

2025-0010 A

2025-0010 A

Point Table					
Point #	Northing	Easting	Station	Offset	Record Information
20	44416.093	153805.850	149+33.10	60.00' RT	
25	44302.886	153772.134	150+00.00	60.00' RT	(60.00' RT) R4
31	44927.562	153985.266	143+96.75	64.94' RT	(65.00' RT) R4
32	45387.037	154341.270	138+29.06	60.00' LT	(138+29.06 60.00' LT) R4
44	44985.638	154025.984	143+28.10	50.00' RT	
45	44485.097	153838.153	148+58.29	50.00' RT	

Douglas County Official Records
 Daniel J. Loomis, County Clerk 2025-002713
 NO FEE
 00618983202500027130030031
 03/20/2025 10:11:34 AM
 PLAT-PAR Cnt=1 Str=17 JOY.GOODWIN
 This is a no fee document

EASEMENTS OF RECORD DISCLOSED IN PUBLIC RECORDS REPORT BY WESTERN TITLE & ESCROW DATED NOVEMBER 5, 2024, ORDER NO. WT0268667

- 6. RECORDING NO. 5131 AND 5132 (BOOK 63, PAGES 260A AND 260B), RECORDED OCTOBER 14, 1909 - AGREEMENT FOR A WATER PIPE LINE - LOCATION INDETERMINATE
- 7. RECORDING NO. 5401 (BOOK 63, PAGE 329), RECORDED NOVEMBER 6, 1909 - AGREEMENT FOR A WATER PIPE LINE - LOCATION INDETERMINATE
- 8. RECORDING NO. 77816 (BOOK 155, PAGE 175), RECORDED MAY 18, 1948 - RIGHT-OF-WAY FOR A WATER PIPE LINE - LOCATION INDETERMINATE
- 9. RECORDING NO. 65-5882, RECORDED MAY 12, 1965 - 10' WIDE EASEMENT FOR ELECTRICAL TRANSMISSION AND DISTRIBUTION LINES - APPROXIMATE LOCATION AS SHOWN
- 10. RECORDING NO. 68-2283, RECORDED MARCH 8, 1968 - 20' WIDE EASEMENT FOR ELECTRICAL TRANSMISSION AND DISTRIBUTION LINES - APPROXIMATE LOCATION AS SHOWN
- 11. RECORDING NO. 68-11882, RECORDED NOVEMBER 4, 1968 - 10' WIDE RIGHT-OF-WAY EASEMENT FOR POWER LINES, TELEPHONE LINE, GAS OR WATER MAINS - APPROXIMATE LOCATION AS SHOWN
- 12. RECORDING NO. 91-6115, RECORDED APRIL 24, 1991 - WATERLINE EASEMENTS FOR 2 DOMESTIC WATER LINES - APPROXIMATE LOCATION AS SHOWN
- 13. RECORDING NO. 91-6115, RECORDED APRIL 24, 1991 - ROADWAY EASEMENT - APPROXIMATE LOCATION AS SHOWN
- 14. RECORDING NO. 2019-12944, RECORDED AUGUST 19, 2019 - 10'X10' EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES - APPROXIMATE LOCATION AS SHOWN
- 15. RECORDING NO. 2019-12945 - RECORDED AUGUST 19, 2019 - 10' WIDE EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES - APPROXIMATE LOCATION AS SHOWN

LEGEND:

