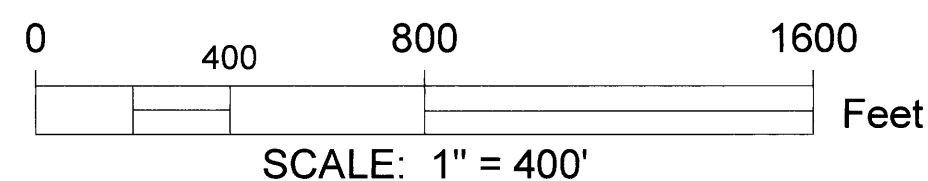
**LEGEND:**

- 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

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Bart M. Heichel*

OREGON  
AUGUST 17, 2009  
BARTON 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@landmarksurveyinginc.com

LM Proj. No. 2023-0087

2024-0007A