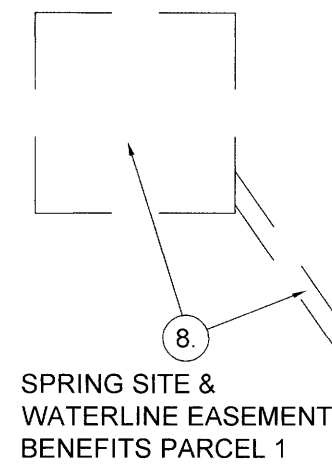
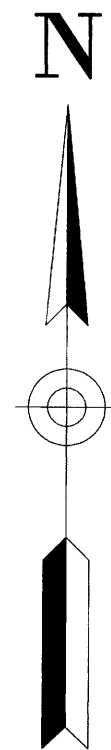


2025-0005 A

2025-0005 A

EASEMENTS OF RECORD DISCLOSED IN PUBLIC RECORDS REPORT BY WESTERN TITLE & ESCROW DATED JANUARY 27, 2025, ORDER NO. WT0270699

- 7. VOLUME 44, PAGE 416, RECORDED JULY 29, 1899 CONVEYANCE DOCUMENT RESERVES A RIGHT TO A ROAD BEING 2 RODS WIDE THROUGH THE PARCEL - LOCATION OF ROAD IS INDETERMINATE
- 8. VOLUME 255, PAGE 458 (RECORDING NO. 217764) RECORDED MAY 23, 1956 SPRING SITE AND WATERLINE EASEMENT - APPROXIMATE LOCATION AS SHOWN
- 9. VOLUME 255, PAGE 460 - 464, RECORDED (RECORDING NO. 217765) RECORDED MAY 23, 1956 RIGHT-OF-WAY AGREEMENT 40 FOOT WIDE ROAD - APPROXIMATE LOCATION AS SHOWN



SPRING SITE & WATERLINE EASEMENT BENEFITS PARCEL 1

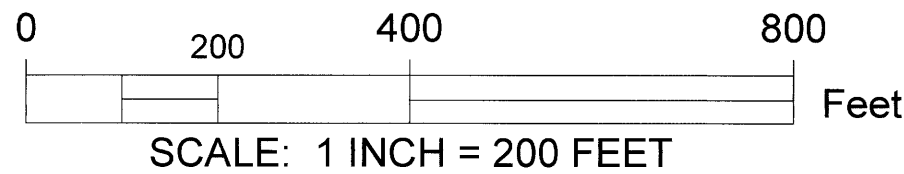
**BASIS OF BEARINGS:**

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

FOUND 1 1/4" IRON PIPE UP 1.4' CENTER 1/4 CORNER SECTION 24, T29S, R9W, W.M. PER PLSS 640340 AND M61-2

S00° 14' 44"W 185.00'  
(S00° 05' 00"W 185.0' CALC) R1

CENTERLINE OF ROSEHIP LANE  
40' PRIVATE ROAD  
VOLUME 255, PAGES 460-464



NOTE: FOR DETAILS NOT SHOWN SEE SHEET 2

(N89° 44' 00"E 443.7') R2

(S00° 05'W 1321.5') R1 R2

(N00° 05'W 2809.2') R2

(N89° 41'E 357.5') R1 R2

**PARCEL 1  
80.21 ACRES±  
UNSURVEYED**

MAGNETIC READING IN ASPHALT (HELD)  
SECTION CORNER COMMON TO SECTIONS  
13 & 24, T29S, R9W AND SECTIONS 18 & 19, T29S, R8W,  
W.M., DOUGLAS COUNTY, OREGON PER PLSS 700340,  
T29S., R9W., W.M., DOUGLAS COUNTY, OREGON

FOUND 1981 DOUGLAS COUNTY  
SURVEOR'S OFFICE BRASS CAP BEARS  
N89° 10' 38"E 16.00' (EAST 16.0') R3  
FROM MAGNETIC READING

