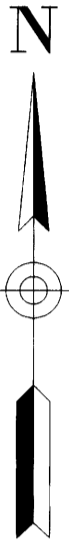


FOUND 5/8" IRON ROD WITH DETERIORATED YELLOW CAP SECTION CORNER COMMON TO SECTIONS 33 & 34, T23S, R5W AND SECTIONS 3 & 4 T24S, R5W PER PLSS 400100



**BASIS OF BEARINGS:**

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

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 2025-001721 IN ACCORDANCE WITH THE DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 25-047.

SAID PARCEL BEING LOT 11 OF THE UN-RECORDED SUBDIVISION RED HILL ESTATES - UNIT 3 FILED AS RM 2-39 OF THE OFFICIAL SURVEY RECORDS OF DOUGLAS COUNTY, OREGON.

MONUMENT FOUND PER RM 2-39 WERE TIED AND HELD.

THE PARCEL IS PARTITIONED INTO 2 PARCELS, EASEMENTS ARE CREATED AND MONUMENTS ARE SET AS SHOWN.

EASEMENTS OF RECORD DISCLOSED IN PUBLIC RECORDS REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED MARCH 12, 2026, ORDER NO. 7399-4359557

- 3. RIGHT OF WAY OF YONCALLA TELEPHONE COMPANY  
NO RECORDING DOCUMENTS - LOCATION INDETERMINATE
- ⑤ BOOK 502, PAGE 501 INSTRUMENT NO. 1972-12847 - EASEMENT GRANTED TO DOUGLAS ELECTRIC COOPERATIVE, INC. FOR THE PURPOSE OF THE RIGHT TO PLACE, CONSTRUCT, OPERATE, REPAIR, MAINTAIN, AND REPLACE ELECTRIC TRANSMISSION LINES - APPROXIMATE LOCATION AS SHOWN
- ⑧ INSTRUMENT NO. 2019-017762 - EASEMENT GRANTED TO DOUGLAS SERVICES, INC. DBA DOUGLAS FAST NET FOR THE USE OF AN EXISTING EASEMENT FOR THE PURPOSE OF INSTALLING DISTRIBUTION, COMMUNICATION, INTERNET, TELEVISION OR OTHER ELECTRONIC COMMUNICATION FACILITIES - APPROXIMATE LOCATION AS SHOWN

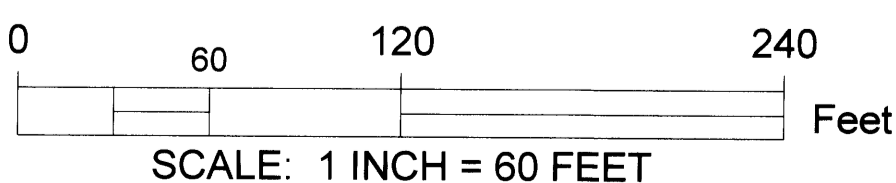
**LEGEND:**

- FOUND 5/8" IRON ROD PER RM 2-39
- ▲ FOUND 5/8" IRON ROD PER M134-23 OR AS NOTED
- CALCULATED POINT, NOTHING FOUND OR SET
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP INSCRIBED "LAND MARK SURVEYING"
- # APPROXIMATE LOCATION OF EASEMENT PER PUBLIC RECORDS REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED MARCH 12, 2026 ORDER NO. 7399-4359557

**RECORD INFORMATION:**

( ) RECORD DATA PER RM2-39

Curve Table					
Curve #	Length	Radius	Chord Direction	Chord Length	Record Information
C1	95.78'	50.00'	N54° 21' 25"W	81.79'	(LC = N54° 29' 54"W 81.42') (R=50.00')
C2	82.59'	50.00'	N61° 54' 59"W	73.51'	
C3	13.19'	50.00'	N7° 02' 18"W	13.16'	



Sheet 1 of 2

**PARTITION PLAT**  
Situating in the Northwest 1/4 of Section 3  
Township 24 South, Range 5 West of the Willamette Meridian  
Douglas County, Oregon  
May 7, 2026

FOR: Lucas Swearegin  
5075 Umpqua Highway 99  
Drain, OR 97435

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
*Bart M. Heichel*  
OREGON  
AUGUST 17, 2009  
BARTON M. HEICHEL  
1840PLS  
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. 2026-0002

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT LUCAS SWEARENGIN, THE OWNER OF THE LAND REPRESENTED HEREON SHEET 1 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. HE HAS CAUSED THE SAME TO BE PARTITIONED INTO 2 PARCELS AND CREATE THE EASEMENTS AS SHOW ON SHEET 1.

Lucas Swearengin 5-20-2026  
LUCAS SWEARENGIN DATE

**ACKNOWLEDGMENT:**

STATE OF OREGON) SS  
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 20<sup>th</sup> DAY OF May 2026, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED LUCAS SWEARENGIN 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 NO. 1026031

MY COMMISSION EXPIRES: JULY 13, 2026

Rebecca Marie Dutton  
SIGNATURE

**SURVEYOR'S CERTIFICATE:**

I, BARTTON M. HEICHEL, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED WITH PROPER MONUMENTS, THE LANDS SO INDICATED ON THE ANNEXED PLAT AND THE BOUNDARIES WHICH ARE DESCRIBED IN EXHIBIT 'A' OF INSTRUMENT NUMBER 2025-001721, OFFICIAL DEED RECORDS OF DOUGLAS COUNTY, OREGON.

