

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:**

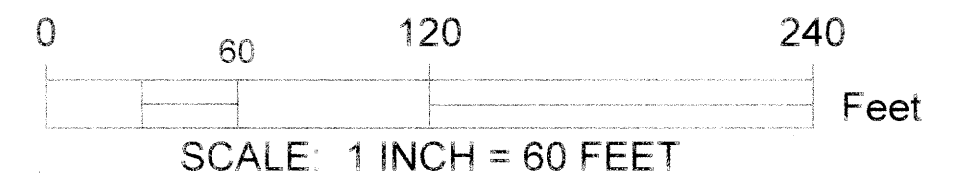
OREGON COORDINATE REFERENCE SYSTEM (OCRS)  
 COTTAGE GROVE - CANYONVILLE ZONE  
 NAD83 (2011) EPOCH 2010.00

**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



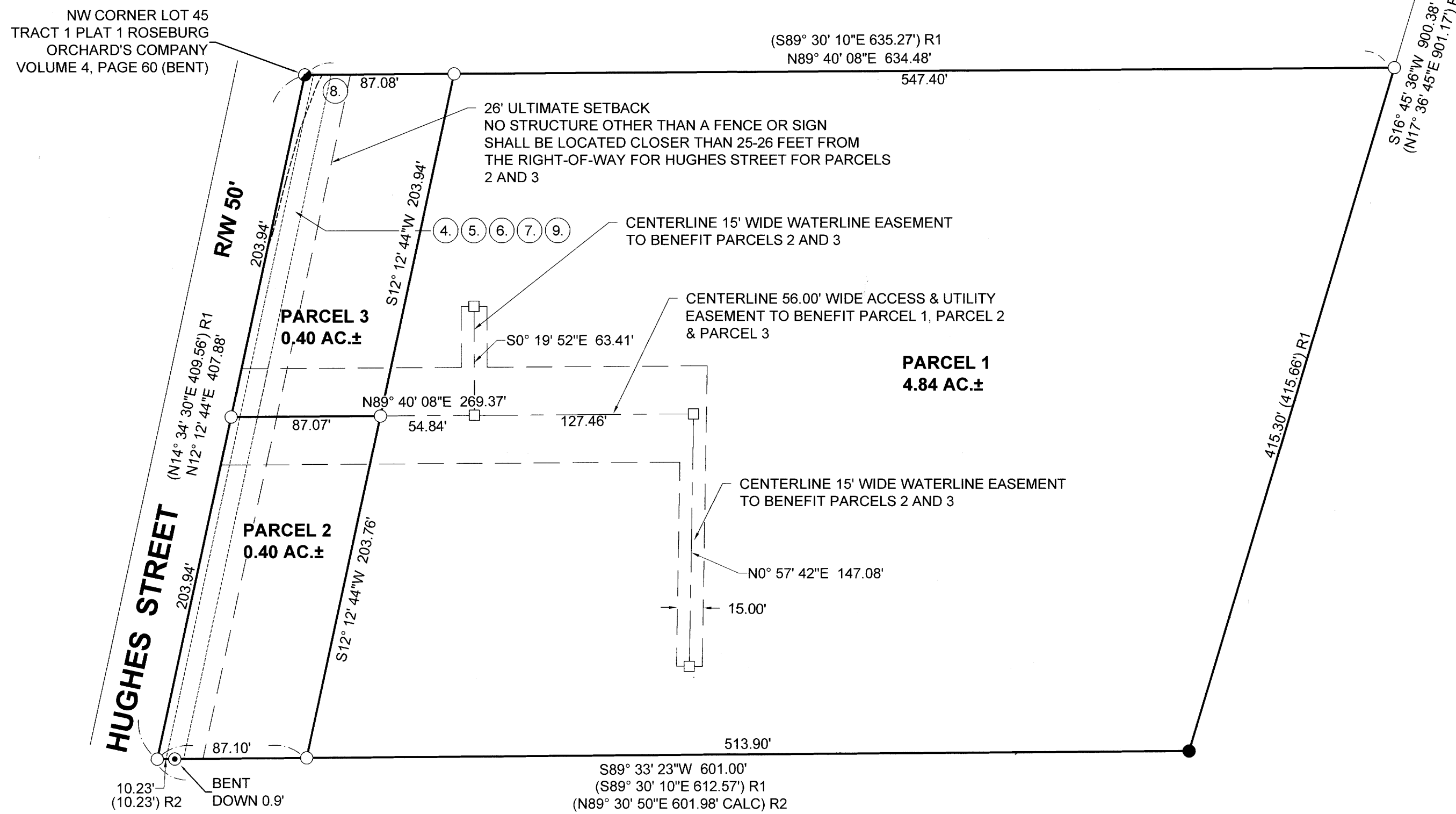
Sheet 1 of 2

**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

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

**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



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