(N89° 42'E 963.6') R1 R2

(N00° 05'E 396.0') R1 R2

EXISTING EDGE  
OF PAVEMENT  
RIGHT-OF-WAY  
NOT DETERMINED  
BY THIS SURVEY

(924.73') R1

S00° 17.55'W 2640.94'  
(S00° 05'W 2641.45') R1

WESTSIDE RD. COUNTY RD. NO. 129  
60' R/W  
(S00° 05'W 1716.72') R2

MAGNETIC READING IN ASPHALT (HELD)  
1/4 CORNER SECTION 24, T29S,  
R9W AND SECTION 19, T29S, R8W,  
W.M., DOUGLAS COUNTY, OREGON  
PER PLSS 700340

A 1/2" IRON PIPE PER M61-2 BEARS  
N89° 53'45"W 20.00' (S89° 38'W 20.0') R1  
FROM MAGNETIC READING

A 1" IRON PIPE PER M61-2 BEARS  
S 89° 45' 20"E 18.74' (N89° 38'E 18.7') R1  
FROM MAGNETIC READING

**PARCEL 2  
0.50 ACRES±  
SEE SHEET 2**

**PARCEL 3  
0.50 ACRES±  
SEE SHEET 2**

(165') R1  
165.00'

(S89° 38'W 2642.9') R1  
N89° 53' 45"E 2642.33'

(S89° 38'W) R1  
(S89° 38'W 1764.45') R2  
S89° 53' 45"W 1764.45'

799.64'

N89° 53' 45"E  
(S89° 38' 00"W) R1

973.47' (973.6') R1

FD. GEARED AXLE (NOT HELD)  
BEARS N00° 06' 15"W 0.30' FROM LINE

957.53' (957.0') R1

S00° 06' 05'W 1320.52'  
(S00° 04'E 1320.72') R1  
(S00° 04'E) R2

MAGNETIC READING IN ASPHALT (HELD)  
S1/16 CORNER SECTION 24, T29S,  
R9W AND SECTION 19, T29S, R8W,  
W.M., DOUGLAS COUNTY, OREGON  
A 1 1/4" IRON PIPE PER M61-2 BEARS  
S89° 38' 15"E 11.90' (11.9') R1  
FROM MAGNETIC READING

Douglas County Official Records  
Daniel J. Loomis, County Clerk 2025-001786



NO FEE

02/25/2025 01:12:21 PM  
PLAT-PAR Cnt=1 Stn=17 JOY.GOODWIN  
This is a no fee document

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT PROPERTY DESCRIBED IN INSTRUMENT NUMBER 2019-19151, DEED RECORDS OF DOUGLAS COUNTY, OREGON INTO 3 PARCELS IN ACCORDANCE WITH THE OF DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 14-001.

THE SOUTH BOUNDARY OF SAID PROPERTY IS DETERMINED TO BE 165.00' SOUTH OF AND PARALLEL TO THE EAST-WEST CENTERLINE OF SECTION 24, T.29S., R9W., W.M., DOUGLAS COUNTY, OREGON PER M61-2.

THE SOUTHEAST CORNER OF SAID PROPERTY IS COMPUTED AT THE INTERSECTION OF SAID SOUTH BOUNDARY AND THE EAST SECTION LINE OF SAID SECTION 24.

THE SOUTHWEST CORNER IS COMPUTED ALONG THE SOUTH BOUNDARY AT RECORD DISTANCE FROM THE SOUTHEAST CORNER PER SAID DEED.

THE RIGHT-OF-WAY OF WESTSIDE ROAD, COUNTY RD. NO. 129 IS NOT DETERMINED BY THIS SURVEY.

THE PROPERTY IS PARTITIONED INTO 3 PARCELS AND MONUMENTS ARE SET AS SHOWN.