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

**APPROVALS:**

OMP 5/21/26  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Rand G. Zuby 5-21-26  
DOUGLAS COUNTY SURVEYOR DATE

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

Lucas Swearengin 5/28/26  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS DAY OF June 1 2026.

USM Wilkins, Deputy  
DOUGLAS COUNTY CLERK



OWNER/PARTITIONER: LUCAS SWEARENGIN  
5075 UMPQUA HIGHWAY 99  
DRAIN, OR 97435

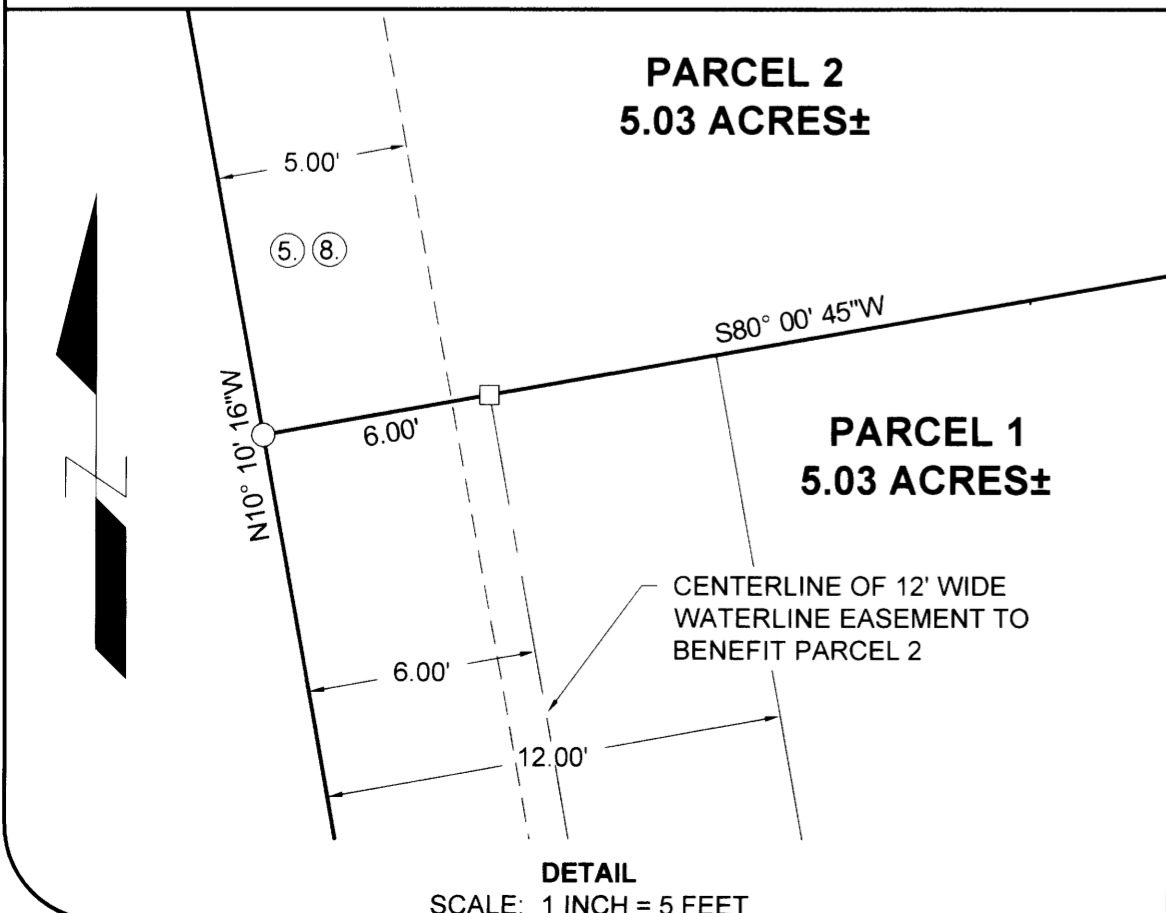
WATER: WELL

SEWER: SUB-SURFACE SEPTIC SYSTEM

ZONING: RURAL RESIDENTIAL - 5 ACRES (5R)

COMP. PLAN: COMMITTED RESIDENTIAL - 5 ACRES (RC5)

PLANNING DEPARTMENT FILE NO. 25-047



**LEGEND:**

- ⊙ FOUND 5/8" IRON ROD PER RM 2-39
- ▲ FOUND 5/8" IRON ROD PER M134-23
- CALCULATED POINT, NOTHING FOUND OR SET
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP INSCRIBED "LAND MARK SURVEYING"
- ⊕ APPROXIMATE LOCATION OF EASEMENT PER PUBLIC RECORDS REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED MARCH 12, 2026 ORDER NO. 7399-4359557

**BASIS OF BEARINGS:**

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

Sheet 2 of 2

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