

2026-0004 A

EASEMENTS OF RECORD DISCLOSED IN PUBLIC RECORDS REPORT BY WESTERN TITLE & ESCROW DATED OCTOBER 16, 2025, ORDER NO. WT0270773

4. RECORDING NO. 84197 (VOLUME 161, PAGES 23-24) RECORDED OCTOBER 28, 1948 - GRANT OF RIGHT-OF WAY FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES - APPROXIMATE LOCATION AS SHOWN
5. RECORDING NO. 98388 (VOLUME 172, PAGE 595) RECORDED OCTOBER 21, 1949 - GRANT OF RIGHT-OF WAY FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES - APPROXIMATE LOCATION AS SHOWN
6. RECORDING NO. 149585 (VOLUME 214, PAGE 386) RECORDED OCTOBER 16, 1952 - GRANT OF RIGHT-OF WAY FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES - APPROXIMATE LOCATION AS SHOWN
7. RECORDING NO. 152112 (VOLUME 216, PAGE 216) RECORDED DECEMBER 15, 1952 - GRANT OF RIGHT-OF WAY FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES - APPROXIMATE LOCATION AS SHOWN
8. RECORDING NO. 73-11356 RECORDED AUGUST 3, 1973 - 20' WIDE EASEMENT FOR ROADWAY PURPOSES - APPROXIMATE LOCATION AS SHOWN
9. RECORDING NO. 75-4582 RECORDED APRIL 11, 1975 - GRANT OF EASEMENT - 10' WIDE UNDERGROUND COMMUNICATION FACILITIES EASEMENT - APPROXIMATE LOCATION AS SHOWN

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT PROPERTY DESCRIBED IN INSTRUMENT NUMBER 2004-7505 INTO 3 PARCELS IN ACCORDANCE WITH THE DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 23-021.

MONUMENTS FOUND PER M29-46 WERE HELD.

THERE IS NO REMAINING EVIDENCE TO DETERMINE THE BOUNDARY BETWEEN LOTS 45 AND 46, ROSEBURG ORCHARD'S COMPANY TRACT 1, PLAT 1, VOLUME 4, PAGE 60.

THE NORTHEAST CORNER OF PARCEL 1 IS COMPUTED AT PROPORTIONATE DISTANCE PER M29-46.

THE SOUTHWEST CORNER OF PARCEL 2 IS SET BY EXTENDING THE SOUTH BOUNDARY THE RECORD DISTANCE FROM THE FOUND 5/8" IRON ROD PER M59-46.

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



**BASIS OF BEARINGS:**

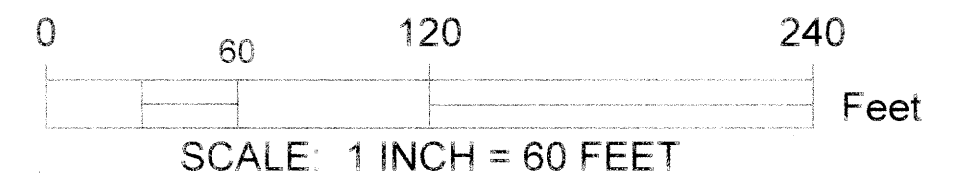
OREGON COORDINATE REFERENCE SYSTEM (OCRS)  
 COTTAGE GROVE - CANYONVILLE ZONE  
 NAD83 (2011) EPOCH 2010.00

**LEGEND:**

- FOUND 1" IRON ROD PER M29-46
- FOUND 3/4" IRON ROD PER M29-46
- FOUND 5/8" IRON ROD PER M59-76
- CALCULATED POINT, NOTHING FOUND OR SET
- SET 5/8" IRON ROD WITH PLASTIC CAP INSCRIBED "LAND MARK SURVEYING"
- APPROXIMATE LOCATION OF EASEMENTS OF RECORD DISCLOSED IN PUBLIC RECORDS REPORT BY WESTERN TITLE & ESCROW DATED OCTOBER 16, 2025, ORDER NO. WT0270773