**LEGEND:**

- FOUND GEARED AXLE OR AS NOTED PER M61-2
- ⊕ FOUND 1981 DOUGLAS COUNTY BRASS CAP PER PLSS 700400, T29S, R9W
- ▲ MAGNETIC READING IN ASPHALT (HELD)
- CALCULATED POINT, NOTHING FOUND OR SET
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP INSCRIBED "LAND MARK SURVEYING, INC"
- ⊙ EXISTING WELL
- ⊙ LOCATION OF APPROVED SEPTIC TEST PITS

35.00' WIDE ACCESS AND UTILITY EASEMENT TO BENEFIT PARCELS 2 AND 3

# APPROXIMATE LOCATION OF EASEMENT PER PUBLIC RECORDS REPORT BY WESTERN TITLE AND ESCROW DATED JANUARY 27, 2025, ORDER NO. WT0270699

**RECORD INFORMATION:**

- ( ) R1 RECORD DATA PER M61-2
- ( ) R2 RECORD DATA PER INSTRUMENT NO. 2019-19151, DEED RECORDS OF DOUGLAS COUNTY, OREGON.
- ( ) R3 RECORD DATA PER CORNER RENEWAL PLSS 700340, T29S., R9W., W.M., DOUGLAS COUNTY, OREGON

Sheet 1 of 3

**LAND PARTITION**  
Situated in the NE 1/4 and SE 1/4 of Section 24,  
Township 29 South, Range 9 West of the Willamette Meridian,  
Douglas County, Oregon  
February 5, 2025

For: Prickett Brennan Trust  
2212 Westside Rd.  
Camas Valley, Oregon 97416

REGISTERED PROFESSIONAL LAND SURVEYOR

*Carl M. Hecht*

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

Parcel Line Table		
Line #	Direction	Length
L1	S45° 45' 05"E	35.56'
L2	N79° 44' 57"E	28.52'
L3	S81° 07' 41"W	7.50'
L4	S08° 52' 19"E	30.00'
L5	N81° 07' 41"E	30.00'
L6	S81° 07' 41"W	7.50'
L7	S08° 52' 19"E	30.00'
L8	N00° 00' 00"E	128.61'
L9	N00° 49' 47"W	26.76'

**PARCEL 1**  
80.21 ACRES±  
UNSURVEYED

**PARCEL 2**  
0.50 ACRES±

**PARCEL 3**  
0.50 ACRES±

EXISTING EDGE OF PAVEMENT  
RIGHT-OF-WAY NOT  
DETERMINED BY THIS SURVEY

MAGNETIC READING IN ASPHALT (HELD)  
1/4 CORNER SECTION 24, T29S,  
R9W AND SECTION 19, T29S, R8W,  
W.M., DOUGLAS COUNTY, OREGON  
PER PLSS 700340

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FROM MAGNETIC READING

A 1" IRON PIPE PER M61-2 BEARS  
S 89° 45' 20"E 18.74' (N89° 38'E 18.7')  
FROM MAGNETIC READING

(S89° 38'W) R1  
N89° 53' 45"E

EAST-WEST CENTERLINE OF  
SECTION 24, T29S., R9W., W.M.,  
DOUGLAS COUNTY, OREGON

WESTSIDE RD. COUNTY RD. NO. 129  
60' R/W

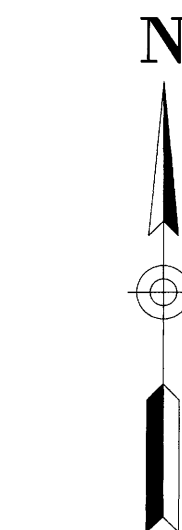
130.00'

35.00'

S00° 06' 05"W 1320.52'  
(S00° 04'E 1320.72') R1

1135.52'

MAGNETIC READING IN ASPHALT(HELD)  
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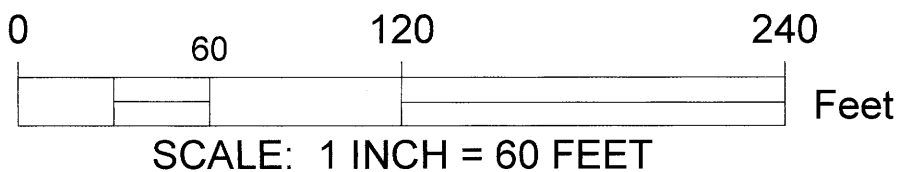


**BASIS OF BEARINGS:**

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COTTAGE GROVE - CANYONVILLE ZONE  
NAD83 (2011) EPOCH 2010.00

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LOCATION OF ROAD IS INDETERMINATE
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RECORDED MAY 23, 1956  
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