

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

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

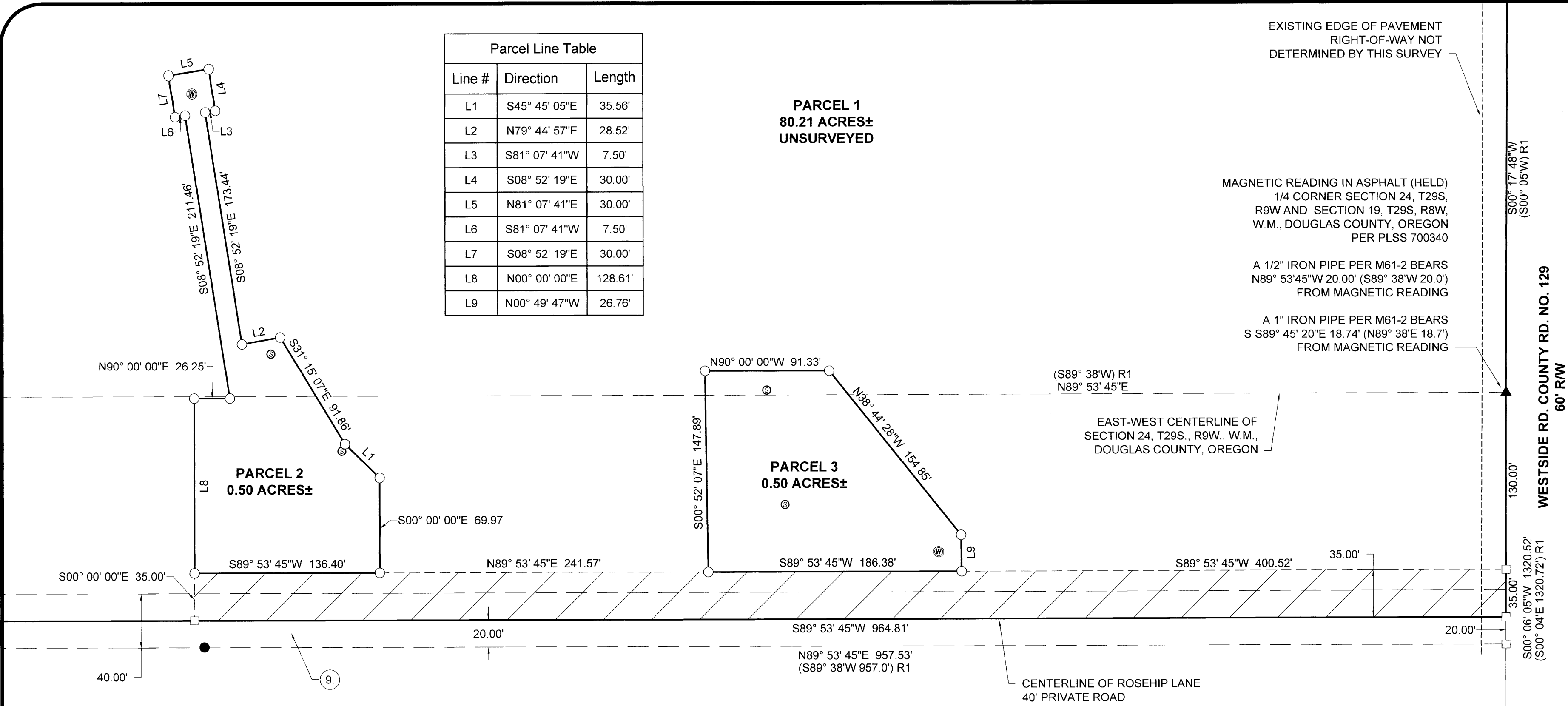
EAST-WEST CENTERLINE OF
SECTION 24, T29S., R9W., W.M.,
DOUGLAS COUNTY, OREGON

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'

CENTERLINE OF ROSEHIP LANE
40' PRIVATE ROAD



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

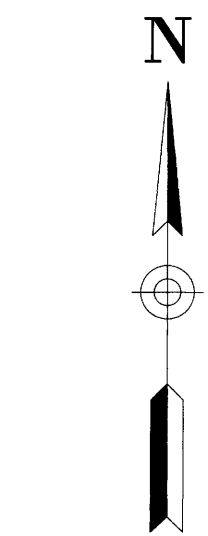
⑨ APPROXIMATE LOCATION OF EASEMENT PER PUBLIC RECORDS REPORT BY WESTERN TITLE AND ESCROW DATED JANUARY 27, 2025, ORDER NO. WT0270699

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

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



BASIS OF BEARINGS:

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

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')
FROM MAGNETIC READING

Sheet 2 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

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Burt M. Heichel
OREGON
AUGUST 17, 2009
BARTTON M. HEICHEL
1640PLS
RENEWS JUNE 30, 2025

For: Prickett Brennan Trust
2212 Westside Rd.
Camas Valley, Oregon 97416
LM Land Mark
Surveying, Inc.
•P.O. Box 13 •Roseburg, Oregon 97470
•Office (541) 677-9400 •Cell (541) 637-6999
LM Proj. No. 2024-0070