**RECORD INFORMATION:**

- ( ) R1 RECORD DATA PER M29-46
- ( ) R2 RECORD DATA PER M59-76



Sheet 1 of 2

**PARTITION PLAT**  
 Situated in the Southwest 1/4 of Section 6  
 Township 27 South, Range 5 West of the Willamette Meridian,  
 Douglas County, Oregon  
 December 29, 2025

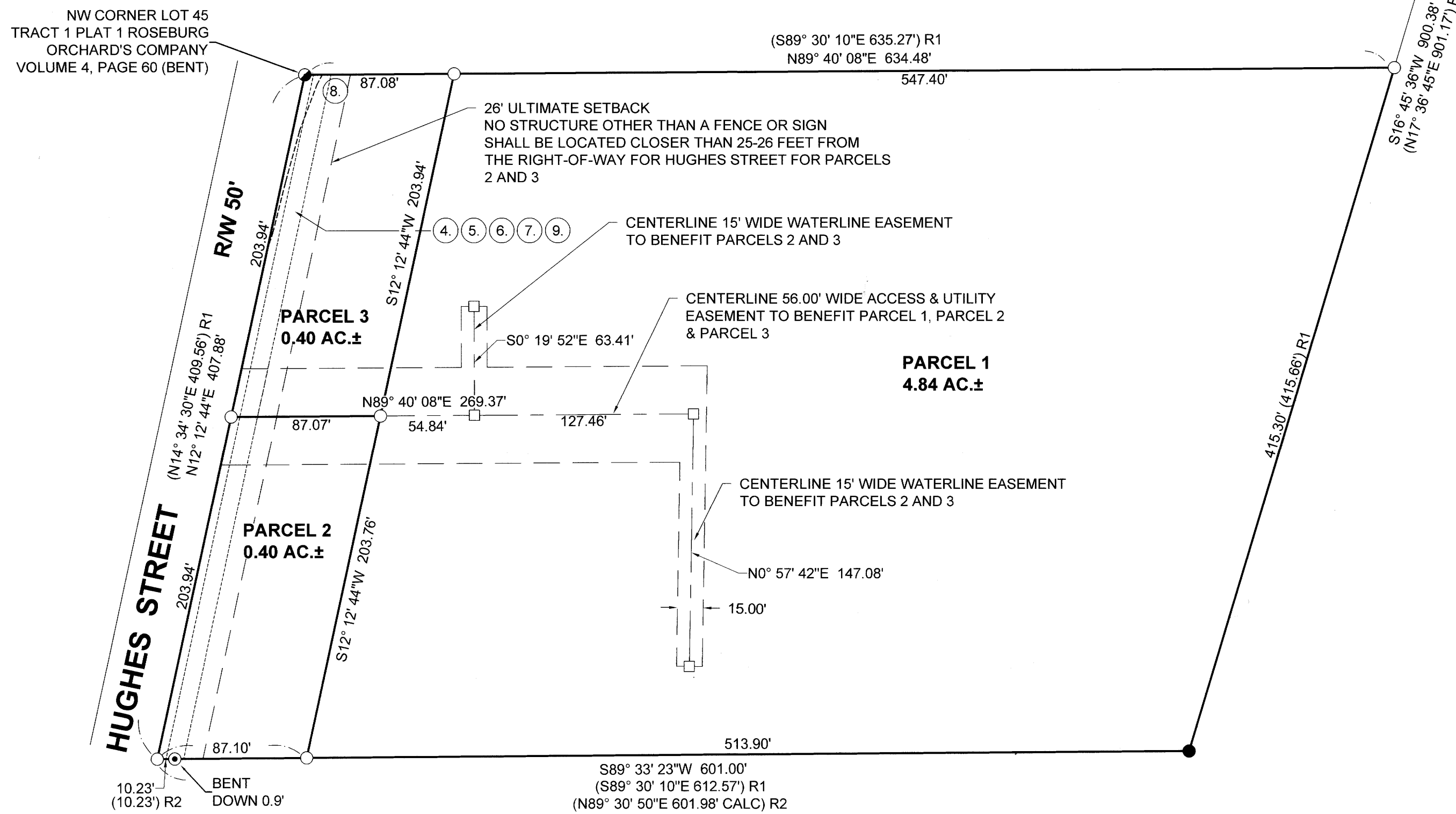
REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
  