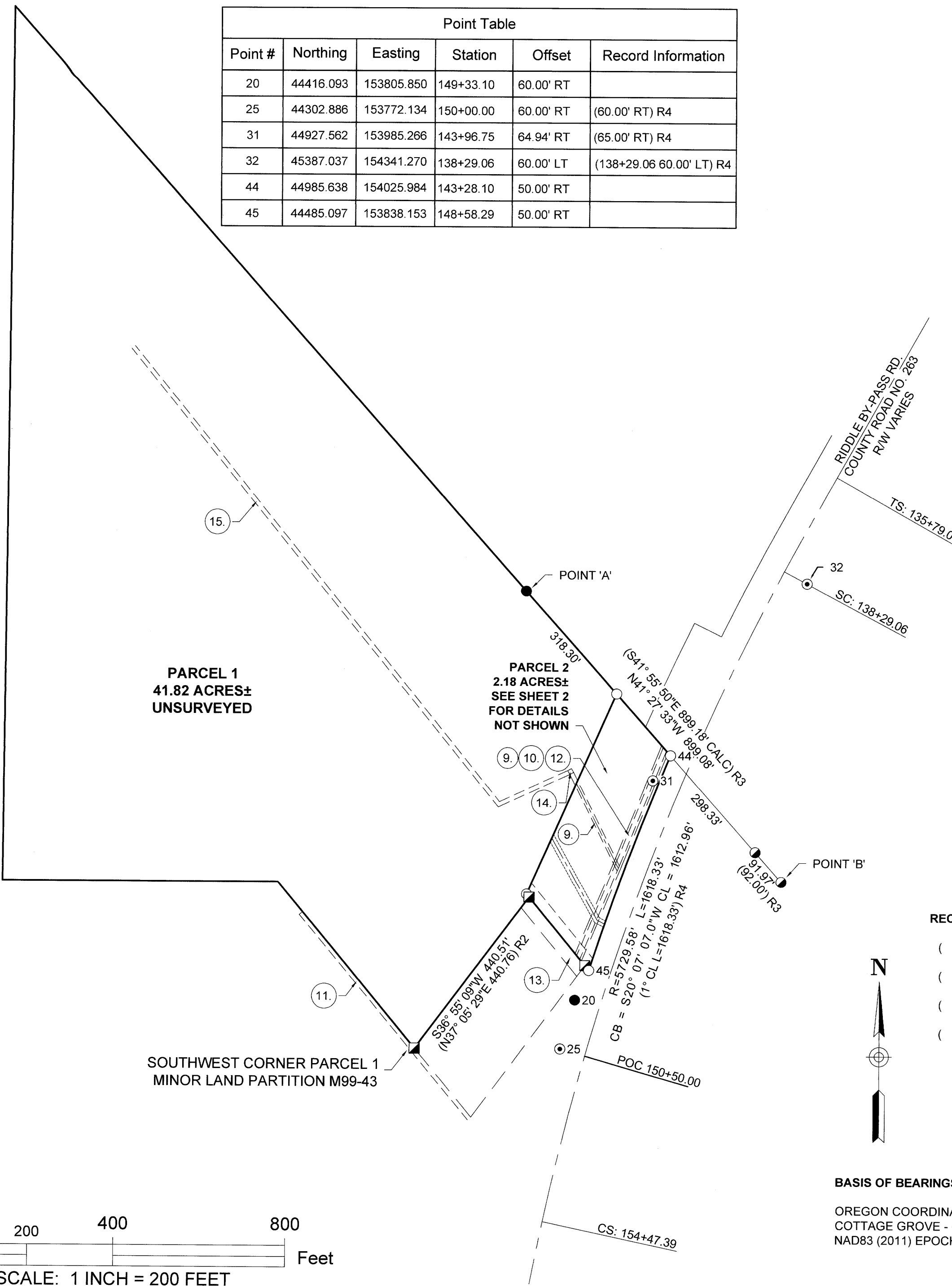
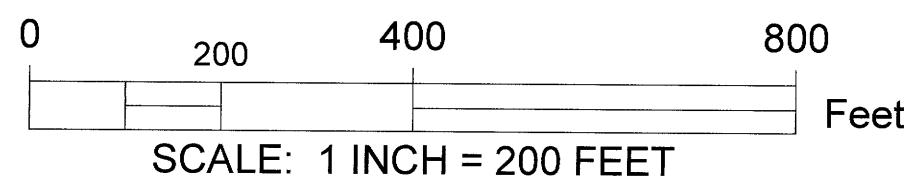
- FOUND 3/4" IRON ROD PER DOUGLAS COUNTY ROAD DRAWING RIDDLE BYPASS COUNTY ROAD NO. 263, SHEET 5 OF 8, DATED JULY, 1961 (ROAD NO. 263 FILE NO. 01560209)
- FOUND 1/2" IRON ROD PER M64-77
- FOUND 3/4" IRON PIPE PER M18-14
- FOUND 5/8" IRON ROD PER M99-43
- CALCULATED POINT, NOTHING FOUND OR SET
- SET 5/8" IRON ROD WITH PLASTIC CAP INSCRIBED "LAND MARK SURVEYING, INC."

