

POINT 'B'
FD. BENT 5/8" IRON ROD
IN CONCRETE
NE CORNER LOT 15, BLOCK 1,
GLENGARY FRUIT LANDS,
VOLUME 1C, PAGE 53 PER M47-34

POINT 'G'
A 1/2" IRON ROD BEARS
N13° 41' 12"W 2.21' FROM
CALCULATED POINT

Parcel Line Table			
Line #	Length	Direction	RECORD INFO
L1	75.29	N01° 01' 44"W	(75.35') R3
L2	153.00	N67° 40' 33"E	(N67° 49' 00"E 153.00') R7 R9
L3	205.00	N89° 40' 46"E	(N89° 19' 00"E 205.00') R7
L4	173.25	N89° 40' 46"E	(N89° 19' 00"E 175.00') R7
L5	207.80	N89° 40' 46"E	(207.80') R8

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 2023-2272, DEED RECORDS OF DOUGLAS COUNTY, OREGON IN ACCORDANCE WITH THE DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 24-006.

MONUMENTS FOUND PER M7-29 AND M47-34 WERE HELD EXCEPT AS NOTED.

THE NW CORNER OF THE PROPERTY DESCRIBED IN INSTRUMENT NO. 65-4397 (POINT 'E') WAS COMPUTED ON LINE A-B AT RECORD DISTANCE FROM POINT 'B' PER INSTRUMENT NO. 65-4397.

THE SW CORNER OF THE PROPERTY DESCRIBED IN INSTRUMENT NO. 65-4397 (POINT 'F') WAS COMPUTED PARALLEL TO LINE B-D AND AT THE INTERSECTION WITH LINE C-D PER INSTRUMENT NO. 65-4397.

INSTRUMENT NO. 2023-2272 CONTAINS AN EXCEPTION IN WHICH THE DESCRIPTION OF THE EXCEPTED PROPERTY IS INCOMPLETE. IT APPEARS THAT THE DESCRIPTION OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 2014-15607 IS THE PROPERTY TO BE EXCEPTED AND THEREFORE WAS USED TO COMPUTE THE EXCEPTED PROPERTY. THE EXCEPTED PROPERTY WAS COMPUTED AT RECORD DISTANCES PER INSTRUMENT NO. 2014-15607.

POINT 'G' WAS COMPUTED ON LINE A-B AT RECORD DISTANCE PER INSTRUMENT NO. 2023-2272 FROM POINT 'A'

THE PROPERTY WAS THEN PARTITIONED INTO 3 PARCELS AND MONUMENTS WERE SET AS SHOWN.

EAST LINE OF LOT 15, BLOCK 1, GLENGARY FRUIT LANDS, VOLUME 1C, PAGE 53 PER M47-34

LEGEND:

- FOUND 3/4" IRON ROD SET PER M7-29
- FOUND 5/8" IRON ROD SET PER M47-34
- ▲ FOUND 5/8" IRON ROD SET PER PARTITION PLAT 2023-0009
- ▣ FOUND 5/8" IRON ROD SET PER M151-34
- △ FOUND 5/8" IRON ROD SET PER M177-8
- ⊙ FOUND 5/8" IRON ROD SET PER PARTITION PLAT 2024-0006
- CALCULATED POINT, NOTHING FOUND OR SET
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP INSCRIBED "LAND MARK SURVEYING, INC"
- x — EXISTING FENCELINE
- # APPROXIMATE EASEMENT LOCATION DISCLOSED IN PUBLIC RECORDS REPORT BY WESTERN TITLE & ESCROW DATED MAY 31, 2024, ORDER NO. WT0263331

RECORD INFORMATION:

- () R1 RECORD DATA PER M7-29
- () R2 RECORD DATA PER M47-34
- () R3 RECORD DATA PER PARTITION PLAT 2023-0009
- () R4 RECORD DATA PER M151-34
- () R5 RECORD DATA PER M177-8
- () R6 RECORD DATA PER PARTITION PLAT 2024-0006
- () R7 RECORD DATA PER INSTRUMENT NO. 2023-2272
- () R8 RECORD DATA PER INSTRUMENT NO. 65-4397
- () R9 RECORD DATA PER INSTRUMENT NO. 2014-15607