 OREGON  
 AUGUST 17, 2009  
 BARTTON M. HEICHEL  
 1640PLS  
 RENEWS JUNE 30, 2027

FOR: Moises & Barbara Rosas  
 3336 Hughes St.  
 Roseburg, OR 97470

**LM Land Mark**  
 Surveying, Inc.

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

LM Proj. No. 2024-0083



**SURVEYOR'S CERTIFICATE:**

I, BARTTON M. HEICHEL, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED WITH PROPER MONUMENTS, THE LANDS SO INDICATED ON THE ANNEXED PLAT AND THE BOUNDARY OF WHICH IS DESCRIBED IN INSTRUMENT NUMBER 2004-7505 RECORDED ON MARCH 25, 2004 IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

*Bartton M. Heichel*  
BARTTON M. HEICHEL, P.L.S. 1640PLS

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT MOISES B. ROSAS, BARBARA ANNETTE ROSAS AND DONNA KOBBE, THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES, DOES 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 AS SHOWN AND DO HEREBY CREATE THE 56 FOOT WIDE ACCESS AND UTILITY EASEMENT AND THE 15 FOOT WIDE WATERLINE EASEMENTS TO BENEFIT PARCEL 1, PARCEL 2 AND PARCEL 3 AS SHOWN.

*Moises B Rosas* 1-20-26  
MOISES B. ROSAS DATE

*Barbara Annette Rosas* 1-20-26  
BARBARA ANNETTE ROSAS DATE

*Donna Kobbe* 1-20-26  
DONNA KOBBE DATE

**ACKNOWLEDGMENT:**

STATE OF OREGON )  
 ) SS  
COUNTY OF DOUGLAS )

KNOW ALL PEOPLE BY THESE PRESENT, ON THIS 20<sup>th</sup> DAY OF January, 2026 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED MOISES B. ROSAS, BARBARA ANNETTE ROSAS AND DONNA KOBBE TO ME KNOWN TO BE THE PERSONS 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:**

*M. K.*  
DOUGLAS COUNTY PLANNING DIRECTOR

1/21/2026  
DATE

*Rand R. Riehl*  
DOUGLAS COUNTY SURVEYOR

1-22-2026  
DATE

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

*R. K. Wil*  
DOUGLAS COUNTY TAX COLLECTOR

1-22-26  
DATE

FILED THIS 22<sup>ND</sup> DAY OF January, 2026

*Joy Doack M. Deputy*  
DOUGLAS COUNTY CLERK

1/22/26  
DATE



OWNER: MOISES B. ROSAS  
BARBARA ANNETTE ROSAS  
DONNA KOBBE  
3336 HUGHES ST.  
ROSEBURG, OR 97470

WATER: WELL  
SEWER: ROSEBURG URBAN SANITARY AUTHORITY  
COMP PLAN: RLD  
ZONING: SUBURBAN RESIDENTIAL (RS)

DOUGLAS COUNTY PLANNING DEPT. FILE NO. 23-021

Sheet 2 of 2

**PARTITION PLAT**  
Situated in the Southwest 1/4 of Section 6  
Township 27 South, Range 5 West of the Willamette Meridian,  
Douglas County, Oregon  
December 29, 2025

FOR: Moises & Barbara Rosas  
3336 Hughes St.  
Roseburg, OR 97470

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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

RENEWS JUNE 30, 2027

**Land Mark**  
Surveying, Inc.

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

LM Proj. No. 2024-0083