RECORD INFORMATION:

- () R1 RECORD DATA PER M18-44
- () R2 RECORD DATA PER M99-43
- () R3 RECORD DATA PER M64-77
- () R4 RECORD DATA PER DOUGLAS COUNTY ROAD DRAWING RIDDLE BYPASS COUNTY ROAD NO. 263, SHEET 5 OF 8, DATED JULY 1961 (ROAD NO. 263 FILE NO. 01560209)

BASIS OF BEARINGS:

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



Sheet 1 of 3

MINOR LAND PARTITION
 Situated in the SE 1/4 of Section 14
 Township 30 South, Range 6 West of the Willamette Meridian,
 Douglas County, Oregon
 February 10, 2025

FOR: John Bright
 3798 Joe Avenue
 Roseburg, OR 97470

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

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

LM Proj. No. 2024-0057

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT PROPERTY DESCRIBED IN INSTRUMENT NUMBER 2020-10088 INTO 2 PARCELS IN ACCORDANCE WITH THE CITY OF RIDDLE PLANNING DEPARTMENT FILE NO. 1757-MLP-24A

THE CENTERLINE OF RIDDLE BY-PASS ROAD, COUNTY ROAD NO. 263 IS DETERMINED BY HOLDING THE FOUND IRON RODS AT STATION 138+29.06 60.00' LEFT AND STATION 150+50.00 50.00' RIGHT PER DOUGLAS COUNTY RD. NO. 263 DRAWING SHEET 5 OF 8 DATED JULY 1961 AND BEING FILE NO. 01560209, RIDDLE BYPASS COUNTY ROAD NO. 263 RECORDS ON FILE AT THE DOUGLAS COUNTY SURVEYOR'S OFFICE.

THERE HAS BEEN CONFLICTING INFORMATION REGARDING THE RIGHT-OF-WAY WIDTH OF RIDDLE-BY-PASS ROAD. TITLE SEARCH AND SUBSEQUENT CONVERSATIONS WITH THE DOUGLAS COUNTY ENGINEERING DEPARTMENT AND THE DOUGLAS COUNTY ASSESSOR CARTOGRAPHY DEPARTMENT IT HAS BEEN DETERMINED THAT THE RIGHT-OF-WAY OF RIDDLE BY-PASS ROAD ADJACENT TO THE PARCEL BEING PARTITIONED IS 50.00' PER RECORDER'S NO. 298528, VOLUME 307, PAGES 966-967, DEED RECORDS OF DOUGLAS COUNTY, OREGON AND DOUGLAS COUNTY ROAD DOCKET 915.

THE NORTH BOUNDARY OF THE PARTITIONED PARCEL IS DETERMINED BY HOLDING THE MONUMENTS FOUND AT POINTS 'A' AND 'B'

THE NORTHEAST CORNER OF PARCEL 2 IS SET AT THE INTERSECTION OF THE RIGHT-OF-WAY OF RIDDLE BY-PASS ROAD AND ON LINE A-B

THE NORTHWEST CORNER OF PARCEL 2 IS SET ON LINE A-B

THE SOUTHEAST CORNER OF PARCEL 2 IS SET BY EXTENDING THE NORTH BOUNDARY OF PARCEL 1 OF MINOR LAND PARTITION FILED IN BOOK 9, PAGE 36, PARTITION PLAT RECORDS OF DOUGLAS COUNTY, OREGON AND BEING M99-43 OF THE SURVEY RECORDS OF DOUGLAS COUNTY, OREGON TO THE RIGHT-OF-WAY OF RIDDLE BY-PASS ROAD.

THE SOUTHWEST CORNER OF PARCEL 2 IS SET AS SHOWN.