Sheet 1 of 2

PARTITION PLAT

in the SW1/4 of Section 18, Township 28 South, Range 5 West and in the SE1/4 of Section 13, Township 28 South, Range 6 West of the Willamette Meridian, Douglas County, Oregon
June 17, 2024

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

FOR: Dan Moore
61021 Lodgepole Drive
Bend, OR 97702

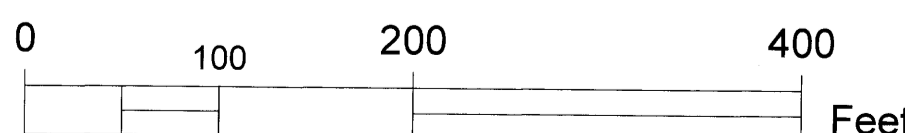
LM Land Mark
Surveying, Inc.

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

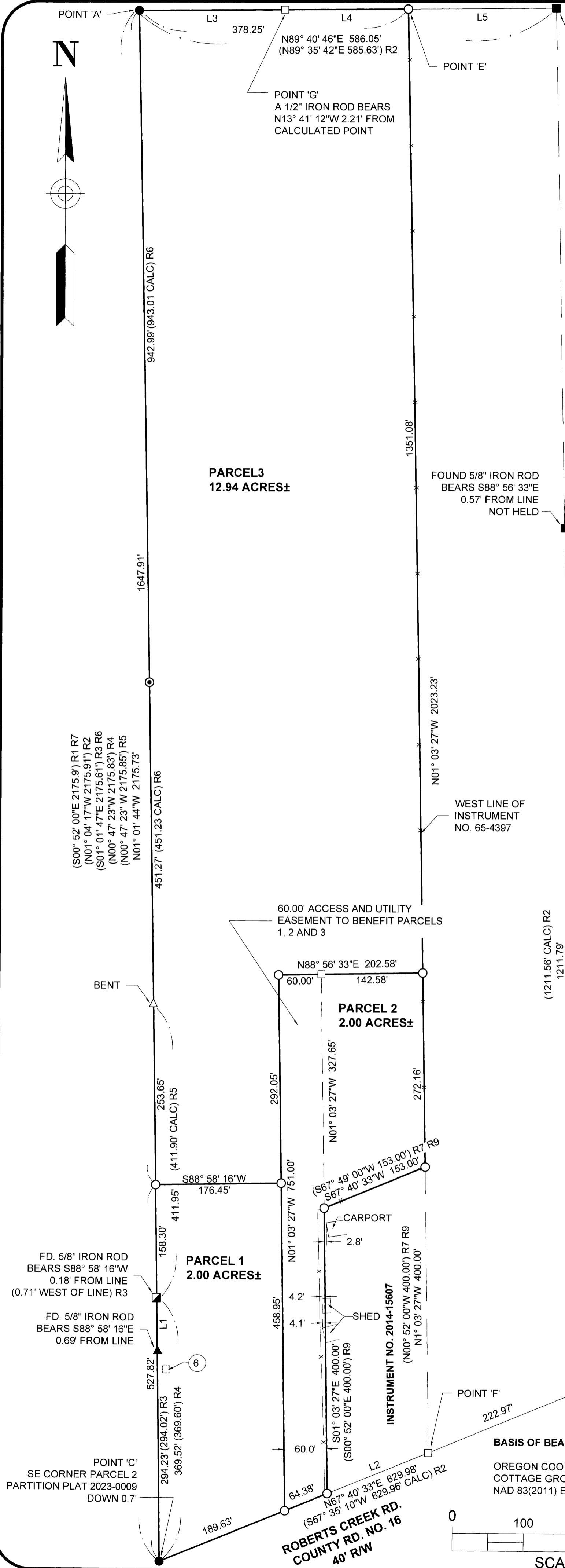
LM Proj. No. 2024-0030

BASIS OF BEARINGS:

OREGON COORDINATE REFERENCE SYSTEM (OCRS)
COTTAGE GROVE - CANYONVILLE ZONE
NAD 83(2011) EPOCH 2010.00



SCALE: 1" = 100'



OWNER/PARTITIONER: PAUL S. TRENT, JR. & DEBORAH J. TRENT
 2850 ROBERTS CREEK RD.
 ROSEBURG, OR 97470

WATER: ROBERTS CREEK WATER DISTRICT

SEWER: SUB-SURFACE SEPTIC SYSTEM

ZONE: RURAL RESIDENTIAL - 2 ACRE (RR)
 MAPPED AS CONTAINING WETLANDS BASED ON THE DEPARTMENT OF
 STATE LANDS (DSL) STATEWIDE WETLAND INVENTORY (SWI) MAPPING

COMPREHENSIVE PLAN: COMMITTED RESIDENTIAL - 2 ACRE (RC2)

DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. **24-006**

SURVEYOR'S CERTIFICATE:

I, BARTTON M. HEICHEL HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED WITH PROPER MONUMENTS, THE LAND SO INDICATED ON THE ANNEXED PLAT AND THAT THE BOUNDARY OF WHICH IS DESCRIBED IN INSTRUMENT NUMBER 2023-2272, DEED RECORDS OF DOUGLAS COUNTY, OREGON.

Bartton M. Heichel
 BARTTON M. HEICHEL, 1640PLS

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT PAUL S. TRENT, JR. AND DEBORAH J. TRENT, THE OWNERS OF THE LAND REPRESENTED 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. THEY HAVE CAUSED THE SAME TO BE PARTITIONED INTO 3 PARCELS AND CREATED THE EASEMENT AS SHOWN ON SHEET 1.

Paul S. Trent Jr.
 PAUL S. TRENT, JR.

Deborah J. Trent
 DEBORAH J. TRENT

6-24-24
DATE

6/24/24
DATE

ACKNOWLEDGMENT:

STATE OF OREGON
SS
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 24th DAY OF June, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED PAUL S. TRENT, JR. AND DEBORAH J. TRENT TO ME KNOWN TO BE THE PEOPLE 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.

REBECCA MARIE DUTTON
NOTARY PUBLIC (PRINTED NAME)

COMMISSION NUMBER: 1026031

MY COMMISSION EXPIRES: JULY 13, 2026

Rebecca Marie Dutton
 SIGNATURE

APPROVALS:

Jill Lehman for JMS
 DOUGLAS COUNTY PLANNING DIRECTOR 6/26/2024
 DATE

Eugene R. Kalt
 DOUGLAS COUNTY SURVEYOR Deputy 6/26/24
 DATE

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

J. D. Wil
 DOUGLAS COUNTY TAX COLLECTOR 6-26-24
 DATE

FILED THIS 26 DAY OF June, 2024.

Kathryn M. Stulgrin
 DOUGLAS COUNTY CLERK



EASEMENTS OF RECORD DISCLOSED IN PUBLIC RECORDS REPORT BY WESTERN TITLE & ESCROW DATED MAY 31, 2024, ORDER NO. WT0263331

- 5. VOLUME 305, PAGE 23,5 RECORDING NO. 294311 - EASEMENT GRANTED TO PACIFIC POWER & LIGHT COMPANY FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES - LOCATION INDETERMINATE
- 6. INSTRUMENT NO. 2008-11489 - EASEMENT GRANTED TO PACIFICORP FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES - APPROXIMATE LOCATION AS SHOWN

Sheet 2 of 2

PARTITION PLAT
 in the SW1/4 of Section 18, Township 28 South, Range 5 West
 and in the SE1/4 of Section 13, Township 28 South, Range 6 West
 of the Willamette Meridian, Douglas County, Oregon
 June 17, 2024

FOR: Dan Moore
 61021 Lodgepole Drive
 Bend, OR 97702

REGISTERED PROFESSIONAL LAND SURVEYOR

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

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

LM Proj. No. 2024-0030