

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
BARTTON M. HEICHEL
1640PLS
RENEWS JUNE 30, 2025

FOR: Dan Moore
61021 Lodgepole Drive
Bend, OR 97702

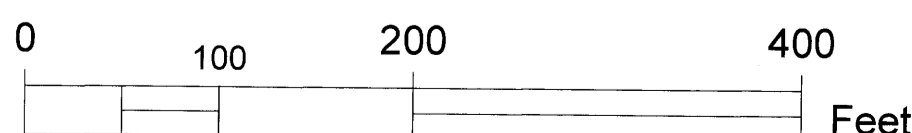
LM Land Mark
Surveying, Inc.

•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'