PARCEL 1 IS UNSURVEYED

EASEMENTS OF RECORD DISCLOSED IN PUBLIC RECORDS REPORT BY WESTERN TITLE & ESCROW DATED NOVEMBER 5, 2024, ORDER NO. WT0268667

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Sheet 2 of 3

MINOR LAND PARTITION
 Situated in the SE 1/4 of Section 14
 Township 30 South, Range 6 West of the Willamette Meridian,
 Douglas County, Oregon
 February 10, 2025

FOR: John Bright
 3798 Joe Avenue
 Roseburg, OR 97470

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Carl M. Heibel
 OREGON
 AUGUST 17, 2009
 BARTTON M. HEICHEL
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LM Land Mark
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•P.O. Box 13 •Roseburg, Oregon 97470
 •Office (541) 677-9400 •Cell (541) 637-6999

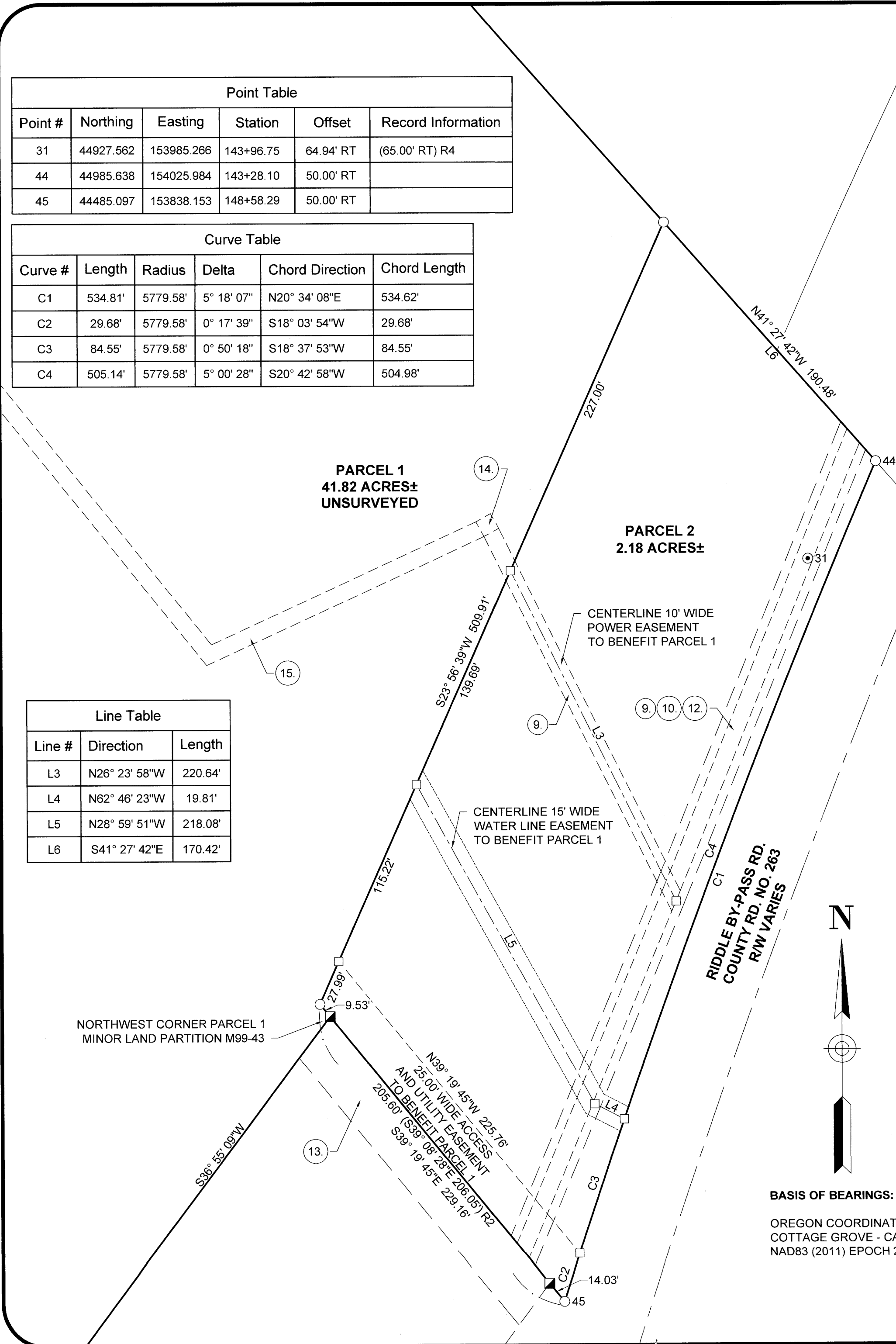
RENEWS JUNE 30, 2025

LM Proj. No. 2024-0057

Point Table					
Point #	Northing	Easting	Station	Offset	Record Information
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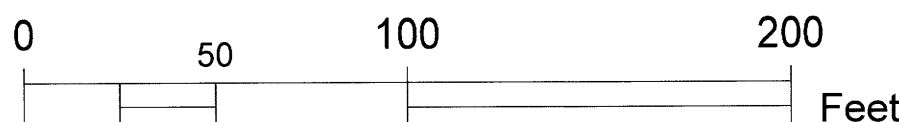
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	534.81'	5779.58'	5° 18' 07"	N20° 34' 08"E	534.62'
C2	29.68'	5779.58'	0° 17' 39"	S18° 03' 54"W	29.68'
C3	84.55'	5779.58'	0° 50' 18"	S18° 37' 53"W	84.55'
C4	505.14'	5779.58'	5° 00' 28"	S20° 42' 58"W	504.98'

Line Table		
Line #	Direction	Length
L3	N26° 23' 58"W	220.64'
L4	N62° 46' 23"W	19.81'
L5	N28° 59' 51"W	218.08'
L6	S41° 27' 42"E	170.42'



BASIS OF BEARINGS:

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



SCALE: 1 INCH = 50 FEET

SURVEYOR'S CERTIFICATE:

I, BARTTON M. HEICHEL HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND SET PROPER MONUMENTS FOR PARCEL 2 AND THAT PARCEL 1 IS UNSURVEYED AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT BEING PARTITIONED:

THAT PROPERTY DESCRIBED IN INSTRUMENT NUMBER 2020-10088, OFFICIAL DEED RECORDS OF DOUGLAS COUNTY, OREGON.

Bart M. Heichel
BARTTON M. HEICHEL, P.L.S. 1640PLS

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT LANCE B. PICKLE AND VERONA M. PICKLE, TRUSTEES OF THE LANCE AND VERONA PICKLE TRUST DATED MAY 28, 2020, THE OWNERS OF THE LAND REPRESENTED ON THE ANNEXED MAP 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 THIS PARTITION PLAT TO BE PREPARED, THE PROPERTY TO BE PARTITIONED INTO TWO PARCELS AND THE EASEMENTS CREATED TO BENEFIT PARCEL 1.

ACKNOWLEDGEMENT BY CONSENT AFFIDAVIT:

FOR THE AFFIDAVIT OF LANCE B. PICKLE AND VERONA M. PICKLE, TRUSTEES OF THE LANCE AND VERONA PICKLE TRUST DATED MAY 28, 2020 SEE INSTRUMENT NUMBER 2025-2712 OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.

OWNER: LANCE & VERONA PICKLE TRUST
P.O. BOX 122
CANYONVILLE, OR 97417

PARTITIONER: JOHN BRIGHT
3798 JOE AVE.
ROSEBURG, OR 97471

WATER: CITY OF RIDDLE

SEWER: SUBSURFACE SEPTIC

ZONING: SINGLE FAMILY RESIDENTIAL (R-1)

CITY OF RIDDLE FILE NO. 1757-MLP-24A

APPROVALS:

Kathleen Wilson 3-19-2025
CITY OF RIDDLE RECORDER DATE

Rand A. Jirle 3-20-25
DOUGLAS COUNTY SURVEYOR DATE

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

Tracy A. Peay 3/20/25
Chief Deputy Tax Collector DATE
DOUGLAS COUNTY TAX COLLECTOR

FILED THIS 20th DAY OF March, 2025

Jay Socher, Deputy
DOUGLAS COUNTY CLERK



Sheet 3 OF 3

MINOR LAND PARTITION
Sited in the SE 1/4 of Section 14
Township 30 South, Range 6 West of the Willamette Meridian,
Douglas County, Oregon
February 10, 2025

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Bart M. Heichel
OREGON
AUGUST 17, 2009
BARTTON M. HEICHEL
1640PLS

RENEWES JUNE 30, 2025

FOR: John Bright
3798 Joe Avenue
Roseburg, OR 97470



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LM Proj. No. 2024-0057